



**Study Session Agenda  
City of Council Bluffs, Iowa  
July 23, 2018, 3:45 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**STUDY SESSION AGENDA**

- A. Wendy Schultz - Inventory & Disposal Policy Update
- B. Dick Wade - Verizon License for use of public right of way
- C. Review Agenda

**Executive Session**

- A. Pending Litigation - Dick Wade & Lyle Ditmars

**Study Session Part 2**

- A. Fireworks Discussion



**Council Agenda, City of Council Bluffs, Iowa  
Regular Meeting July 23, 2018, 7:00 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**AGENDA**

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER**

**3. CONSENT AGENDA**

- A. Approval of Agenda & tape recordings of these proceedings to be incorporated into the official minutes.
- B. Reading, correction and approval of the July 9, 2018 City Council Meeting Minutes.
- C. Ordinance 6340 - 6346

Ordinances 6340 - 6346 to amend Chapter 15 and setting Public Hearing for August 13, 2018 at 7:00 p.m. regarding "small alcohol production facility". ZT-18-002

1) Ordinance 6340 - An Ordinance to amend Chapter 15.03-Definitions by enacting new Section 15.03.601 entitled "Small Alcohol Production Facility"

2) Ordinance 6341 - An Ordinance to amend Chapter 15.15-C-2/Commercial District by amending sections 15.15.020 "Principal uses" and Section 15.15.060(B) "Additional Regulations" to include "Small Alcohol Production Facility"

3) Ordinance 6342 - An Ordinance to amend Chapter 15.17-C-4/Commercial District by amending Section 15.17.020 "Principal Uses" to include "Small Alcohol Production Facility"

4) Ordinance 6343 - An Ordinance to amend Chapter 15.16-C-1/Commercial District by amending Section 15.16.020 "Principal Uses" to include "Small Alcohol Production Facility"

5) Ordinance 6344 - An Ordinance to amend Chapter 15.18-P-C/Planned Commercial District by amending Section 15.18.020 "Principal Uses" to include "Small Alcohol Production Facility"



6) Ordinance 6345 - An Ordinance to amend Chapter 15.20-I-1/Light Industrial District by amending sections 15.20.020 "Principal uses" and Section 15.20.060 "Additional Regulations" to include "Small Alcohol Production Facility"

7) Ordinance 6346 - An Ordinance to amend Chapter 15.21-I-2/General Industrial District by amending sections 15.21.020 "Principal uses" and Section 15.21.060 "Additional Regulations" to include "Small Alcohol Production Facility"

D. Ordinance 6347

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070 and setting Public Hearing for August 13, 2018 at 7:00 p.m. by rezoning 47.02 acres of land located in the North 1/2 of the SE 1/4 of Section 10-74-44 and part of the NW 1/4 of the SW 1/4 of Section 11-74-44, more particularly in Council Packet, from A-2/Parks, Estates and Agricultural District to P-C/Planned Commercial District as defined in Chapter 15.18. ZC-18-009

E. Resolution 18-221

Resolution setting a Public Hearing for August 13, 2018 at 7:00 p.m. on intent to grant a license for use of public right-of-way to MCI metro Access Transmission Service Corp. d/b/a Verizon Access Transmission Services.

F. Resolution 18-222

Resolution of intent to vacate and setting Public Hearing for August 13, 2018 at 7:00 p.m. for that portion of 11th Avenue extending from the East right-of-way line of the South Expressway, and abutting the properties legally described as Lot 7 and the West half of the vacated North/South alley adjacent, Block 11, Riddles Subdivision, and the East 23 feet of Lot 20 and the vacated North/South alley adjacent, Block 14, Riddles Subdivision. Location: Lying South of 619 11th Avenue, and East of the South Expressway. SAV-18-011

G. Resolution 18-223

Resolution accepting the work of Voltmer, Inc. as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the Highway 275 Lighting. Project # PW17-22.

H. Resolution 18-224

Resolution accepting the work of Carley Construction LLC as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the South 1st Street Neighborhood Rehab, Phase VIII. Project #PW18-12.

I. Resolution 18-225

Resolution directing the City Clerk to publish notice and setting a public hearing for August 13, 2018 at 7:00 p.m. on the plans, specifications and form of contract for the 2nd Avenue sites Demolition and Restoration project.

J. Resolution 18-226

Resolution of intent to dispose and setting a Public Hearing for August 13, 2018 at 7:00 p.m. on City property legally described as Lot 4, Block 8, in Hall's Addition to the Council Bluffs Community School District.

K. Resolution 18-227

Resolution of intent to dispose and setting a Public Hearing for August 13, 2018 at 7:00 p.m. on City property legally described as Lot 3, Block 8, in Hall's Addition to the Council Bluffs Community School District.

L. Resolution 18-232

Resolution setting a public hearing for 7:00 p.m. on August 13, 2018 for the Levee Certification Project, Geotechnical MR\_4 and MR\_5. Project #FY15-06C

M. 2017 Council Bluffs Water Works Annual Report

N. June 2018 Monthly Financial Reports

O. Claim

#### **4. PUBLIC HEARINGS**

A. Resolution 18-228

Resolution to release permanent and perpetual easements granted for utility purposes across the previously vacated alleys abutting Lots 1 through 10, Block 4, Hagg's First Addition, Lots 1 through 8, Huber & Walters Terrace, Lots 1 through 6, Block 5, extension of Hagg's Addition and Lots 1 and 14, Block 6, extension of Hagg's Addition and across vacated Thomas Street right-of-way abutting Blocks 5 & 6, extension of Hagg's Addition. Location: North of Nicholas Street and South of Ridge Street, lying between East Broadway Street/East Kaneshville Boulevard and East Pierce Street. MIS-18-003

B. Resolution 18-229

Resolution to dispose of City property legally described as Lot 11 excluding the East 17 ½ feet, Block 4, Park Addition. Location: Former addressed as 222 11th Avenue. OTB-18-024

#### **5. RESOLUTIONS**

A. Resolution 18-230

Resolution accepting the bid of Bluffs Paving and Utility Co. Inc. in the amount of \$380,938.06 for the Kenmore Avenue and Harrison Street Sanitary Sewer Rehab. Project # PW19-07

B. Resolution 18-231

Resolution authorizing the Mayor to submit a HUD Lead-Based Paint Hazard Reduction Program Application and Healthy Homes Supplemental Funding Application and execute any related contracts with HUD upon award of funds.

C. Resolutions 18-233 & 18-234

Resolutions approving:

18-233 Council Bluffs Interstate System Landscape Master Plan

Addendum 1 (May 2018); and

18-234 West Broadway Reconstruction Corridor Master Plan West  
Extension Addendum 1 (June 2018)

**6. APPLICATIONS FOR PERMITS AND CANCELLATIONS**

A. Liquor License Renewal

1) Quaker Steak & Lube, 3320 Mid America Drive

B. Liquor License - New Application

C. Liquor License - Special Event - Ribfest & Noise Variance

**7. CITIZENS REQUEST TO BE HEARD**

**8. OTHER BUSINESS**

**9. ADJOURNMENT**

DISCLAIMER:

*If you plan on attending this meeting and require assistance please notify  
the City Clerk's office at (712) 890-5261, by 5:00 p.m., three days prior to the meeting.*



## **City Council Meeting Minutes July 9, 2018**

### **CALL TO ORDER**

A regular meeting was called to order by Mayor Matthew J. Walsh on Monday July 9, 2018 at 7:00 p.m.

Council Member Present: Melissa Head, Roger Sandau, Nate Watson, Sharon White and Mike Wolf.

Staff Present: Jodi Quakenbush and Richard Wade.

### **CONSENT AGENDA**

Approval of Agenda & tape recordings of these proceedings to be incorporated into the official minutes.

Reading, correction and approval of the June 25, 2018 City Council Meeting Minutes.

Resolution 18-211

Resolution of intent to dispose and setting Public Hearing for July 23, 2018 at 7:00 p.m. for City property legally described as Lot 11 excluding the East 17 ½ feet, Block 4, Park Addition. Location: Formerly addressed as 222 11th Avenue. OTB-18-024

Resolution 18-212

Resolution of intent to release permanent and perpetual easements and setting Public Hearing for July 23, 2018 at 7:00 p.m. granted for utility purposes across the previously vacated alleys abutting Lots 1 through 10, Block 4, Hagg's First Addition, Lots 1 through 8, Huber & Walters Terrace, Lots 1 through 6, Block 5, extension of Hagg's Addition and Lots 1 and 14, Block 6, extension of Hagg's Addition and across vacated Thomas Street right-of-way abutting Blocks 5 & 6, extension of Hagg's Addition. Location: North of Nicholas Street and South of Ridge Street, lying between East Broadway Street/East Kanesville Boulevard and East Pierce Street. MIS-18-003

Resolution 18-213

Resolution accepting the work of RPL Utility, LLC as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the 28th Street Storm Sewer. Project # PW18-20A  
Mayor's Appointments, Municipal Housing Agency, Claims

Melissa Head and Nate Watson moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

## **PUBLIC HEARINGS**

### **Ordinance 6338**

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070, and setting a Public Hearing for July 9, 2018 at 7:00 p.m. by rezoning property legally described as Lot 24 and Lot 25, except the North 10 feet thereof, all in Block 1, Hannan Park from BC/Bakken Commercial District to C-1/Commercial District as defined in Chapter 15.14. Location: 4409 Piute Street. ZC-18-008

Sharon White and Melissa Head moved and seconded approval of Second Consideration of Ordinance 6338. Unanimous, 5-0 vote.

Sharon White and Nate Watson moved and seconded approval of Motion to Waive Third Consideration. Ordinance passes into law. Unanimous, 5-0 vote.

### **Resolution 18-214**

Resolution to vacate and dispose of the East/West alley in Block 31, Fleming and Davis Addition. Location: Lying south of 14th Avenue between South 15th and South 16th Streets. SAV-18-010

Roger Sandau and Nate Watson moved and seconded approval of Resolution 18-214. Unanimous, 5-0 vote.

### **Resolution 18-215**

Resolution to dispose of City property legally described as Lot 18, Nash Subdivision Replat 1. Location: Property is located on Avenue M Way. OTB-18-022

Sharon White and Melissa Head moved and seconded approval of Resolution 18-215. Unanimous, 5-0 vote.

### **Resolution 18-216**

Resolution to dispose of City property legally described as Lot 19, Nash Subdivision Replat 1. Location: Property is located on Avenue M Way. OTB-18-023

Roger Sandau and Melissa Head moved and seconded approval of Resolution 18-216. Unanimous, 5-0 vote.

### **Resolution 18-217**

Resolution approving the authorization for right-of-way in connection with the West Broadway Reconstruction, Segment 3. Project # PW19-20

Sharon White and Mike Wolf moved and seconded approval of Resolution 18-217. Unanimous, 5-0 vote.

## **ORDINANCES ON 2ND READING**

### **Ordinance 6339**

An ordinance to amend Title 9 "Traffic" by amending "Chapter 9.32.255 - Angle Parking."

Nate Watson and Mike Wolf moved and seconded approval of Second Consideration of Ordinance 6339. Unanimous, 5-0 vote.

Nate Watson and Mike Wolf moved and seconded approval of Motion to Waive Third Consideration. Ordinance passes into law. Unanimous, 5-0 vote.

## **RESOLUTIONS**

### **Resolution 18-208 (Continued from 6-25-18)**

Resolution authorizing the Mayor to execute the document entitled "Management Agreement between the City of Council Bluffs, Iowa and Harrah's Iowa Arena Management, LLC".

Nate Watson and Sharon White moved and seconded approval of Resolution 18-208, with the changes as drafted by Richard Wade before Council Meeting. Unanimous, 5-0 vote.

### **Resolution 18-218**

Resolution assessing removal of solid waste nuisance from private property and public right-of-way or for removal of solid waste nuisance deemed an emergency.

Roger Sandau and Melissa Head moved and seconded approval of Resolution 18-218. Unanimous, 5-0 vote.

### **Resolution 18-219**

Resolution assessing unpaid costs of weed abatement against properties.

Sharon White and Melissa Head moved and seconded approval of Resolution 18-219. Unanimous, 5-0 vote.

### **Resolution 18-220**

Resolution rejecting all bids and authorizing the City Clerk to re-advertise for bids for the River's Edge Subdivision Improvement Project – Piazza Parking and Improvements to the south side of Avenue B from 40th to 42nd Street.

Nate Watson and Sharon White moved and seconded approval of Resolution 18-220. Unanimous, 5-0 vote.

## **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

Liquor License Renewals: 1) American Legion, 716 4th Street, 2) Casey's General Store, 701 32nd Avenue, 3) Fox Run Golf Course, 3001 Mac Ineery Drive, 4) Hooters, 2910 23rd Avenue, 5) Hy-Vee Drug Store, 757 W Broadway, 6) Jonsey's Taco House, 1117 16th Avenue, 7) Main Street Tavern, 519 South Main Street, 8) Pilot Travel Center, 2647 South 24th Street  
Liquor License - Special Events: Taco Fest, August 2nd August 5th, 2018 - River's Edge Park  
Cigarette Permits

Roger Sandau and Melissa Head moved and seconded approval of Application for Permits and Cancellations, Items 7A, 7B & 7C.  
Unanimous, 5-0 vote.

## **CITIZENS REQUEST TO BE HEARD**

Heard from:  
Darlene Kofoed, 2627 Avenue J, regarding fireworks;  
Mark Evan, 212 South 3rd Street, regarding fireworks;  
Wayne Graff, 2445 Avenue H, regarding fireworks;  
Bruce Kelly, 864 McKenzie Avenue, regarding additional lane & bike trail;  
Gordan Sorenson, 2029 Avenue D, regarding dead tree; and  
Larry Kofoed, 2627 Avenue J, regarding fireworks.

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:36 p.m.

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

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Matthew J. Walsh, Mayor

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Attest: Jodi Quakenbush, City Clerk

## Council Communication

Department: Community

Development

Case/Project No.: ZT-18-002

Ordinance 6340 - 6346

Council Action: 7/23/2018

Submitted by: Christopher

Gibbons

### Description

Ordinances 6340 - 6346 to amend Chapter 15 and setting Public Hearing for August 13, 2018 at 7:00 p.m. regarding "small alcohol production facility". ZT-18-002

- 1) Ordinance 6340 - An Ordinance to amend Chapter 15.03-Definitions by enacting new Section 15.03.601 entitled "Small Alcohol Production Facility"
- 2) Ordinance 6341 - An Ordinance to amend Chapter 15.15-C-2/Commercial District by amending sections 15.15.020 "Principal uses" and Section 15.15.060(B) "Additional Regulations" to include "Small Alcohol Production Facility"
- 3) Ordinance 6342 - An Ordinance to amend Chapter 15.17-C-4/Commercial District by amending Section 15.17.020 "Principal Uses" to include "Small Alcohol Production Facility"
- 4) Ordinance 6343 - An Ordinance to amend Chapter 15.16-C-1/Commercial District by amending Section 15.16.020 "Principal Uses" to include "Small Alcohol Production Facility"
- 5) Ordinance 6344 - An Ordinance to amend Chapter 15.18-P-C/Planned Commercial District by amending Section 15.18.020 "Principal Uses" to include "Small Alcohol Production Facility"
- 6) Ordinance 6345 - An Ordinance to amend Chapter 15.20-I-1/Light Industrial District by amending sections 15.20.020 "Principal uses" and Section 15.20.060 "Additional Regulations" to include "Small Alcohol Production Facility"
- 7) Ordinance 6346 - An Ordinance to amend Chapter 15.21-I-2/General Industrial District by amending sections 15.21.020 "Principal uses" and Section 15.21.060 "Additional Regulations" to include "Small Alcohol Production Facility"

### Background/Discussion

See attachment.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
ZT-18-002 Staff Report Including Attachs (7-23-18) CC	Other	7/12/2018
Letter of Support	Other	7/16/2018
ZT-18-002 Small Alcohol Production Facility PH Notice (7-23-		



18) CC	Other	7/13/2018
Ordinance 6340	Ordinance	7/17/2018
Ordinance 6341	Ordinance	7/17/2018
Ordinance 6342	Ordinance	7/17/2018
Ordinance 6343	Ordinance	7/17/2018
Ordinance 6344	Ordinance	7/17/2018
Ordinance 6345	Ordinance	7/17/2018
Ordinance 6346	Ordinance	7/17/2018

## Council Communication

Department: Community Development  Case #ZT-18-002  Applicants: Marshall Redmond 111 S. 38 <sup>th</sup> Street, Apt #240 Council Bluffs, IA 51501  Community Development Department 403 Willow Avenue Council Bluffs, IA 51503	Ordinance No.	City Council: 7/23/18  Public Hearing: 8/13/18  Planning Commission: 7/10/18
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### Subject/Title

Request: Public hearing on the request of Marshall Redmond and the Community Development Department to amend multiple sections of Title 15: Zoning of the Municipal Code relative to 'small alcohol production facility', as follows:

- Amend Chapter 15.03, *Definitions* by adding §15.03.601 'small alcohol production facility' definition; and
- Amend Chapter 15.15.020, *Principal uses, C-2/Commercial District* by adding §15.15.020(32) 'small alcohol production facility' as a principle use in a C-2/Commercial District and to amend §15.15.060(02), *Additional regulations*, relative to a 'small alcohol production facility' in a C-2/Commercial District; and
- Amend Chapter 15.16.020, *Principal uses, C-3/Commercial District* by adding §15.16.020(27) 'small alcohol production facility' as a principle use in a C-3/Commercial District; and
- Amend Chapter 15.17.020, *Principal uses, C-4/Commercial District* by adding §15.17.020(21) 'small alcohol production facility' as a principle use in a C-4/Commercial District; and
- Amend Chapter 15.18.020, *Principal uses, P-C/Planned Commercial District* by adding §15.18.020(19) 'small alcohol production facility' as a principle use in a P-C/Planned Commercial District; and
- Amend Chapter 15.20.020, *Principal uses, I-1/Light Industrial District*, by adding §15.20.020(29) 'small alcohol production facility' as a permitted use in the I-1/Light Industrial District and to amend §15.20.060(01), *Additional regulations*, relative to a 'small alcohol production facility' in an I-1/Light Industrial District; and
- Amend Chapter 15.21.020, *Principal uses, I-2/General Industrial District* by adding §15.21.020(28) 'small alcohol production facility' as a permitted use in the I-2/General Industrial District and to amend §15.21.060(01), *Additional regulations*, relative to a 'small alcohol production facility' in an I-2/General Industrial District.

### Background

The applicant, Marshall Redmond, has been working with the Iowa West Foundation and Advance Southwest Iowa organizations to open a new business called, Fundamental Brewing Company, at 40 Arena Way, located in The Spine at the Mid-America Center. Under Title 15: Zoning of the Municipal Code the land use classification "brewery" is not specifically defined; however it would be allowed under the definition of Manufacturing (general or light) which allows food processing and bottling plants. The Mid-America Center area is zoned P-C/Planned Commercial District, which does not allow manufacturing or industrial type land uses. Generally, manufacturing uses are limited to the I-1/Light Industrial District, I-2/General Industrial District and I-3/Heavy Industrial District.

The applicant's initial proposal was to amend Chapter 15.03, *Definitions* and Chapter 15.18.020, *Principal Uses, P-C/ Planned Commercial District* of the Municipal Code (Zoning Ordinance) to allow a 'microbrewery' (as defined by the American Brewers Association) at their location in the Mid-America Center. The American Brewers Association defines a 'microbrewery' as a "brewery that produces less than 15,000 barrels of beer per year with 75 percent or more of its beer sold off-site. Microbreweries sell to the public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and directly to the consumer through carry-outs/or on-site tap-room or restaurant sales". Section 123.3 of the Iowa Code (Alcoholic Beverage Control) does not classify or define breweries based on their production levels; however it does define a 'distillery', 'winery' and 'brewery' to "mean not only the premises where alcohol or spirits are distilled, wine is fermented, or beer is brewed, but in addition mean a person owning, representing, or in charge of such premises and the operations conducted there, including the blending and bottling or other handling and preparation of alcoholic liquor, wine, or beer in any form".

The Community Development Department met with the applicant to discuss their business operation in order to determine how best to define their use and if the use is appropriate for commercial zoning districts in the City. Through these discussions, it was evident that the operation has four primary components such as beer production, distribution/warehousing, retail/commercial (e.g., entertainment space and beer sales) and alcohol consumption (e.g. taproom). Through these discussions, it was mutually agreed upon that a new land use classification called "small alcohol production facility" should be created in Title 15: Zoning of the Municipal Code in order to allow limited-scale breweries, wineries, and distilleries in commercial and industrial zoned areas of the City. The proposed definition for a 'small alcohol production facility' is as follows:

**15.03.601 Small alcohol production facility.** *A combined manufacturing and commercial facility of alcoholic beverages for direct sale to wholesalers or customers that includes accessory uses such as a retail outlet, tasting room, event space, tavern, or restaurant. Twenty-five percent of the larger of the total gross square footage of the facility or licensed premises shall be dedicated to accessory uses. A small alcohol production facility shall include breweries, distilleries and wineries as defined in Section 123.3 of the Iowa Code. Production limitations for breweries shall not exceed 15,000 barrels (465,000 gallons) per year; distilleries and wineries shall not exceed 50,000 proof gallons per year. Alcohol production facilities exceeding the limitations stated above shall be classified as "Manufacturing, Light" as defined in this Title.*

In an effort to ensure that the 'small alcohol production facility' is not solely a production/warehousing operation and is compatible with commercial and planned commercial districts, the proposed definition includes a minimum percentage that the licensed premises must dedicate to an accessory use (e.g., beer garden, taproom, meeting/event space, dining, etc.).

The applicant requested that a microbrewery be allowed in a P-C/Planned Commercial District so that he can operate Fundamental Brewing Company in The Spine at the Mid-America Center. A microbrewery would be considered a small-scale alcohol production facility, based on the proposed definition above, and would be allowed in a P-C District if the text amendment requests are approved by City Council. The Community Development Department expanded the applicant's request to allow 'small alcohol production facility' in all commercial and industrial zoning districts where taverns are allowed, due to the consumption of alcohol on premises associated with this use. The following is a list of proposed changes to Title 15: Zoning of the Municipal Code to allow a 'small alcohol production facility' in the C-2/Commercial District, C-3/Commercial District, C-4/Commercial District, P-C/Planned Commercial District, I-1/Light Industrial District and I-2/General Industrial District. The proposed amendments also include adding a 'small alcohol production facility' to the separation distance language that a tavern located in a C-2 District, I-1 District and I-2 District must be from any school, place of religious assembly, public park or any conforming residential use.

- Amend Chapter 15.15.020, *Principal uses, C-2/Commercial District* by adding §15.15.020(32) 'small alcohol production facility' as a principal use in a C-2/Commercial District and to amend §15.15.060(02), *Additional regulations*, relative to a 'small alcohol production facility' in a C-2/Commercial District; and



- Amend Chapter 15.16.020, *Principal uses, C-3/Commercial District* by adding §15.16.020(27) ‘small alcohol production facility’ as a principal use in a C-3/Commercial District; and
- Amend Chapter 15.17.020, *Principal uses, C-4/Commercial District* by adding §15.17.020(21) ‘small alcohol production facility’ as a principal use in a C-4/Commercial District; and
- Amend Chapter 15.18.020, *Principal uses, P-C/Planned Commercial District* by adding §15.18.020(19) ‘small alcohol production facility’ as a principal use in a P-C/Planned Commercial District; and
- Amend Chapter 15.20.020, *Principal uses, I-1/Light Industrial District*, by adding §15.20.020(29) ‘small alcohol production facility’ as a principal use in the I-1/Light Industrial District and to amend §15.20.060(01), *Additional regulations*, relative to a ‘small alcohol production facility’ in an I-1/Light Industrial District; and
- Amend Chapter 15.21.020, *Principal uses, I-2/General Industrial District* by adding §15.21.020(28) ‘small alcohol production facility’ as a principal use in the I-2/General Industrial District and to amend §15.21.060(01), *Additional regulations*, relative to a ‘small alcohol production facility’ in an I-2/General Industrial District.

Off-street parking for a ‘small alcohol production facility’ will be calculated on a case-by-case basis and will be determined on the specific components (e.g., production/warehouse, retail/commercial space, event space, and dining space) within the facility.

The proposed text amendments were forwarded to all City Departments and local utility providers. No adverse comments were received about this request as of the date of this report.

Paula Hazelwood, Executive Director, Advance Southwest Iowa Corporation submitted a letter of support for the proposed text amendment. A copy of this letter is included with this report as Attachment ‘J’.

#### **Recommendation**

The Community Development Department recommends approval of the proposed text amendment as follows:

- Amend Chapter 15.03, *Definitions* by adding §15.03.601 ‘small alcohol production facility’ definition; and
- Amend Chapter 15.15.020, *Principal uses, C-2/Commercial District* by adding §15.15.020(32) ‘small alcohol production facility’ as a principal use in a C-2/Commercial District and to amend §15.15.060(02), *Additional regulations*, relative to a ‘small alcohol production facility’ in a C-2/Commercial District; and
- Amend Chapter 15.16.020, *Principal uses, C-3/Commercial District* by adding §15.16.020(27) ‘small alcohol production facility’ as a principal use in a C-3/Commercial District; and
- Amend Chapter 15.17.020, *Principal uses, C-4/Commercial District* by adding §15.17.020(21) ‘small alcohol production facility’ as a principal use in a C-4/Commercial District; and
- Amend Chapter 15.18.020, *Principal uses, P-C/Planned Commercial District* by adding §15.18.020(19) ‘small alcohol production facility’ as a principal use in a P-C/Planned Commercial District; and
- Amend Chapter 15.20.020, *Principal uses, I-1/Light Industrial District*, by adding §15.20.020(29) ‘small alcohol production facility’ as a principal use in the I-1/Light Industrial District and to amend §15.20.060(01), *Additional regulations*, relative to a ‘small alcohol production facility’ in an I-1/Light Industrial District; and
- Amend Chapter 15.21.020, *Principal uses, I-2/General Industrial District* by adding §15.21.020(28) ‘small alcohol production facility’ as a principal use in the I-2/General Industrial District and to amend §15.21.060(01), *Additional regulations*, relative to a ‘small alcohol production facility’ in an I-2/General Industrial District.

#### **Public Hearing**

Speakers in favor:

1. Marshall Redmond, 111 South 38<sup>th</sup> Street, Council Bluffs, IA 51503

Speakers against: None



### Planning Commission Recommendation

The Planning Commission recommends approval of the proposed text amendment as follows:

- Amend Chapter 15.03, *Definitions* by adding §15.03.601 ‘small alcohol production facility’ definition; and
- Amend Chapter 15.15.020, *Principal uses, C-2/Commercial District* by adding §15.15.020(32) ‘small alcohol production facility’ as a principal use in a C-2/Commercial District and to amend §15.15.060(02), *Additional regulations*, relative to a ‘small alcohol production facility’ in a C-2/Commercial District; and
- Amend Chapter 15.16.020, *Principal uses, C-3/Commercial District* by adding §15.16.020(27) ‘small alcohol production facility’ as a principal use in a C-3/Commercial District; and
- Amend Chapter 15.17.020, *Principal uses, C-4/Commercial District* by adding §15.17.020(21) ‘small alcohol production facility’ as a principal use in a C-4/Commercial District; and
- Amend Chapter 15.18.020, *Principal uses, P-C/Planned Commercial District* by adding §15.18.020(19) ‘small alcohol production facility’ as a principal use in a P-C/Planned Commercial District; and
- Amend Chapter 15.20.020, *Principal uses, I-1/Light Industrial District*, by adding §15.20.020(29) ‘small alcohol production facility’ as a principal use in the I-1/Light Industrial District and to amend §15.20.060(01), *Additional regulations*, relative to a ‘small alcohol production facility’ in an I-1/Light Industrial District; and
- Amend Chapter 15.21.020, *Principal uses, I-2/General Industrial District* by adding §15.21.020(28) ‘small alcohol production facility’ as a principal use in the I-2/General Industrial District and to amend §15.21.060(01), *Additional regulations*, relative to a ‘small alcohol production facility’ in an I-2/General Industrial District.

VOTE: AYE 4 NAY 2 ABSTAIN 0 ABSENT 0 VACANT 5 Motion: Carried

### Attachments

- **Attachment A:** Letter of intent from Marshall Redmond
- **Attachment B:** Copy of Section 123.3, Definitions, of the Iowa Alcoholic Beverage Control relative to “distillery”, “winery”, “brewery”, and “micro-distillery”.
- **Attachment C:** Proposed text amendment to add Section 15.03.601 ‘small alcohol production facility’ definition to the Municipal Code (Zoning Ordinance).
- **Attachment D:** Proposed text amendment to Chapter 15.15, C-2 District relative to a ‘small alcohol production facility’.
- **Attachment E:** Proposed text amendment to Chapter 15.16, C-3 District relative to a ‘small alcohol production facility’.
- **Attachment F:** Proposed text amendment to Chapter 15.17, C-4 District relative to a ‘small alcohol production facility’.
- **Attachment G:** Proposed text amendment to Chapter 15.18, P-C District relative to a ‘small alcohol production facility’.
- **Attachment H:** Proposed text amendment to Chapter 15.20, I-1 District relative to a ‘small alcohol production facility’.
- **Attachment I:** Proposed text amendment to Chapter 15.21, I-2 District relative to a ‘small alcohol production facility’.
- **Attachment J:** Letter of support from Paula Hazelwood, Executive Director, Advance Southwest Iowa Corporation for proposed text amendment

Prepared by: Christopher N. Gibbons, AICP, Planning Coordinator

June 11, 2018

Mr. Brandon Garrett  
Community Development Director  
City of Council Bluffs  
1020 Railroad Ave, Suite B  
Council Bluffs, IA 51503

Dear Planning Commissioners and City Councilmembers-

My name is Marshall Redmond and I am asking for your consideration for approval for a proposed text amendment to include brewery as a definition and land use in the City's Zoning Ordinance. I have been pursuing opening Council Bluffs first craft brewery for the past few months and after significant research and working with local entities such as the Iowa West Foundation and Advanced Southwest Iowa Corporation I am ready to open Fundamental Brewing Company located at 40 Arena Way in The Spine at the Mid-America Center.

My proposal is based on over 15 years of professional brewing experience including brewing on all difference size of brewhouse systems. I am also a graduate from the America's Brewer Guild and am current on practices of the Brewer's Association, which is the country's leading organization for craft brewing, compiling statistics, and promoting and lobbying for the industry.

I am specifically proposing Fundamental Brewing Company be best classified as a microbrewery. I have been working with the Planning Department to define brewery, which mirrors the state of Iowa's brewery definition and also classifications of breweries based on how the city envisions these regulations be implemented.

I greatly appreciate your considerations for my request and look forward to opening a new local business within the City of Council Bluffs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marshall Redmond', with a long horizontal flourish extending to the right.

Marshall Redmond  
Fundamental Brewing Company

**Text Amendment Application Submittals**  
**Marshall Redmond**  
**June 11, 2018**

**Proposed Text Amendment to Sections: 15.03 and 15.18**

**Chapter 15.03 - DEFINITIONS**

**Small alcohol production facility**

This includes breweries, distilleries, and wineries. A combined manufacturing and commercial facility of alcoholic beverages for direct sale to wholesale or customers that includes accessory uses such as a retail outlet, tasting room, event space, tavern, or restaurant. Twenty-five percent of the larger of the total gross square footage of the facility or licensed premises shall be dedicated to accessory uses. Production limitations are as follows: breweries shall not exceed 15,000 barrels (465,000 gallons) per year; distilleries shall not exceed \_\_ units (\_\_ gallons) per year, and wineries shall not exceed \_\_ units (\_\_ gallons) per year. Alcohol production facilities exceeding the limitations above shall be classified as "Manufacturing, Light" as defined in this Title.

**Chapter 15.18 - P-C/PLANNED COMMERCIAL DISTRICT**

**15.18.020 - Principal uses.**

The following principal uses shall be permitted outright in a PC district:

(18) Small alcohol production facility

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**Reason for the Request:**

Currently, the City's Zoning Ordinance does not call out brewery as a specific use or within the definitions section of the code. I am proposing to include a definition for brewery as a small alcohol production facility and have it included as a principal use in the Planned Commercial District.



**123.3 Definitions.**

As used in [this chapter](#), unless the context otherwise requires:

1. “Administrator” means the administrator of the division, appointed pursuant to the provisions of [this chapter](#), or the administrator’s designee.
2. “Air common carrier” means a person engaged in transporting passengers for hire in interstate or foreign commerce by aircraft and operating regularly scheduled flights under a certificate of public convenience issued by the civil aeronautics board.
3. “Alcohol” means the product of distillation of any fermented liquor rectified one or more times, whatever may be the origin thereof, and includes synthetic ethyl alcohol.
4. “Alcoholic beverage” means any beverage containing more than one-half of one percent of alcohol by volume including alcoholic liquor, wine, and beer.
5. “Alcoholic liquor” or “intoxicating liquor” means the varieties of liquor defined in [subsections 3 and 43](#) which contain more than five percent of alcohol by weight, beverages made as described in [subsection 7](#) which beverages contain more than five percent of alcohol by weight or six and twenty-five hundredths percent of alcohol by volume but which are not wine as defined in [subsection 47](#) or high alcoholic content beer as defined in [subsection 19](#), and every other liquid or solid, patented or not, containing spirits and every beverage obtained by the process described in [subsection 47](#) containing more than seventeen percent alcohol by weight or twenty-one and twenty-five hundredths percent of alcohol by volume, and susceptible of being consumed by a human being, for beverage purposes. Alcohol manufactured in this state for use as fuel pursuant to an experimental distilled spirits plant permit or its equivalent issued by the federal bureau of alcohol, tobacco and firearms is not an “alcoholic liquor”.
6. “Application” means a written request for the issuance of a permit or license that is supported by a verified statement of facts and submitted electronically, or in a manner prescribed by the administrator.
7. “Beer” means any liquid capable of being used for beverage purposes made by the fermentation of an infusion in potable water of barley, malt, and hops, with or without unmalted grains or decorticated and degerminated grains or made by the fermentation of or by distillation of the fermented products of fruit, fruit extracts, or other agricultural products, containing more than one-half of one percent of alcohol by volume but not more than five percent of alcohol by weight or six and twenty-five hundredths percent of alcohol by volume but not including mixed drinks or cocktails mixed on the premises.
8. “Brewer” means any person who manufactures beer for the purpose of sale, barter, exchange, or transportation.
9. “Broker” means a person who represents or promotes alcoholic liquor within the state on behalf of the holder of a distiller’s certificate of compliance through an agreement with the distiller, and whose name is disclosed on a distiller’s current certificate of compliance as its representative in the state. An employee of the holder of a distiller’s certificate of compliance is not a broker.
10. “City” means a municipal corporation but not including a county, township, school district, or any special purpose district or authority.
11. “Club” means any nonprofit corporation or association of individuals, which is the owner, lessee, or occupant of a permanent building or part thereof, membership in which entails the prepayment of regular dues and is not operated for a profit other than such profits as would accrue to the entire membership.
12. “Commercial establishment” means a place of business which is at all times equipped with sufficient tables and seats to accommodate twenty-five persons at one time, and the licensed premises of which conform to the standards and specifications of the division.
13. “Commission” means the alcoholic beverages commission established by [this chapter](#).
14. “Designated security employee” means an agent, contract employee, independent contractor, servant, or employee of a licensee or permittee who works in a security position in any capacity at a commercial establishment licensed or permitted under [this chapter](#).
15. “Distillery”, “winery”, and “brewery” mean not only the premises where alcohol or spirits are distilled, wine is fermented, or beer is brewed, but in addition mean a person owning, representing, or in charge of such premises and the operations conducted there,



including the blending and bottling or other handling and preparation of alcoholic liquor, wine, or beer in any form.

16. “Division” means the alcoholic beverages division of the department of commerce established by [this chapter](#).

17. “Grape brandy” means brandy produced by the distillation of fermented grapes or grape juice.

18. “Grocery store” means any retail establishment, the business of which consists of the sale of food, food products, or beverages for consumption off the premises.

19. “High alcoholic content beer” means beer which contains more than five percent of alcohol by weight or six and twenty-five hundredths percent of alcohol by volume, but not more than twelve percent of alcohol by weight or fifteen percent of alcohol by volume, that is made by the fermentation of an infusion in potable water of barley, malt, and hops, with or without unmalted grains or decorticated and degerminated grains. Not more than one and five-tenths percent of the volume of a “high alcoholic content beer” may consist of alcohol derived from added flavors and other nonbeverage ingredients containing alcohol. The added flavors and other nonbeverage ingredients may not include added caffeine or other added stimulants including but not limited to guarana, ginseng, and taurine.

20. “Hotel” or “motel” means premises licensed by the department of inspections and appeals and regularly or seasonally kept open in a bona fide manner for the lodging of transient guests, and with twenty or more sleeping rooms.

21. “Import” means the transporting or ordering or arranging the transportation of alcoholic liquor, wine, or beer into this state whether by a resident of this state or not.

22. “Importer” means the person who transports or orders, authorizes, or arranges the transportation of alcoholic liquor, wine, or beer into this state whether the person is a resident of this state or not.

23. The terms “in accordance with the provisions of [this chapter](#)”, “pursuant to the provisions of this title”, or similar terms shall include all rules and regulations of the division adopted to aid in the administration or enforcement of those provisions.

24. “Legal age” means twenty-one years of age or more.

25. “Licensed premises” or “premises” means all rooms, enclosures, contiguous areas, or places susceptible of precise description satisfactory to the administrator where alcoholic beverages, wine, or beer is sold or consumed under authority of a liquor control license, wine permit, or beer permit. A single licensed premises may consist of multiple rooms, enclosures, areas, or places if they are wholly within the confines of a single building or contiguous grounds, or areas or places susceptible of precise description satisfactory to the administrator.

26. “Local authority” means the city council of any incorporated city in this state, or the county board of supervisors of any county in this state, which is empowered by [this chapter](#) to approve or deny applications for retail beer or wine permits and liquor control licenses; empowered to recommend that such permits or licenses be granted and issued by the division; and empowered to take other actions reserved to them by [this chapter](#).

27. “Manufacture” means to distill, rectify, ferment, brew, make, mix, concoct, or process any substance capable of producing a beverage containing more than one-half of one percent of alcohol by volume and includes blending, bottling, or the preparation for sale.

28. “Native distilled spirits” means spirits fermented, distilled, or, for a period of two years, barrel matured on the licensed premises of the native distillery where fermented, distilled, or matured. “Native distilled spirits” also includes blended or mixed spirits comprised solely of spirits fermented, distilled, or, for a period of two years, barrel matured at a native distillery.

29. “Native distillery” means a business with an operating still which produces and manufactures native distilled spirits.

30. “Native wine” means wine manufactured pursuant to [section 123.56](#) by a manufacturer of native wine.

31. “Package” means any container or receptacle used for holding alcoholic liquor.

32. “Permit” or “license” means an express written authorization issued by the division for the manufacture or sale, or both, of alcoholic liquor, wine, or beer.

33. “Person” means any individual, association, partnership, corporation, club, hotel or motel, or municipal corporation owning or operating a bona fide airport, marina, park,

15.03.591	Restaurant
15.03.592	Retail shopping establishment
15.03.593	Rubble dump
15.03.594	Salvage operation
15.03.595	School
15.03.597	Semi-truck trailer
15.03.598	Sexual or genital body parts
15.03.600	Sign
15.03.601	Small alcohol production facility
15.03.605	Specified anatomical areas
15.03.606	Specified sexual activities
15.03.608	Stoop, enclosed
15.03.608a	Storage
15.03.609	Storage yard
15.03.610	Story
15.03.620	Street
15.03.630	Structure
15.03.640	Structural alteration
15.03.643	Tattooing
15.03.644	Tattoo parlor
15.03.645	Tavern
15.03.646	Tool or storage shed
15.03.647	Transfer of interest
15.03.650	Travel trailers
15.03.651	Truck service establishment
15.03.652	Truck terminal
15.03.660	Use
15.03.670	Variance
15.03.675	Vehicle or vessel
15.03.677	Veterinary service
15.03.681	Warehousing and distribution, general
15.03.682	Warehousing and distribution, limited
15.03.685	Wind energy conversion system (WECS)
15.03.690	Yard
15.03.700	Yard, front
15.03.710	Yard, rear
15.03.720	Yard, side
15.03.730	Yard setbacks
15.03.740	Lot definitions

**15.03.010 Definitions.** For the purpose of interpreting this title, the following words and terms are defined as set forth in this chapter. Some chapters contain definitions in addition to those listed here. Words and terms that are not specifically defined shall be interpreted to give them the meaning they have in common usage as implied by their context and to give this title its most reasonable application. Words used in the present tense shall include the future. The singular number includes the plural and the plural includes the singular. The word "shall" is mandatory. The word "may" is permissive. (Ord. 5222, Sec. 1, 6/12/95)



**15.03.598 Sexual or genital body parts.** "Sexual or genital body parts" means the genitals, pubic area, buttocks, anus, or perineum of any person or that part of the human female breast which includes the nipple or any portion below the nipple. (Ord. 4232, Sec. 1, 1978)

**15.03.600 Sign.** "Sign" means a presentation or representation by words, letters, figures, designs, pictures, or color (including its board, metal, or other supporting surface), publicly displayed upon a building, vehicle, structure, person or parcel of land, so as to convey information or give notice about a person, business, merchandise, service, place, activity, assemblage, solicitation or request for air, or a political idea. (Ord. 4690, Sec. 1, 1986)

**15.03.601 Small alcohol production facility.** A combined manufacturing and commercial facility of alcoholic beverages for direct sale to wholesalers or customers that includes accessory uses such as a retail outlet, tasting room, event space, tavern, or restaurant. Twenty-five percent of the larger of the total gross square footage of the facility or licensed premises shall be dedicated to accessory uses. A small alcohol production facility shall include breweries, distilleries and wineries as defined in Section 123.3 of the Iowa Code. Production limitations for breweries shall not exceed 15,000 barrels (465,000 gallons) per year; distilleries and wineries shall not exceed 50,000 proof gallons per year. Alcohol production facilities exceeding the limitations stated above shall be classified as "Manufacturing, Light" as defined in this Title.

**15.03.605 Specified anatomical areas.** "Specified anatomical areas" means less than completely or opaquely covered (a) human genitals, pubic region; (b) buttock; and (c) female breast below a point immediately above the top of the areola; also, human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Ord. 4179, Sec. 1, 1976)

**15.03.606 Specified sexual activities.** "Specified sexual activities" means human genitals in a state of sexual stimulation or arousal, acts of human masturbation, sexual intercourse or sodomy, fondling or other erotic touching of human genitals, pubic region, buttock or female breast. (Ord. 4179, Sec. 1, 1976)

**15.03.608 Stoop, enclosed.** "Enclosed stoop" means a roofed projection which is principally designed and used as an entrance to a dwelling(s), and which roofed projection has exterior dimensions no greater than five feet by five feet, and which roofed projection has no more than the upper fifty percent of each outside wall, other than the principal building wall, enclosed by a material other than mesh screen or glass. (Ord. 4391, Sec. 2, 1981)

**15.03.608a Storage.** Non-transitory, semi-permanent or long-term containment, holding, leaving or placement of goods or materials, with the intention of retrieving them at a later time. It does not include the interim accumulation of a limited amount during processing, maintenance or repair. (Ord. 6131, Section 1, 6/27/11)

**15.03.609 Storage yard.** A facility engaged in the surface storage of operating or non-operating vehicles, other large items and containers for storing or collecting goods or

## Chapter 15.15

### C-2 COMMERCIAL DISTRICT

#### Sections:

15.15.010	Statement of intent
15.15.020	Principal uses
15.15.030	Conditional uses
15.15.040	Accessory uses
15.15.050	Site development regulations
15.15.060	Additional regulations
15.15.070	Signs

**15.15.010 Statement of intent.** The C-2 district is intended to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also provides a variety of commercial services to the community and adjacent residential neighborhoods.

**15.15.020 Principal uses.** The following principal uses shall be permitted outright in a C-2 district:

1. Automobile repair, minor;
2. Automobile service establishment;
3. Building material, retail sales only;
4. Business, professional office;
5. Business service establishment;
6. Club or lodge;
7. Commercial recreation (indoor and outdoor);
8. Consumer service establishment;
9. Contractor shop;
10. Cultural service;
11. Financial service;
12. General government use;
13. Hotel/motel;

14. Kennel, commercial;
15. Local utility service;
16. Park and recreation services;
17. Pawn shops;
18. Printing, binding, and mail operations (fifty thousand (50,000) square feet or less);
19. Private and public parking lots;
20. Public safety services;
21. Religious assembly;
22. Restaurant (drive-in/fast food, limited and general);
23. Retail shopping establishment;
24. School;
25. Secondhand store;
26. Tattoo parlor;
27. Tavern, as limited by Section 15.15.060;
28. Veterinary service;
29. Warehousing and distribution, limited (fifty thousand (50,000) square feet or less); (Ord. #6026, Sec.1, 2/23/09)
30. Funeral service. (Ord. #6085, Sec. 1, 6/14/10)
31. Consumer fireworks sales (Ord. #6332, Sec. 1, 6/11/18)
32. Small alcohol production facility

**15.15.030 Conditional uses.** The following conditional uses shall be permitted in a C-2 district, in accordance with the requirements set forth in Chapter 15.27:

1. Adult entertainment, as further limited by Section 15.15.060;
2. Automobile repair, major;
3. Automobile sales and rental, as further limited by Section 15.15.060;

4. Commercial storage;
5. Communication tower;
6. Day care services;
7. Manufacturing, light (fifty thousand (50,000) square feet or less). (Ord. #6026, Sec 2, 2/23/09)
8. Warehousing and Distribution (Limited). (Ord. #6306, Sec 2, 10/9/17)

**15.15.040 Accessory uses.** The following accessory uses shall be permitted in a C-2 district:

1. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

**15.15.050 Site development regulations.**

Minimum Lot size

Lot area: 5,000 square feet

Lot width: 50 feet

Lot depth: 100 feet

<u>Minimum Setbacks</u>	<u>Principal Structure</u>	<u>Accessory Structure</u>
Front yard:	15 feet	15 feet
Interior side yard:	5 feet	5 feet
Street side yard:	10 feet	10 feet
Rear yard:	10 feet	10 feet
Maximum height:	50 feet	18 feet
Lot coverage-all structures:	60% maximum	

**15.15.060 Additional regulations.**

1. None of the adult entertainment activities as defined in Chapter 15.03 shall be located within one thousand (1,000) feet of any other such use, nor shall any such use be located within three hundred (300) feet of any school, place of religious assembly, public park, or residential district.

2. No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.

Exception: The two hundred (200) foot distance limitation from conforming multifamily residential uses as noted above shall not apply to taverns which do not exceed three thousand (3,000) square feet in gross floor area if located within a commercial development with one hundred twenty-five thousand square feet or more of leasable retail/commercial space.

3. Parking for automobile sales and rental facilities shall include space for both visitor parking and sale display area. One space is required for each vehicle available for sale, lease or rental at one time with additional parking based on the size of the building used for sales and accessory repairs and service. (Ord. #6026, Sec. 3, 2/23/09)
4. Consumer fireworks sales from a temporary structure shall not be located within 300 feet of a residential structure. (Ord. #6332, Sec. 1, 6/11/18)

**15.15.070 Signs.** Signage in this district shall comply with Chapter 15.33 "Signs". (Ord. 5458, Sec. 2, 7/99)

## Chapter 15.16

### C-3 COMMERCIAL DISTRICT

#### Sections:

15.16.010	Statement of intent
15.16.020	Principal uses
15.16.030	Conditional uses
15.16.040	Accessory uses
15.16.050	Site development regulations
15.16.060	Additional regulations
15.16.070	Signs

**15.16.010 Statement of intent.** The C-3 district is intended to accommodate office, retail and related activities in the traditional commercial center of the city as well as other appropriate commercial sites.

**15.16.020 Principal uses.** The following principal uses shall be permitted outright in a C-3 district:

1. Automobile service establishment
2. Business, professional office
3. Business goods and service establishment
4. Club or lodge
5. College or university
6. Commercial recreation (indoor)
7. Consumer service establishment
8. Cultural service
9. Financial service
10. Funeral service
11. General government use
12. Hospital
13. Hotel/motel



14. Mixed commercial/residential structure
15. Newspaper printing
16. Park and recreation service
17. Pawn shop
18. Private parking lot
19. Public parking lot
20. Religious assembly
21. Restaurant (drive-in, limited and general)
22. Retail shopping establishment
23. School
24. Second hand store
25. Tattoo parlor (Ord. 6292, Sec. 1, 5/8/17)
26. Tavern (Ord. 6027, Sec. 1, 2/23/09)
27. Small alcohol production facility

**15.16.030 Conditional uses.** The following conditional uses shall be permitted in a C-3 district in accordance with the requirements set forth in Chapter 15.27:

1. Communication towers
2. Day care services

**15.16.040 Accessory uses.** The following accessory uses shall be permitted in a C-3 district:

1. Uses of land or structures customarily incidental and subordinate to one of the principal uses in the C-3 district, unless otherwise excluded.

**15.16.050 Site development regulations.**

1. Lots or parcels of land zoned C-3 on or before the effective date of this ordinance and lots or parcels of land in areas less than 2 acres rezoned to C-3 after the effective date of this ordinance shall not be subject to minimum lot size, set back or lot coverage requirements. Maximum height is limited to 100 feet for principal structures and 24 feet for accessory structures.
2. Lots or parcels of land more than 2 acres in area rezoned to C-3 after the effective date of this ordinance shall be required to submit a development plan for consideration by the planning commission and city council concurrent with the rezoning application. The development plan review shall follow the procedure used in Chapter 15.18 of this title.

**15.16.060 Additional regulations.**

1. All business, service, repair, processing, storage, and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in services, minor service for motor vehicles, and display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.

**15.16.070 Signs.** Signage in this district shall comply with Chapter 15.33 "Signs". (Ord. #5469, Sec. 1, 8/99)

## Chapter 15.17

### C-4 COMMERCIAL DISTRICT

#### Sections:

15.17.010	Statement of intent
15.17.020	Principal uses
15.17.030	Conditional uses
15.17.040	Accessory uses
15.17.050	Site development regulations
15.17.060	Additional regulations
15.17.070	Signs

**15.17.010 Statement of intent.** The C-4 district is intended to provide an intensive business zone which will accommodate large office concentrations and other similar uses.

**15.17.020 Principal uses.** The following principal uses shall be permitted outright in the C-4 district:

1. Business, professional office
2. Business goods and service establishment
3. Club or lodge
4. College or university
5. Commercial recreation (indoor)
6. Consumer service establishment
7. Cultural service
8. Financial service
9. Funeral service
10. General government use
11. Hotel/motel
12. Mixed commercial/residential structure
13. Park and recreation service
14. Private parking lot

15. Public parking lot
16. Religious assembly
17. Restaurant (limited and general)
18. Retail shopping establishment
19. Tattoo parlor (Ord. 6293, Sec. 1, 5/8/17)
20. Tavern
21. Small alcohol production facility

**15.17.030 Conditional uses.** The following conditional uses shall be permitted in a C-4 district in accordance with the requirements set forth in Chapter 15.27:

1. Communication tower
2. Day care service

**15.17.040 Accessory uses.** The following accessory uses shall be permitted in the C-4 district:

1. Uses of land or structures customarily incidental and subordinate to one of the principal uses in the C-4 district, unless otherwise restricted herein or unless otherwise permitted as a principal use herein.

**15.17.050 Site development regulations.**

1. Lots or parcels of land zoned C-4 on or before the effective date of this ordinance and lots or parcels of land in areas less than 2 acres rezoned to C-4 after the effective date of this ordinance shall not be subject to minimum lot size, set back or lot coverage requirements. Maximum height is limited to 100 feet for principal structures and 24 feet for accessory structures.
2. Lots or parcels of land more than 2 acres in area rezoned to C-4 after the effective date of this ordinance shall be required to submit a development plan for consideration by the planning commission and city council concurrent with the rezoning application. The development plan review shall follow the procedure used in Chapter 15.18 of this title.

**15.17.060 Additional regulations.**

1. All business, service, repair, processing, storage, and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in windows, minor service for motor vehicles, and display of merchandise along the wall of

the building, which merchandise shall not extend more than three feet from the wall of such building.

2. Parking and loading requirements:

- a. Off street parking is not required for any use established or existing in this district, except for a residential use in a mixed commercial/residential structure;
- b. Off street loading for all uses established or existing in this district shall comply with the applicable requirements in Chapter 15.23.

**15.17.070 Signs.** Signage in this district shall comply with Chapter 15.33 "Signs" (Ord. #5469, Sec. 3, 8/99)

## Chapter 15.18

### P-C PLANNED COMMERCIAL DISTRICT

#### Sections:

15.18.010	Statement of intent
15.18.020	Principal uses
15.18.030	Conditional uses
15.18.040	Accessory uses
15.18.050	Site development regulations
15.18.060	Development plan review procedure
15.18.070	Signs

**15.18.010 Statement of intent.** The PC district is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. Facilities in planned commercial districts are designed to be used in common, such as ingress and egress roads, extensive parking accommodations, proper relations to traffic arteries, and compatibility with surrounding uses. Because large retail/service centers have significant impact upon the development of the city, final authority over their development shall be retained by the city council, with extensive review by the planning commission.

**15.18.020 Principal uses.** The following principal uses shall be permitted outright in a PC district:

1. Automobile service establishment
2. Business, professional office
3. Business goods and service establishment
4. Commercial recreation (indoor)
5. Consumer service establishment
6. Cultural service
7. Financial service
8. General government use
9. Hotel/motel
10. Local utility service
11. Places of public assembly, entertainment or recreation

12. Private parking lot
13. Public parking lot
14. Public safety service
15. Retail shopping establishment
16. Restaurant (drive-in, limited and general)
17. Tavern (Ord. #5634, Sec. 1, 6/25/01)
18. Consumer fireworks sales (Ord. #6333, Sec. 1, 6/11/18)
19. Small alcohol production facility

**15.18.030 Conditional uses.** The following conditional uses shall be permitted in a PC district in accordance with the requirements set forth in Chapter 15.02:

1. Communication tower
2. Day care services (Ord. #6116, Sec. 1, 1/10/11)
3. Auction, Indoor (Ord. #6142, Sec. 3, 12/12/11)

**15.18.040 Accessory uses.** The following accessory uses shall be permitted in a PC district:

1. Uses of land or structures customarily incidental and subordinate to one of the principal uses in the PC district, unless otherwise excluded.

**15.18.050 Site development regulations.** Minimum tract size, lot size, setback requirements, height, lot coverage, signage and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

**15.18.055 Additional regulations.**

1. Consumer fireworks sales from a temporary structure shall not be located within 300 feet of a residential structure. (Ord. #6333, Sec. 1, 6/11/18)

**15.18.060 Development plan review procedure.**

1. Application. A completed application form, ten copies of the development plan along with the required fee shall be submitted to the community development department. The development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:



## Chapter 15.20

### I-1/LIGHT INDUSTRIAL DISTRICT

#### Sections:

15.20.010	Statement of intent
15.20.020	Principal uses
15.20.030	Conditional uses
15.20.040	Accessory uses
15.20.050	Site development regulations
15.20.060	Additional regulations
15.20.070	Signs

**15.20.010 Statement of intent.** The I-1 district is intended to provide for the development of light manufacturing and industrial areas. This district also accommodates a mixture of commercial services and light industrial uses with relatively limited external effects.

**15.20.020 Principal uses.** The following principal uses shall be permitted in an I-1 district:

1. Agricultural sales and service
2. Auction (Ord. 6147, Sec. 1, 2/13/12)
3. Auction indoor
4. Automobile repair, minor and major
5. Automobile sales and rental
6. Automobile service establishment
7. Building material, sale and storage
8. Business, professional office
9. Business service establishment
10. Commercial storage
11. Consumer service establishment
12. Contractor shop
13. Equipment sales and rental



14. Financial services
15. General government use
16. Governmental maintenance facility
17. Greenhouse, commercial
18. Hotel/motel
19. Kennel, commercial
20. Local utility service
21. Manufacturing, light
22. Private parking lot
23. Public parking lot
24. Public safety services
25. Retail shopping establishment
26. Tavern
27. Warehousing and distribution, limited (Ord. 5557, Sec. 1, 3/26/01)
28. Consumer fireworks sales (Ord. 6334, Sec. 1, 6/11/18)
29. Small alcohol production facility

**15.20.030 Conditional uses.** The following conditional uses shall be permitted in an I-1 district in accordance with the requirements set forth in Chapter 15.27:

1. Correctional placement residences
2. Day care services
3. Detention facility
4. Equipment repair
5. Truck service establishment
6. Truck terminal (Ord. 5557, Sec. 2, 3/26/01)

**15.20.040 Accessory uses.** The following accessory uses shall be permitted in an I-1 district:

1. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

**15.20.050 Site development regulations.**

Minimum Lot Size

Lot area: 10,000 square feet

Lot width: 75 feet

Lot depth: 100 feet

Minimum Setbacks

All Structures

Front yard: 25 feet

Interior yard: 10 feet

Street side yard: 15 feet

Rear yard: 10 feet

Maximum height: 50 feet (150 feet\*) (Ord. #6223, Sec 1, 1/12/15) (Ord. #6223, Sec 1, Corrected 4/7/17)

Lot coverage – all structures: 60% maximum

\*Maximum Height: 150 feet, including any and all items, fixtures, mechanicals, etc. that may be attached to the structure roof; provided, however, that on parcels of land which in the aggregate are more than 50 acres in size and that immediately abut an I-2 General Industrial District, and are not adjacent to residentially zoned property, (i) title to the land shall be consolidated in one person or entity or controlled through affiliates or subsidiaries by one person or entity; and (ii) for every one foot in height in excess of 50 feet, the minimum yard setbacks shall be increased by one foot.

**15.20.060 Additional regulations.**

1. No tavern or small alcohol production facility shall be located within two hundred feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
2. Consumer fireworks sales from a temporary structure shall not be located within 300 feet of a residential structure. (Ord. 6334, Sec. 2, 6/11/18)

**15.20.070 Signs.** Signage in this district shall comply with Chapter 15.33 "Signs".  
(Ord. #5366, Sec. 3, 2/23/98)

## Chapter 15.21

### I-2/GENERAL INDUSTRIAL DISTRICT

#### Sections:

15.21.010	Statement of intent
15.21.020	Principal uses
15.21.030	Conditional uses
15.21.040	Accessory uses
15.21.050	Site development regulations
15.21.060	Additional regulations
15.21.070	Signs

**15.21.010 Statement of intent.** This district is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

**15.21.020 Principal uses.** The following principal uses shall be permitted in the I-2 district:

1. Agricultural sales and service
2. Auction
3. Auction indoor (Ord. 6148, Sec. 1, 2/13/12)
4. Automobile repair, minor and major
5. Automobile sales and rental
6. Automobile service establishment
7. Building material, sale and storage
8. Business service establishment
9. Commercial storage
10. Contractor shop
11. Data center
12. Equipment repair
13. Equipment sales and rental

14. Governmental maintenance facility
15. Greenhouse, commercial
16. Local utility service
17. Manufacturing, light and general
18. Private parking lot
19. Public parking lot
20. Public safety services
21. Railroad yard and intermodal facilities
22. Sign manufacturing
23. Tavern
24. Truck service establishment
25. Truck terminal
26. Warehousing and distribution, limited and general (Ord. 5957, Sec. 1, 12/10/07)
27. Consumer fireworks sales (Ord. 6335, Sec. 1, 6/11/18)
28. Small alcohol production facility

**15.21.030 Conditional uses.** The following conditional uses shall be permitted in an I-2 district in accordance with the requirements set forth in Chapter 15.27:

1. Contractor yard
2. Correctional placement residences
3. Day care services
4. Detention facility
5. Grain storage and distribution
6. Rubble dump
7. Salvage operations
8. Storage yard

9. Emergency shelter and homeless service center
10. Commercial recreation (indoor)
11. Meat packing and processing (Ord. 5957, Sec. 2, 12/10/07)

**15.21.040 Accessory uses.** The following accessory uses shall be permitted in an I-2 district:

1. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

**15.21.050 Site development regulations.**

Minimum Lot Size

Lot area: 15,000 square feet

Lot width: 75 feet

Lot depth: 150 feet

Minimum Setbacks

All Structures

Front yard: 15 feet

Interior yard: 10 feet

Street side yard: 10 feet

Rear yard: 10 feet

Maximum height: 75 feet\* (Ord.6206, Sec 1, 4/7/14)

Lot coverage – all structures: 70% maximum (Ord. 5957, Sec. 3, 12/10/07)

\* Parcels of land which in the aggregate are more than 50 acres in size the maximum height shall be increased up to 160 feet if the following requirements are met at the time of construction:

- (i) title to the land shall be consolidated in one person or entity or controlled through affiliates or subsidiaries by one person or entity; and
- (ii) for every one foot in height in excess of 75 feet, the minimum yard setbacks shall be increased by one foot.

**15.21.060 Additional regulations.**

1. No tavern or small alcohol production facility shall be located within two hundred feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the

closest points from lot line to lot line.

2. Consumer fireworks sales from a temporary structure shall not be located within 300 feet of a residential structure. (Ord. 6335, Sec. 1, 6/11/18)

**15.21.070 Signs.** Signage in this district shall comply with Chapter 15.33 "Signs" (Ord. #5366, Sec. 4, 2/23/98)





149 W. Broadway,  
Council Bluffs, IA 51503

July 10, 2018

Council Bluffs Planning Commission  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

Dear Planning Commission Members:

Please accept this letter of support for the Fundamental Brewing Company project which intends to bring a micro-brewery to 40 Arena Way in the City of Council Bluffs Entertainment District.

Advance Southwest Iowa Corporation has been working with Dessie and Marshall Redmond from Fundamental Brewing since July 2017 to bring their dream of opening a brewery in Council Bluffs to reality. I've continued to be impressed by the Redmond's knowledge of the industry, business plan, financials and market projections but most importantly I've been impressed by their desire to create a destination location within Council Bluffs where they can immerse themselves and their business into the fabric of our community.

The City of Council Bluffs has so much to be proud of with the River's Edge Development, the redevelopment of W. Broadway, the continued improvements to the 100-Block and the momentum at the Entertainment District with the opening of the Iowa West Fieldhouse and the Courtyard by Marriott. While the Entertainment District's momentum is strong with great anchors such as the Horseshoe Casino and Bass Pro Shops, we still need to create a destination environment for citizens and visitors alike and that's where Fundamental can play a significant role.

The City of Council Bluffs is currently without a micro-brewery and it is my opinion that Fundamental will not only thrive in the Entertainment District but their location will be a destination location that will launch a renewed awareness for the district that will generate other retail and service providers to stand up and take notice. With that said, I respectfully request that you support the text amendment that will allow Fundamental to open and operate their micro-brewery in the Entertainment District.

Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Fundamental Brewing Company's project. Advance thanks the Planning Commission for their commitment to growing the city and we look forward to being able to further promote the Entertainment District as a destination location. Please feel free to contact me directly at (402) 960-8505 should you have any questions regarding the content of this letter.

Regards,

*Paula D. Hazlewood*

Paula D. Hazlewood  
Executive Director  
Advance Southwest Iowa Corporation





149 W. Broadway,  
Council Bluffs, IA 51503

July 23, 2018

The Honorable Mayor Matt Walsh and  
Council Bluffs City Council Members  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

Dear Mayor Walsh and Council Members:

Please accept this letter of support for the Fundamental Brewing Company project which intends to bring a micro-brewery to 40 Arena Way in the City of Council Bluffs Entertainment District.

Advance Southwest Iowa Corporation has been working with Dessie and Marshall Redmond from Fundamental Brewing since July 2017 to bring their dream of opening a brewery in Council Bluffs to reality. I've continued to be impressed by the Redmond's knowledge of the industry, business plan, financials and market projections but most importantly I've been impressed by their desire to create a destination location within Council Bluffs where they can immerse themselves and their business into the fabric of our community.

The City of Council Bluffs has so much to be proud of with the River's Edge Development, the redevelopment of W. Broadway, the continued improvements to the 100-Block and the momentum at the Entertainment District with the opening of the Iowa West Fieldhouse and the Courtyard by Marriott. While the Entertainment District's momentum is strong with great anchors such as the Horseshoe Casino and Bass Pro Shops, we still need to create a destination environment for citizens and visitors alike and that's where Fundamental can play a significant role.

The City of Council Bluffs is currently without a micro-brewery and it is my opinion that Fundamental will not only thrive in the Entertainment District but their location will be a destination location that will launch a renewed awareness for the district that will generate other retail and service providers to stand up and take notice. With that said, I respectfully request that you support the text amendment that will allow Fundamental to open and operate their micro-brewery in the Entertainment District.

Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Fundamental Brewing Company's project. We thank the City Council for their commitment to growing the city and we look forward to being able to further promote the Entertainment District as a destination location. Please feel free to contact me directly at (402) 960-8505 should you have any questions regarding the content of this letter.

Regards,

*Paula D. Hazlewood*

Paula D. Hazlewood  
Executive Director  
Advance Southwest Iowa Corporation

## NOTICE OF PUBLIC HEARING

### TO WHOM IT MAY CONCERN:

A public hearing is to be held by the City Council of the City of Council Bluffs, Iowa, on the 13<sup>th</sup> day of August, 2018 at 7:00 p.m. in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

The hearing is in regards to the City's intent to amend the following Sections of the Council Bluffs Municipal Code (Zoning Ordinance) relative to a 'Small alcohol production facility': Amend §15.03 *Definitions* by enacting §15.03.601 'Small alcohol production facility'; and amend §15.15.020 *Principal Uses, C-2/ Commercial District* to include 'Small alcohol production facility'; and amend §15.15.060(02), *Additional Regulations, C-2/Commercial District* to include 'Small alcohol production facility'; and amend §15.16.020 *Principal Uses, C-3/ Commercial District* to include 'Small alcohol production facility'; and amend §15.17.020 *Principal Uses, C-4/ Commercial District* to include 'Small alcohol production facility'; and amend §15.18.020 *Principal Uses, P-C/Planned Commercial District* to include 'Small alcohol production facility'; and amend §15.20.020 *Principal Uses, I-1/Light Industrial District* to include 'Small alcohol production facility'; and amend §15.20.060(01) *Additional Regulations, I-1/Light Industrial District* to include 'Small alcohol production facility'; and amend §15.21.020 *Principal Uses, I-2/Industrial District* to include 'Small alcohol production facility'; and amend §15.21.060(01) *Additional Regulations, I-2/Industrial District* to include 'Small alcohol production facility'.

(Case ZT-18-002)

**ORDINANCE NO. 6340**

**AN ORDINANCE TO AMEND CHAPTER 15.03-DEFINITIONS OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY ENACTING NEW SECTION 15.03.601 ENTITLED “SMALL ALCOHOL PRODUCTION FACILITY”.**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.03-Definitions of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by enacting new Section 15.03.601: “Small alcohol production facility” to read as follows:

**15.03.601 – Small alcohol production facility.**

“Small alcohol production facility” means a combined manufacturing and commercial facility of alcoholic beverages for direct sale to wholesalers or customers that includes accessory uses such as a retail outlet, tasting room, event space, tavern, or restaurant. Twenty-five percent of the larger of the total gross square footage of the facility or licensed premises shall be dedicated to accessory uses. A small alcohol production facility shall include breweries, distilleries and wineries as defined in Section 123.3 of the Iowa Code. Production limitations for breweries shall not exceed 15,000 barrels (465,000 gallons) per year; distilleries and wineries shall not exceed 50,000 proof gallons per year. Alcohol production facilities exceeding the limitations stated above shall be classified as “Manufacturing, Light” as defined in this Title.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_

**ORDINANCE NO. 6341**

**AN ORDINANCE TO AMEND CHAPTER 15.15-C-2/COMMERCIAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTIONS 15.15.020 “PRINCIPAL USES” AND SECTION 15.15.060(B) “ADDITIONAL REGULATIONS” TO INCLUDE “SMALL ALCOHOL PRODUCTION FACILITY”**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.15-C-2/Commercial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.15.020 “Principal Uses” and Section 15.15.060(b) “Additional Regulations” to read as follows:

**15.15.020 - Principal uses.**

The following principal uses shall be permitted outright in a C-2 district:

- (1) Automobile repair, minor;
- (2) Automobile service establishment;
- (3) Building material, retail sales only;
- (4) Business, professional office;
- (5) Business service establishment;
- (6) Club or lodge;
- (7) Commercial recreation (indoor and outdoor);
- (8) Consumer service establishment;
- (9) Contractor shop;
- (10) Cultural service;
- (11) Financial service;
- (12) General government use;
- (13) Hotel/motel;
- (14) Kennel, commercial;
- (15) Local utility service;
- (16) Park and recreation services;
- (17) Pawn shops;
- (18) Printing, binding, and mail operations (fifty thousand (50,000) square feet or less);
- (19) Private and public parking lots;
- (20) Public safety services;
- (21) Religious assembly;
- (22) Restaurant (drive-in/fast food, limited and general);
- (23) Retail shopping establishment;
- (24) School;
- (25) Secondhand store;
- (26) Tattoo parlor;
- (27) Tavern, as limited by Section 15.15.060;
- (28) Veterinary service;
- (29) Warehousing and distribution, limited (fifty thousand (50,000) square feet or less);
- (30) Funeral service;
- (31) Consumer fireworks sales;
- (32) **Small alcohol production facility.**

**15.15.060 - Additional regulations.**

- (a) None of the adult entertainment activities as defined in Chapter 15.03 shall be located within one thousand (1,000) feet of any other such use, nor shall any such use be located within three hundred (300) feet of any school, place of religious assembly, public park, or residential district.
- (b) No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.

Exception: The two hundred (200) foot distance limitation from conforming multifamily residential uses as noted above shall not apply to taverns which do not exceed three thousand (3,000) square feet in gross floor area if located within a commercial development with one hundred twenty-five thousand (125,000) square feet or more of leasable retail/commercial space.

- (c) Parking for automobile sales and rental facilities shall include space for both visitor parking and sale display area. One space is required for each vehicle available for sale, lease or rental at one time with additional parking based on the size of the building used for sales and accessory repairs and service.
- (d) Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

**Editor's note**— Ord. No. 6026, § 3, adopted Feb. 23, 2009, repealed the former § 15.15.060, and enacted a new § 15.15.060 as set out herein. The former § 15.15.060 pertained to similar subject matter and derived from Ord. No. 5940, § 1, adopted 2007.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_



**ORDINANCE NO. 6342**

**AN ORDINANCE TO AMEND CHAPTER 15.17-C-4/COMMERCIAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.17.020 “PRINCIPAL USES” TO INCLUDE “SMALL ALCOHOL PRODUCTION FACILITY”**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.17-C-4/Commercial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.17.020 “Principal Uses” to read as follows:

**15.17.020 - Principal uses.**

The following principal uses shall be permitted outright in a C-4 district:

- (1) Automobile service establishment;
- (2) Business, professional office;
- (3) Business goods and service establishment;
- (4) Club or lodge;
- (5) College or university;
- (6) Commercial recreation (indoor);
- (7) Consumer service establishment;
- (8) Cultural service;
- (9) Financial service;
- (10) Funeral service;
- (11) General government use;
- (12) Hospital;
- (13) Hotel/motel;
- (14) Mixed commercial/residential structure;
- (15) Newspaper printing;
- (16) Park and recreation service;
- (17) Pawn shop;
- (18) Private parking lot;
- (19) Public parking lot;
- (20) Religious assembly;
- (21) Restaurant (drive-in, limited and general);
- (22) Retail shopping establishment;
- (23) School;
- (24) Second hand store;
- (25) Tattoo parlor;
- (26) Tavern;
- (27) Small alcohol production facility.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_

**ORDINANCE NO. 6343**

**AN ORDINANCE TO AMEND CHAPTER 15.16-C-3/COMMERCIAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.16.020 “PRINCIPAL USES” TO INCLUDE “SMALL ALCOHOL PRODUCTION FACILITY”**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.16-C-3/Commercial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.16.020 “Principal Uses” to read as follows:

**15.16.020 - Principal uses.**

The following principal uses shall be permitted outright in a C-3 district:

- (1) Automobile service establishment;
- (2) Business, professional office;
- (3) Business goods and service establishment;
- (4) Club or lodge;
- (5) College or university;
- (6) Commercial recreation (indoor);
- (7) Consumer service establishment;
- (8) Cultural service;
- (9) Financial service;
- (10) Funeral service;
- (11) General government use;
- (12) Hospital;
- (13) Hotel/motel;
- (14) Mixed commercial/residential structure;
- (15) Newspaper printing;
- (16) Park and recreation service;
- (17) Pawn shop;
- (18) Private parking lot;
- (19) Public parking lot;
- (20) Religious assembly;
- (21) Restaurant (drive-in, limited and general);
- (22) Retail shopping establishment;
- (23) School;
- (24) Second hand store;
- (25) Tattoo parlor;
- (26) Tavern;
- (27) Small alcohol production facility.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_

**ORDINANCE NO. 6344**

**AN ORDINANCE TO AMEND CHAPTER 15.18-P-C/PLANNED COMMERCIAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.18.020 “PRINCIPAL USES” TO INCLUDE “SMALL ALCOHOL PRODUCTION FACILITY”**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.18-P-C/Planned Commercial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.18.020 “Principal Uses” to read as follows:

**15.18.020 - Principal uses.**

The following principal uses shall be permitted outright in a P-C district:

- (1) Automobile service establishment;
- (2) Business, professional office;
- (3) Business goods and service establishment;
- (4) Commercial recreation (indoor);
- (5) Consumer service establishment;
- (6) Cultural service;
- (7) Financial service;
- (8) General government use;
- (9) Hotel/motel;
- (10) Local utility service;
- (11) Places of public assembly, entertainment or recreation;
- (12) Private parking lot;
- (13) Public parking lot;
- (14) Public safety service;
- (15) Retail shopping establishment;
- (16) Restaurant (drive-in, limited and general);
- (17) Tavern;
- (18) Consumer fireworks sales;
- (19) **Small alcohol production facility.**

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.



**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_

**ORDINANCE NO. 6345**

**AN ORDINANCE TO AMEND CHAPTER 15.20-I-1/LIGHT INDUSTRIAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA SECTIONS 15.20.020 “PRINCIPAL USES” AND SECTION 15.20.060 “ADDITIONAL REGULATIONS” TO INCLUDE “SMALL ALCOHOL PRODUCTION FACILITY”.**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.20-I-1/Light Industrial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.20.020 “Principal Uses” and Section 15.20.060 “Additional Regulations” to read as follows:

**15.20.020 - Principal uses.**

The following principal uses shall be permitted in an I-1 district:

- (1) Agricultural sales and service;
- (2) Auction;
- (3) Auction indoor;
- (4) Automobile repair, minor and major;
- (5) Automobile sales and rental;
- (6) Automobile service establishment;
- (7) Building material, sale and storage;
- (8) Business, professional office;
- (9) Business service establishment;
- (10) Commercial storage;
- (11) Consumer service establishment;
- (12) Contractor shop;
- (13) Equipment sales and rental;
- (14) Financial services;
- (15) General government use;
- (16) Governmental maintenance facility;
- (17) Greenhouse, commercial;
- (18) Hotel/motel;
- (19) Kennel, commercial;
- (20) Local utility service;
- (21) Manufacturing, light;
- (22) Private parking lot;
- (23) Public parking lot;
- (24) Public safety services;
- (25) Retail shopping establishment;
- (26) Tavern;
- (27) Warehousing and distribution, limited;
- (28) Consumer fireworks sales;
- (29) **Small alcohol production facility.**

**15.20.060 - Additional regulations.**

- (1) No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
- (2) Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_

**ORDINANCE NO. 6346**

**AN ORDINANCE TO AMEND CHAPTER 15.21-I-2/GENERAL INDUSTRIAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA SECTIONS 15.21.020 “PRINCIPAL USES” AND SECTION 15.21.060 “ADDITIONAL REGULATIONS” TO INCLUDE “SMALL ALCOHOL PRODUCTION FACILITY”.**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That Chapter 15.21-I-2/General Industrial District of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.21.020 “Principal Uses” and Section 15.21.060 “Additional Regulations” to read as follows:

**15.21.020 - Principal uses.**

The following principal uses shall be permitted in an I-2 district:

- (1) Agricultural sales and service;
- (2) Auction;
- (3) Auction indoor;
- (4) Automobile repair, minor and major;
- (5) Automobile sales and rental;
- (6) Automobile service establishment;
- (7) Building material, sale and storage;
- (8) Business service establishment;
- (9) Commercial storage;
- (10) Contractor shop;
- (11) Data center;
- (12) Equipment repair;
- (13) Equipment sales and rental;
- (14) Governmental maintenance facility;
- (15) Greenhouse, commercial;
- (16) Local utility service;
- (17) Manufacturing, light and general;
- (18) Private parking lot;
- (19) Public parking lot;
- (20) Public safety services;
- (21) Railroad yard and intermodal facilities;
- (22) Sign manufacturing;
- (23) Tavern;
- (24) Truck service establishment;
- (25) Truck terminal;
- (26) Warehousing and distribution, limited and general.
- (27) Consumer fireworks sales;
- (28) Small alcohol production facility.

**15.21.060 - Additional regulations.**

- (1) No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school or religious building, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
- (2) Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_



## Council Communication

Department: Community

Development

Case/Project No.: ZC-18-009

Ordinance 6347

Council Action: 7/23/2018

Submitted by: Christopher

Gibbons

### Description

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070 and setting Public Hearing for August 13, 2018 at 7:00 p.m. by rezoning 47.02 acres of land located in the North 1/2 of the SE1/4 of Section 10-74-44 and part of the NW1/4 of the SW1/4 of Section 11-74-44, more particularly in Council Packet, from A-2/Parks, Estates and Agricultural District to P-C/Planned Commercial District as defined in Chapter 15.18. ZC-18-009

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
ZC-18-009 Staff Report Including Attach A (7-23-18) CC	Other	7/12/2018
ZC-18-009 Attach B (7-23-18) CC	Other	7/12/2018
ZC-18-009 Attach C (7-23-18) CC	Other	7/12/2018
ZC-18-009 PH Notice (7-23-18) CC	Other	7/13/2018
Ordinance 6347	Other	7/17/2018

## Council Communication

Department: Community Development	Resolution of Intent No. _____	Planning Commission: 07/10/18
Case #SAV-18-011	Resolution to Dispose No. _____	Set Public Hearing: 07/23/18
Applicant: Michelle Bates 14017 Overland Trail Council Bluffs, IA 51503		Public Hearing: 08/13/18

### Subject/Title

Request: Public hearing on the request of Michelle Bates to vacate and dispose of that part of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7, Block 11, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the East 23 feet of Lot 20, Block 14, Riddles Subdivision and the vacated north/south alley adjacent.

Location: Lying South of 619 11th Avenue, and East of the South Expressway.

### Background

The Community Development Department has received an application from Michelle Bates to vacate and dispose of an unimproved section of 11<sup>th</sup> Avenue lying South of 619 11<sup>th</sup> Avenue, and East of the South Expressway. The applicant wishes to acquire their portion of right-of-way in order to maintain access to their building. The subject right-of-way is the only remaining section of 11<sup>th</sup> Avenue between South 6<sup>th</sup> Street and South 7<sup>th</sup> Street that has not been vacated by the City of Council Bluffs.

It was previously determined in association with the vacation of 11<sup>th</sup> Avenue on the West side of the South Expressway (Case #SAV-18-005) that the owners of 619 11<sup>th</sup> Avenue would access their property via an access easement through the vacated 11<sup>th</sup> Avenue from South 7<sup>th</sup> Street, and under the South Expressway via an access permit from the Public Works Department of the City of Council Bluffs.

The following attachments have been included for reference:

**Attachment A:** Location and Zoning Map

**Attachment B:** Site Photos

On August 25, 2003 the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

1. *To provide due process and citizen participation in the application and review process for vacations.*

There are four separate property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:

North – Commercial building owned by Joseph and Michelle Bates (619 11<sup>th</sup> Avenue)

South – Currently undeveloped land owned by PACE Harvester II, LLC

All abutting property owners were mailed petitions asking if they are in favor of/opposed to and/or willing to/not willing to acquire the portion of the alley that abuts their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*

Access to the adjacent properties will not be changing as a result of this vacation. The only parcel that will not otherwise have frontage to a publically dedicated road will be the parcel owned by the applicant, with access being established through other means.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*

This request is to vacate the only remaining section of 11<sup>th</sup> Avenue between South 6<sup>th</sup> and South 7<sup>th</sup> Streets.

4. *To reduce or eliminate hazardous and dangerous traffic conditions.* The subject right-of-way is unimproved and is not used for vehicular and/or pedestrian traffic.
5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*  
All City Departments and utilities were notified of the request. The following responses were received:
  - Public Works Department stated they are not opposed to the vacation.
  - The Fire Marshall stated he has no comments.
  - The Permits and Inspections Division stated they have no comments.
  - Council Bluffs Water Works stated they have no utilities in the subject alleyway.
  - MidAmerican Energy stated they have no objections to the proposed vacation.
6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.* Not applicable.
7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.* This request is to vacate the last remaining piece of the right-of-way between South 6<sup>th</sup> Street and South 7<sup>th</sup> Street.
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.* Not applicable.
9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.* Not applicable.
10. *To establish an equitable price for surplus public property.* All abutting property owners were notified about this vacation request. The following responses were received:
  - Joseph and Michelle Bates, who own the property addressed as 619 11<sup>th</sup> Avenue, stated they are in favor of the request and willing to acquire their portion of right-of-way for \$203.25.
  - Representatives of PACE Harvester II, stated in a phone call they are in favor of the request and willing to acquire their portion of right-of-way for \$203.25.

#### **Recommendation**

The Community Development Department recommends approval of the request to vacate and dispose of the section of 11<sup>th</sup> Avenue lying South of the East 29 feet of Lot 7 and the West ½ of the vacated alley adjacent, Block 11, Riddle's Subdivision (619 11<sup>th</sup> Avenue).

#### **Public Hearing**

Speakers in favor:

1. Michelle Bates, 14017 Overland Trail, Council Bluffs, IA 51503

Speakers against: None.

#### **Planning Commission Recommendation**

The Planning Commission recommends approval to vacate and dispose of that part of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7, Block 11, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the East 23 feet of Lot 20, Block 14, Riddles Subdivision and the vacated north/south alley adjacent.

VOTE: AYE 6 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 5 Motion: Carried

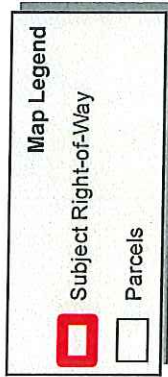
**Attachment A** – Location and Zoning Map

**Attachment B** – Site Photos

**Prepared By:** Chris Meeks, Planner, Community Development Department



# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #SAV-18-011 LOCATION AND ZONING MAP



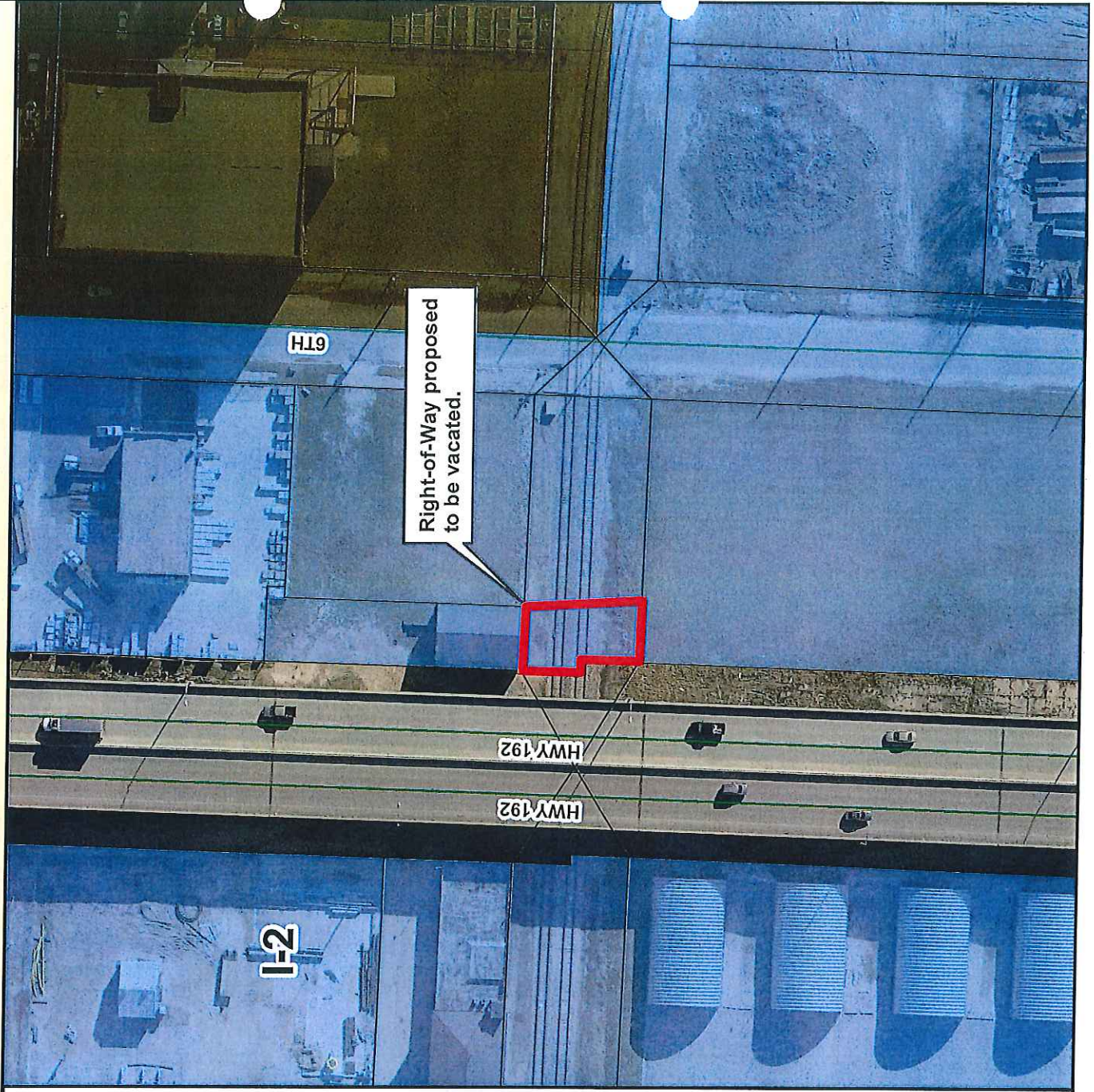
0 40 80  
1 Inch = 86 Feet



Last Amended: 6/18/18

**DISCLAIMER**  
This map is prepared and compiled from various sources, including aerial photography, street maps, and other public records. The City of Council Bluffs is not responsible for any errors or omissions in this map. The information contained on this map is for informational purposes only and should not be used as a basis for any legal action. The City of Council Bluffs is not responsible for any errors or omissions in this map.

Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 328-4629



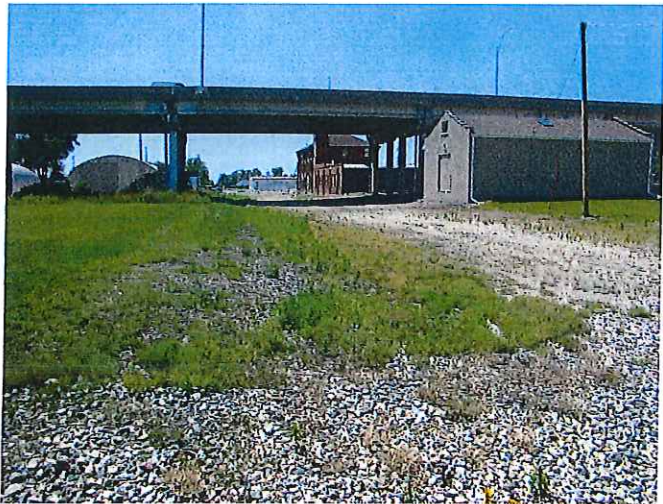


Attachment B:  
Site Photos



Aerial Photo of Subject Right-of-Way (highlighted in red)

Ground-Level Photo of Subject Right-of-Way (Facing West)



Ground-Level Photo of Subject Right-of-Way (Facing West)







## Conceptual Site Plan

S. 24th Street & Richard Downing Avenue | Council Bluffs, IA  
June 5, 2018 | 017-3618







# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #ZC-18-009 LOCATION/ZONING MAP

### Map Legend

-  Case #ZC-18-009 - Subject Property
-  Parcels

0 200 400  
1 Inch = 400 Feet

2016 Aerial Photograph



Note: Subject properties are highlighted in red.



Last Amended: 6/18/18



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 328-4629

### DISCLAIMER

This map is prepared and compiled from various sources. The City of Council Bluffs is not responsible for any errors or omissions. The information provided on this map is for informational purposes only. The City of Council Bluffs does not warrant the accuracy or completeness of the information. The City of Council Bluffs is not responsible for any damages or losses resulting from the use of this map.





## NOTICE OF PUBLIC HEARING

### TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a Public Hearing on an ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning property located in the North 1/2 of the SE1/4 of Section 10-74-44 and part of the NW1/4 of the SW1/4 of Section 11-74-44, City of Council Bluffs, Pottawattamie County, Iowa, said property being more particularly described as BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N87°53'20"W, 658.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N87°56'58"W; 658.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N01°59'34"E, 331.09 FEET; THENCE N87°54'35"W, 159.94 FEET; THENCE N02°06'46"E, 993.75 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) S87°51'21"E, 157.50 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (2) S87°49'01"E, 655.55 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (3) S87°53'14"E, 505.31 FEET; (4) S76°35'39"E, 153.19 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; (5) S87°19'54"E, 104.77 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S01°42'44"W, 319.95 FEET; (2) S08°30'44"E, 112.22 FEET; (3) S01°43'05"W, 863.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER N87°23'13"W, 124.81 FEET TO THE POINT OF BEGINNING, from A-2, Parks, Estates and Agricultural District to P-C/Planned Commercial District.

You are further notified that the Public Hearing on said matters will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 13<sup>th</sup> day of August, 2018, in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

---

Jodi Quakenbush, City Clerk

**ORDINANCE NO. 6347**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING 47.02 ACRES OF LAND LOCATED IN THE NORTH 1/2 OF THE SE1/4 OF SECTION 10-74-44 AND PART OF THE NW1/4 OF THE SW1/4 OF SECTION 11-74-44, MORE PARTICULARLY DESCRIBED BELOW, FROM A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO P-C/PLANNED COMMERCIAL DISTRICT AS DEFINED IN CHAPTER 15.18 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.**

**BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

**SECTION 1.** That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended to rezone 47.02 acres of land located in the North 1/2 of the SE1/4 of Section 10-74-44 and part of the NW1/4 of the SW1/4 of Section 11-74-44, City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N87°53'20"W, 658.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N87°56'58"W; 658.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N01°59'34"E, 331.09 FEET; THENCE N87°54'35"W, 159.94 FEET; THENCE N02°06'46"E, 993.75 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES; (1) S87°51'21"E, 157.50 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (2) S87°49'01"E, 655.55 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; (3) S87°53'14"E, 505.31 FEET; (4) S76°35'39"E, 153.19 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; (5) S87°19'54"E, 104.77 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF RICHARD DOWNING AVENUE AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH 24TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) S01°42'44"W, 319.95 FEET; (2) S08°30'44"E, 112.22 FEET; (3) S01°43'05"W, 863.01 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER N87°23'13"W, 124.81 FEET TO THE POINT OF BEGINNING from A-2, Parks, Estates and Agricultural District to P-C/Planned Commercial District as defined in Chapter 15.18 of the Municipal Code of Council Bluffs, Iowa,

Planning Case No. #ZC-18-009

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND \_\_\_\_\_, 2018.  
APPROVED

\_\_\_\_\_  
MATTHEW J. WALSH Mayor

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 7-23-18  
Second Consideration: 8-13-18  
Public Hearing: 8-13-18  
Third Consideration: \_\_\_\_\_

## Council Communication

Department: Legal  
Case/Project No.:  
Submitted by: Legal Department

Resolution 18-221

Council Action: 7/23/2018

### Description

Resolution setting a Public Hearing for August 13, 2018 at 7:00 p.m. on intent to grant a license for use of public right-of-way to MCImetro Access Transmission Service Corp. d/b/a Verizon Access Transmission Services.

### Background/Discussion

City staff have been working with MCImetro Access Transmission Services Corp d/b/a Verizon Access Services to develop a License for use of Public right-of-way for the installation of a fiber optics network throughout the City of Council Bluffs.

There will be an annual fee paid to the City based upon the lineal feet of fiber optics installed within the City's right-of-way. The purpose of this network is to provide for the movement of data throughout the business community. At this point there is no plan to enhance fiber optic services into the residential areas.

This project and agreement has been reviewed by Public Works, IT and the Legal Department, all recommend the granting of this license.

### Recommendation

Approval of this Resolution.

### ATTACHMENTS:

Description	Type	Upload Date
Notice for Public Hearing	Other	7/12/2018
Exhibit	Other	7/12/2018
Resolution 18-221	Resolution	7/17/2018

**NOTICE OF PUBLIC HEARING  
ON INTENT TO DISPOSE OF CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the granting of a License for Use of Public Right-of-Way to MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services.

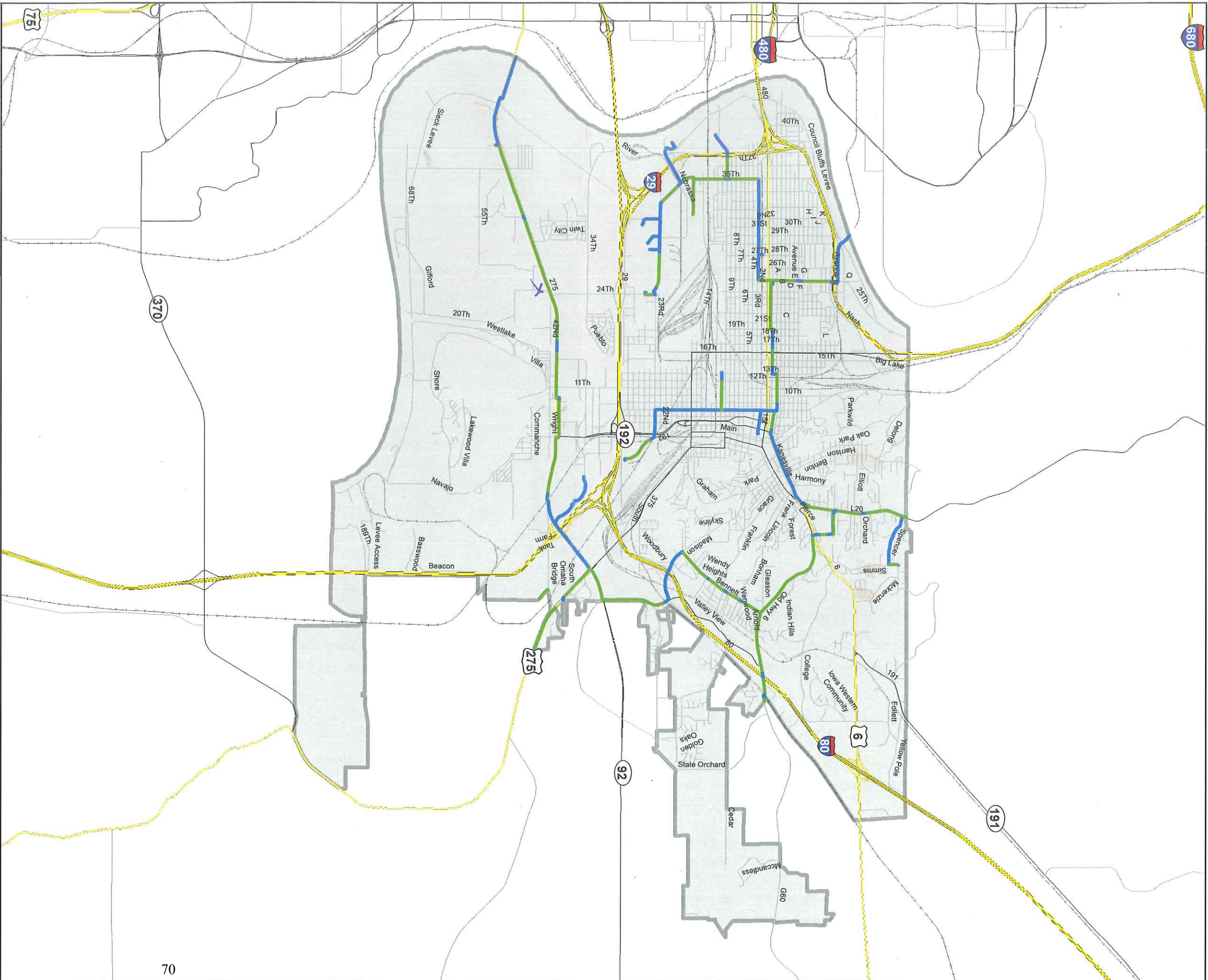
You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 13th day of August, 2018 in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

---

Jodi Quakenbush, City Clerk



**McMetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services**  
**License Area Proposed Fiber Routes**  
**City of Council Bluffs, IA**



Confidentiality Statement: Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this materials not permitted to any authorized persons or third parties except by written agreement.

Data Source: VZB  
Projection: GCS\_WGS\_1984  
Map Created: 2/16/2018  
Map Created By: Brett Parker



**RESOLUTION NO. 18-221**

**A RESOLUTION OF INTENT TO GRANT A LICENSE FOR USE OF PUBLIC RIGHT-OF-WAY TO MCIMETRO ACCESS TRANSMISSION SERVICE CORP. D/B/A VERIZON ACCESS TRANSMISSION SERVICES AND SET A PUBLIC HEARING.**

**WHEREAS,** MCImetro has made application to the City of Council Bluffs for the issuance of a license for permission to use City street right-of-way for the purpose of constructing, installing, operating, and maintaining a fiber-optic communication system.

**WHEREAS,** the proposed portions of City rights-of-way are identified in Exhibit A, attached hereto; and

**WHEREAS,** A public hearing set for August 13, 2018 at 7:00 p.m. for this matter shall be set.

**NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

That this matter is set for a public hearing for the 13<sup>th</sup> day of August, 2018 at 7 o'clock p.m.

ADOPTED  
AND  
APPROVED

July 23, 2018.

\_\_\_\_\_  
MATTHEW J. WALSH

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
JODI QUAKENBUSH

\_\_\_\_\_  
City Clerk

## Council Communication

Department: Community

Development

Case/Project No.: SAV-18-011

Submitted by: Chris Meeks

Resolution 18-222

Council Action: 7/23/2018

### Description

Resolution of intent to vacate and setting Public Hearing for August 13, 2018 at 7:00 p.m. for that portion of 11th Avenue extending from the East right-of-way line of the South Expressway, and abutting the properties legally described as Lot 7 and the West half of the vacated North/South alley adjacent, Block 11, Riddles Subdivision, and the East 23 feet of Lot 20 and the vacated North/South alley adjacent, Block 14, Riddles Subdivision. Location: Lying South of 619 11th Avenue, and East of the South Expressway. SAV-18-011

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Other	7/13/2018
Attachment C	Other	7/13/2018
SAV-18-010 Bates PH Notice (7-23-18) CC	Other	7/12/2018
Resolution 18-222	Resolution	7/17/2018

### Council Communication

Department: Community Development	Resolution of Intent No. _____	Planning Commission: 07/10/18
Case #SAV-18-011	Resolution to Dispose No. _____	Set Public Hearing: 07/23/18
Applicant: Michelle Bates 14017 Overland Trail Council Bluffs, IA 51503		Public Hearing: 08/13/18

#### Subject/Title

Request: Public hearing on the request of Michelle Bates to vacate and dispose of that part of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7, Block 11, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the East 23 feet of Lot 20, Block 14, Riddles Subdivision and the vacated north/south alley adjacent.

Location: Lying South of 619 11th Avenue, and East of the South Expressway.

#### Background

The Community Development Department has received an application from Michelle Bates to vacate and dispose of an unimproved section of 11<sup>th</sup> Avenue lying South of 619 11<sup>th</sup> Avenue, and East of the South Expressway. The applicant wishes to acquire their portion of right-of-way in order to maintain access to their building. The subject right-of-way is the only remaining section of 11<sup>th</sup> Avenue between South 6<sup>th</sup> Street and South 7<sup>th</sup> Street that has not been vacated by the City of Council Bluffs.

It was previously determined in association with the vacation of 11<sup>th</sup> Avenue on the West side of the South Expressway (Case #SAV-18-005) that the owners of 619 11<sup>th</sup> Avenue would access their property via an access easement through the vacated 11<sup>th</sup> Avenue from South 7<sup>th</sup> Street, and under the South Expressway via an access permit from the Public Works Department of the City of Council Bluffs.

The following attachments have been included for reference:

**Attachment A:** Location and Zoning Map

**Attachment B:** Site Photos

**Attachment C:** MidAmerican Energy Easement Request

On August 25, 2003 the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

1. *To provide due process and citizen participation in the application and review process for vacations.*

There are four separate property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:

North – Commercial building owned by Joseph and Michelle Bates (619 11<sup>th</sup> Avenue)

South – Currently undeveloped land owned by PACE Harvester II, LLC

All abutting property owners were mailed petitions asking if they are in favor of/opposed to and/or willing to/not willing to acquire the portion of the alley that abuts their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*

Access to the adjacent properties will not be changing as a result of this vacation. The only parcel that will not otherwise have frontage to a publically dedicated road will be the parcel owned by the applicant, with access being established through other means.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*

This request is to vacate the only remaining section of 11<sup>th</sup> Avenue between South 6<sup>th</sup> and South 7<sup>th</sup> Streets.

4. *To reduce or eliminate hazardous and dangerous traffic conditions.* The subject right-of-way is unimproved and is not used for vehicular and/or pedestrian traffic.
5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*  
All City Departments and utilities were notified of the request. The following responses were received:
  - Public Works Department stated they are not opposed to the vacation.
  - The Fire Marshall stated he has no comments.
  - The Permits and Inspections Division stated they have no comments.
  - Council Bluffs Water Works stated they have no utilities in the subject alleyway.
  - MidAmerican Energy stated they have no objections to the proposed vacation with the condition that a utility easement be maintained over the former right-of-way.
6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.* Not applicable.
7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.* This request is to vacate the last remaining piece of the right-of-way between South 6<sup>th</sup> Street and South 7<sup>th</sup> Street.
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.* Not applicable.
9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.* Not applicable.
10. *To establish an equitable price for surplus public property.* All abutting property owners were notified about this vacation request. The following responses were received:
  - Joseph and Michelle Bates, who own the property addressed as 619 11<sup>th</sup> Avenue, stated they are in favor of the request and willing to acquire their portion of right-of-way for \$203.25.
  - Representatives of PACE Harvester II, stated in a phone call they are in favor of the request and willing to acquire their portion of right-of-way for \$203.25.

#### **Recommendation**

The Community Development Department recommends approval of the request to vacate and dispose of the section of 11<sup>th</sup> Avenue lying South of the East 29 feet of Lot 7 and the West ½ of the vacated alley adjacent, Block 11, Riddle's Subdivision (619 11<sup>th</sup> Avenue) with the following condition:

1. A permanent utility easement be maintained over the entirety of the former right-of-way.

#### **Public Hearing**

Speakers in favor:

1. Michelle Bates, 14017 Overland Trail, Council Bluffs, IA 51503

Speakers against: None.

#### **Planning Commission Recommendation**

The Planning Commission recommends approval to vacate and dispose of that part of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7, Block 11, Riddles Subdivision and the West ½ of the vacated north/south alley adjacent along with the East 23 feet of Lot 20, Block 14, Riddles Subdivision and the vacated north/south alley adjacent.

VOTE: AYE 6    NAY 0    ABSTAIN 0    ABSENT 0    VACANT 5    Motion: Carried

**Attachment A** – Location and Zoning Map

**Attachment B** – Site Photos

**Attachment C** – MidAmerican Energy Easement Request

**Prepared By:** Chris Meeks, Planner, Community Development Department



**Christopher Meeks**

---

**To:** Christopher Gibbons; Brandon Garrett  
**Subject:** Intent to Grant Underground Electric Easement in Support of the PACE Project in Council Bluffs

---

**From:** Hannasch, Colby J <[CJHannasch@midamerican.com](mailto:CJHannasch@midamerican.com)>  
**Sent:** Wednesday, July 11, 2018 3:35 PM  
**To:** Brandon Garrett <[bgarrett@councilbluffs-ia.gov](mailto:bgarrett@councilbluffs-ia.gov)>  
**Cc:** Lane, David A <[DALane@midamerican.com](mailto:DALane@midamerican.com)>  
**Subject:** Intent to Grant Underground Electric Easement in Support of the PACE Project in Council Bluffs

Brandon,

Attached is our Intent to Grant letter, vicinity sketch, and sample underground easement necessary for the electric supply network to support the PACE project on South 6<sup>th</sup> St.

The location needed is former railroad right of way now owned by the City of Council Bluffs. The attachments more clearly identify the location. Following your review, if you have any questions please contact me directly at 712-277-7581.

Thank you for your time reviewing MidAmerican's easement request.

**Colby Hannasch**

Associate Right of Way Agent

401 Douglas Street

Sioux City, Iowa 51102

Phone: 712-277-7581

Cell Phone: 712-251-3953

Fax: 712-252-7393

Email: [CJHannasch@midamerican.com](mailto:CJHannasch@midamerican.com)





Vicinity Sketch



15ft Wide Underground Electrical Easement.

**NOTICE OF PUBLIC HEARING  
ON INTENT TO VACATE CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Joseph and Michelle Bates to vacate and dispose of that part of that portion of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7 and the West ½ of the vacated north/south alley adjacent, Block 11, Riddles Subdivision, and the East 23 feet of Lot 20 and the vacated north/south alley adjacent, Block 14, Riddles Subdivision.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m. on the 13<sup>th</sup> day of August, 2018, in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

---

Jodi Quakenbush,

City Clerk

(Case #SAV-18-011)

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629  
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 18-222

A RESOLUTION OF INTENT TO VACATE THAT PORTION OF 11<sup>TH</sup> AVENUE EXTENDING FROM THE EAST RIGHT-OF-WAY LINE OF THE SOUTH EXPRESSWAY, AND ABUTTING THE PROPERTIES LEGALLY DESCRIBED AS LOT 7 AND THE WEST HALF OF THE VACATED NORTH/SOUTH ALLEY ADJACENT, BLOCK 11, RIDDLES SUBDIVISION, AND THE EAST 23 FEET OF LOT 20 AND THE VACATED NORTH/SOUTH ALLEY ADJACENT, BLOCK 14, RIDDLES SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Joseph and Michelle Bates requests the vacation of that part of 11th Avenue right-of-way, lying east of the east right-of-way line of the South Expressway and abutting properties legally described as Lot 7 and the West ½ of the vacated north/south alley adjacent, Block 11, Riddles Subdivision, and the East 23 feet of Lot 20 and the vacated north/south alley adjacent, Block 14, Riddles Subdivision; and

WHEREAS, this City Council hereby declares its intent to consider disposition of this City right-of-way by conveying and quitclaiming all of its right, title and interest in it to the abutting property owner(s).

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That this City Council hereby declares its intent to consider disposition of the above described City property; and

BE IT FURTHER RESOLVED

That a public hearing on the City's intent to dispose of this property is hereby set for August 13, 2018.

ADOPTED  
AND  
APPROVED: July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST: \_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.: PW 17-22  
Submitted by: Matthew Cox, City  
Engineer

Resolution 18-223

Council Action: 7/23/2018

### Description

Resolution accepting the work of Voltmer, Inc. as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the Highway 275 Lighting. Project # PW17-22.

### Background/Discussion

Iowa DOT is making interstate improvements to I-29 and I-80. The improvements included the reconstruction of US 275 from west of Denmark Drive to Harry Langdon Boulevard.

The improvements required new street lighting to be constructed along Highway 275. The Iowa Department of Transportation included new lighting at the ramp intersections only. The lighting was installed on the new traffic signals at these intersections as part of the DOT project.

The street lights in areas outside of the ramp intersections are the responsibility of the City. The new lighting was constructed along Highway 275 from 800 feet west of Denmark Drive to Harry Langdon Boulevard.

This project was included in the FY17 CIP and is funded with Sales Tax Funds with a budget of \$500,000.

	<u>Division I</u>	
	<u>General</u>	<u>Total</u>
Original contract amount	\$190,053.24	\$190,053.24
Change Orders (-1.77%)	(\$3,356.78)	(\$3,356.78)
Final contract amount	\$186,696.46	\$186,696.46
Less previous payments	\$177,361.64	\$177,361.64
Retainage due contractor	\$9,334.82	\$9,334.82

The Contractor completed the project on time and did not receive any non-compliance notices.

### Recommendation

Approval of this resolution.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 18-223	Resolution	7/17/2018

**RESOLUTION  
NO 18-223**

**RESOLUTION ACCEPTING THE WORK OF VOLTMER, INC.  
IN CONNECTION WITH THE HIGHWAY 275 LIGHTING PROJECT  
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE  
A CITY CHECK IN THE AMOUNT OF \$9,334.82  
PROJECT #PW17-22**

WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Voltmer, Inc., Decorah, IA for the Highway 275 Lighting Project; and

WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the City Clerk; and

WHEREAS, a request for final payment in the amount of \$9,334.82 to Voltmer, Inc. has been submitted to the city council for approval and payment; and

WHEREAS, final payment is due 30 days after acceptance of the work; and

WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$9,334.82 constitutes a valid obligation of the City and should in its best interest be paid.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

Said improvements are hereby accepted as having been fully completed in accordance with plans and specifications.

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$9,334.82 payable to Voltmer, Inc. from budget codes Division I, G21600-676000; Project #00568.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues

ADOPTED  
AND  
APPROVED

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.: PW18-12  
Submitted by: Matthew Cox, City  
Engineer

Resolution 18-224

Council Action: 7/23/2018

### Description

Resolution accepting the work of Carley Construction LLC as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the South 1st Street Neighborhood Rehab, Phase VIII. Project #PW18-12.

### Background/Discussion

The South 1<sup>st</sup> Street neighborhood bounded by Pierce Street on the north, Palmer Avenue on the south, 1<sup>st</sup> Street on the west and Franklin Avenue on the east consists of some of the original town subdivision within the city.

Records indicate that the infrastructure in this area dates back prior to the 1950's and is in need of replacement. Storm sewers are lacking or undersized, sanitary sewers are leaking and broken and the pavements are in poor condition. Improvement projects will be phased over several years to replace and upgrade the aged infrastructure.

Phases I thru VII are complete and included portions of Knepper Street, Damon Street, Hill Street, Stutsman Street, Langstrom Street, Franklin Avenue, Platner Street, Carson Avenue, Grace Street, Kappell Avenue, Charles Street, Garden Street, Bloomer Street, Clinton Street, Voorhis Street, Stahl Avenue and Grace Street.

The Phase VIII project included Stutsman Street from East Pierce Street to Platner Street, Voorhis Street from Stutsman Street west to the dead end, and Platner Street from Grace Street to Stutsman Street.

This project is included in the FY18 CIP with a budget of \$1,000,000 in Sales Tax Funds.

	Division I	Division II	Division III	Division IV	Division V	
	<u>General</u>	<u>Pavement</u>	<u>Storm Sewer</u>	<u>San. Sewer</u>	<u>Water</u>	<u>Total</u>
Original Contract Amount	\$79,961.95	\$365,644.00	\$77,371.00	\$113,032.70	\$169,948.10	\$805,957.75
Change Orders (-0.81%)	\$2,637.90	\$4,212.75	(\$2,290.00)	(\$160.60)	(\$10,926.50)	(\$6,526.45)
Final Contract Amount	\$82,599.85	\$369,856.75	\$75,081.00	\$112,872.10	\$159,021.60	\$799,431.30
Less Previous Payments	\$78,469.86	\$351,363.91	\$71,326.95	\$107,228.49	\$151,070.52	\$759,459.73
Retainage Due Contractor	\$4,129.99	\$18,492.84	\$3,754.05	\$5,643.61	\$7,951.08	\$39,971.57

The Contractor completed the project on time and did not receive any non-compliance notices.

### Recommendation

The Contractor completed the project on time and did not receive any non-compliance notices.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 18-224	Resolution	7/17/2018



**RESOLUTION  
NO. 18-224**

**RESOLUTION ACCEPTING THE WORK OF  
CARLEY CONSTRUCTION LLC IN CONNECTION WITH  
THE SOUTH 1<sup>ST</sup> STREET NEIGHBORHOOD REHAB, PHASE VIII  
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE  
A CITY CHECK IN THE AMOUNT OF \$39,971.57  
PROJECT #PW18-12**

WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Carley Construction LLC, Council Bluffs, IA for the South 1<sup>st</sup> Street Neighborhood Rehab, Phase VIII; and

WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the city clerk; and

WHEREAS, a request for final payment in the amount of \$39,971.57 to Carley Construction LLC, has been submitted to the city council for approval and payment; and

WHEREAS, final payment is due 30 days after acceptance of the work; and

WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$39,971.57 constitutes a valid obligation of the City and should in its best interest be paid.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

Said improvements are hereby accepted as having been fully completed in accordance with plans and specifications.

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$39,971.57 payable to Carley Construction LLC from budget codes Division I, S36000-676000; Division II, S36000-676200; Division III, S36000-676500; Division IV, S36000-676700; Division V, S36000-678000 Project #1812A.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues

ADOPTED  
AND  
APPROVED

July 23, 2018, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Community

Development

Case/Project No.:

Submitted by: Courtney Harter

Resolution 18-225

Council Action: 7/23/2018

### Description

Resolution directing the City Clerk to publish notice and setting a public hearing for August 13, 2018 at 7:00 p.m. on the plans, specifications and form of contract for the 2nd Avenue sites Demolition and Restoration project.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Echo Set PH Staff Report (7-23-18) CC	Other	7/13/2018
Echo 2nd Ave Building Demo Map (7-23-18) CC	Other	7/13/2018
PH Notice	Other	7/17/2018
Resolution 18-225	Resolution	7/17/2018

### Council Communication

Department: Community Development	Ordinance No.: N/A  Resolution No.: 18-	Set Public Hearing : July 23, 2018 Public Hearing: August 13, 2018
<b>Subject/Title</b>		
Resolution setting public hearing on the plans and specifications and form of contract for the 2 <sup>nd</sup> Avenue Sites Demolition and Restoration Project.		
<b>Background/Discussion</b>		
<u>Background</u> In 2012, the City began purchasing property along the 1 <sup>st</sup> Avenue corridor as part of its West Broadway Redevelopment Plan. The first large property purchase was the Bunge grain elevators with structure demolition completed in 2014. Demolition did not include complete site restoration due to insufficient funds.  In 2014, the City purchased the Interstate Echo Corporation and Echo Group properties located along 2 <sup>nd</sup> Avenue which included six parcels from 30 <sup>th</sup> to 35 <sup>th</sup> Streets. Echo rented the space from the city until the final construction and relocation of their operations along Veteran’s Memorial Highway was completed in May.		
<u>Discussion</u> The City wants demolish two of the parcels located at 3036 2 <sup>nd</sup> Avenue and 3426 2 <sup>nd</sup> Avenue and complete additional clean up on a vacant parcel located on the north half of the 3100 block. Restoration of the sites will further the City’s plans for redevelopment of the 1 <sup>st</sup> Avenue corridor.  The demolition is funded through the capital improvement plan (CIP) allocation of \$750,000 for FY2019. Costs shall not exceed this amount.  The timeline shall be as follows:		
August 14, 2018	Distribute bid documents to contractors	
September 13, 2018	Bid opening at 10:00 am in the Clerk’s Office	
September 24, 2018	City Council award demolition contract	
October 1, 2018	Start demolition work	
May 30, 2019	Demolition work complete	
<b>Staff Recommendation</b>		
Staff recommends City Council adopt a resolution directing the City Clerk to publish notice and setting a public hearing on the plans, specifications and form of contract for the 2 <sup>nd</sup> Avenue Sites Demolition and Restoration Project.		
<b>Attachment</b>		


Submitted by: Courtney Harter, Project Coordinator, Community Development Department  
Approved by: Brandon Garrett, Director, Community Development Department

# Demolition and Restoration Project Map 2nd Avenue Sites



## Legend

 Buildings to be Demolished  Site Restoration  Fence Removal Only

250 125 0 250 Feet  




Notice of Public Hearing  
on the  
Plans, Specifications, Form of Contract and Cost Estimate  
for the  
2<sup>nd</sup> Avenue Sites Demolition and Restoration Project

A public hearing will be held on August 13, 2018, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, form of contract and cost estimate for the 2<sup>nd</sup> Avenue Demolition and Restoration Project. The project will include the demolition of structures two parcels located at 3036 2<sup>nd</sup> Avenue and 3426 2<sup>nd</sup> Avenue and additional clean up a vacant parcel located on the north half of the 3100 block. Upon completion, the affected area will be graded and seeded for redevelopment. At said hearing, any interested person may appear and file objections to such plans and specifications.

By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk

**RESOLUTION NO. 18-225**

**A RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 2<sup>ND</sup> AVENUE SITES DEMOLITION AND RESTORATION PROJECT.**

- WHEREAS,** the City wishes to make improvements known as the 2<sup>nd</sup> Avenue Sites Demolition and Restoration Project located in the 3000, 3100 and 3400 blocks of 2<sup>nd</sup> Avenue; and
- WHEREAS,** this project will involve demolition of the structures on two of the parcels located at 3036 2<sup>nd</sup> Avenue and 3426 2<sup>nd</sup> Avenue and additional clean up a vacant parcel located on the north half of the 3100 block; and
- WHEREAS,** such improvements are required to accommodate the redevelopment of the area; and
- WHEREAS,** the plans, specifications and form of contract for the 2<sup>nd</sup> Avenue Sites Demolition and Restoration Project are on file in the office of the City Clerk.

**NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

That the City Clerk is hereby directed to set a public hearing on August 13, 2018 at 7:00pm on the 2<sup>nd</sup> Avenue Sites Demolition and Restoration Project.

ADOPTED  
AND  
APPROVED:

July 23, 2018

\_\_\_\_\_  
Mathew J. Walsh

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

\_\_\_\_\_  
City Clerk



## Council Communication

Department: Legal

Case/Project No.:

Submitted by: Legal Department

Resolution 18-226

Council Action: 7/23/2018

### Description

Resolution of intent to dispose and setting a Public Hearing for August 13, 2018 at 7:00 p.m. on City property legally described as Lot 4, Block 8, in Hall's Addition to the Council Bluffs Community School District.

### Background/Discussion

The City has received an offer to purchase the property described above. The City attained title to this property through the abandoned building procedures as outlined in Iowa Code 657A.10A. Currently, there is an abandoned house residing on the property requiring demolition, as well as general maintenance of the property required to bring it into compliance with Council Bluffs Municipal Code.

As consideration for the transfer of property, the District will demolish the building on the property within 30 days of receiving title, which would otherwise be the responsibility of the City at our cost.

The District will also maintain the property in compliance with Council Bluffs Municipal Code.

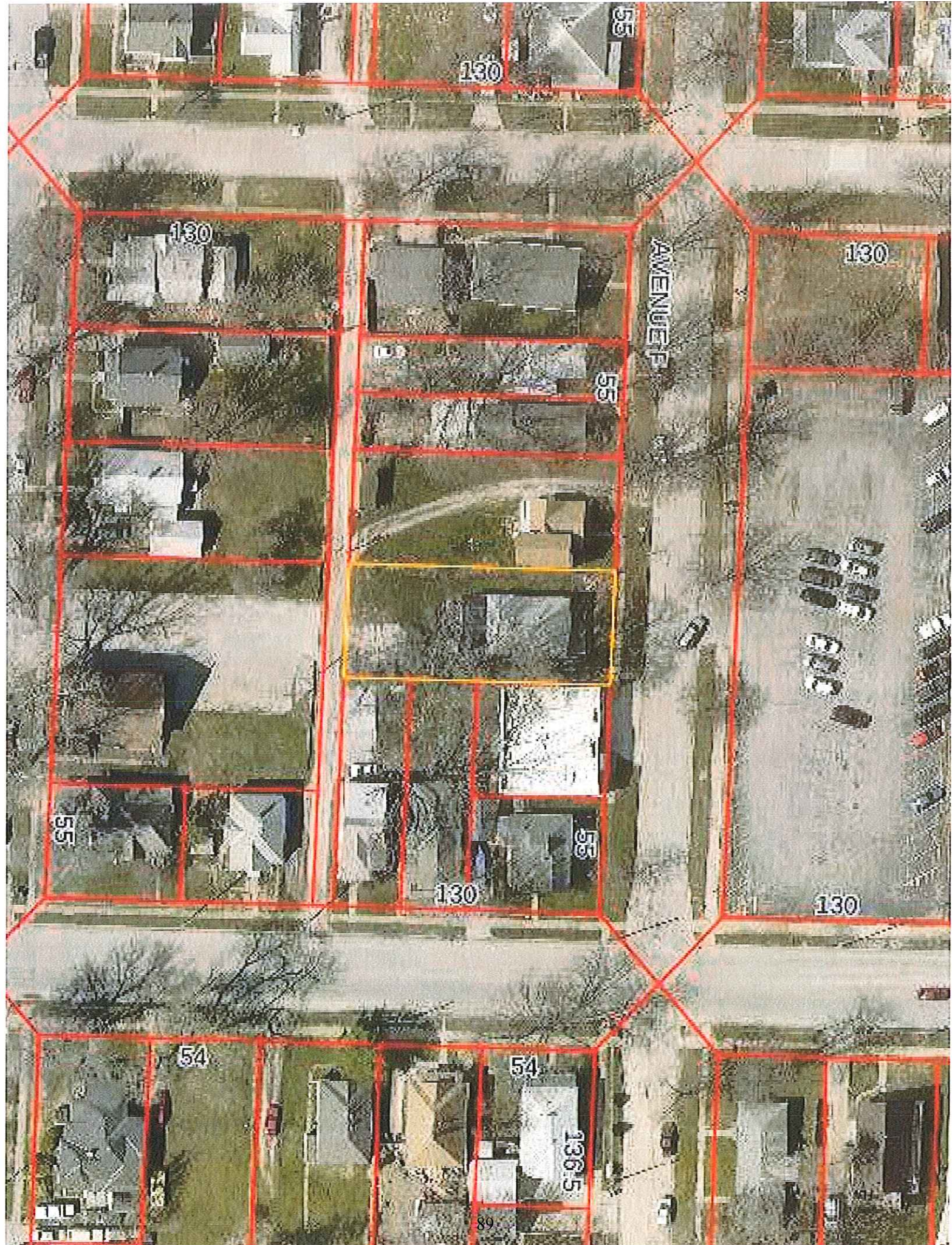
### Recommendation

Approval of this resolution.

### ATTACHMENTS:

Description	Type	Upload Date
Exhibit-Map of Property	Map	7/13/2018
Notice for Public Hearing	Other	7/13/2018
Resolution 18-226	Resolution	7/17/2018







**NOTICE OF PUBLIC HEARING  
ON INTENT TO DISPOSE AND CONVEY CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request to dispose of property legally described as Lot 4, Block 8, in Hall's Addition in Council Bluffs, Pottawattamie County, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 13<sup>th</sup> day of August 2018, in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

\_\_\_\_\_  
Jodi Quakenbush

\_\_\_\_\_  
City Clerk

CWM

**RESOLUTION NO.18-226**

**A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 4, BLOCK 8, IN HALL'S ADDITION TO THE COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT.**

**WHEREAS,** the City has received an offer from the Council Bluffs Community School District to purchase the City owned property legally described as Lot 4, Block 8, in Hall's Addition in Council Bluffs, Pottawattamie County, Iowa to the Council Bluffs Community School District; and

**WHEREAS,** the City will dispose of its interest by executing a Quit Claim Deed to the Council Bluffs Community School District; and

**WHEREAS,** a public hearing for this matter shall be set for August 13, 2018 at 7:00 p.m.

**NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

That the City does hereby express its intent to dispose of City owned property legally described as Lot 4, Block 8, in Hall's Addition in Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That a public hearing be scheduled for August 13, 2018 at 7:00 o'clock p.m..

ADOPTED  
AND  
APPROVED

July 23, 2018.

\_\_\_\_\_  
MATTHEW J. WALSH

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

JODI QUAKENBUSH

\_\_\_\_\_  
City Clerk

## Council Communication

Department: Legal  
Case/Project No.:  
Submitted by: Legal Department

Resolution 18-227

Council Action: 7/23/2018

### Description

Resolution of intent to dispose and setting a Public Hearing for August 13, 2018 at 7:00 p.m. on City property legally described as Lot 3, Block 8, in Hall's Addition to the Council Bluffs Community School District.

### Background/Discussion

The City has received an offer to purchase the property described above. The City attained title to this property through the abandoned building procedures as outlined in Iowa Code 657A.10A. Currently, there is an abandoned house residing on the property requiring demolition, as well as general maintenance of the property required to bring it into compliance with Council Bluffs Municipal Code.

As consideration for the transfer of property, the District will demolish the building on the property within 30 days of receiving title, which would otherwise be the responsibility of the City at our cost.

The District will also maintain the property in compliance with Council Bluffs Municipal Code.

### Recommendation

Approval of this Resolution.

### ATTACHMENTS:

Description	Type	Upload Date
Exhibit-Map of Property	Map	7/13/2018
Notice for Public Hearing	Other	7/13/2018
Resolution 18-227	Resolution	7/17/2018







**NOTICE OF PUBLIC HEARING  
ON INTENT TO DISPOSE AND CONVEY CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request to dispose of property legally described as Lot 3, Block 8, in Hall's Addition in Council Bluffs, Pottawattamie County, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 13<sup>th</sup> day of August 2018, in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

---

Jodi Quakenbush

City Clerk

**RESOLUTION NO. 18-227**

**A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 3, BLOCK 8, IN HALL'S ADDITION TO THE COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT.**

**WHEREAS,** the City has received an offer from the Council Bluffs Community School District to purchase the City owned property legally described as Lot 3, Block 8, in Hall's Addition in Council Bluffs, Pottawattamie County, Iowa to the Council Bluffs Community School District; and

**WHEREAS,** the City will dispose of its interest by executing a Quit Claim Deed to the Council Bluffs Community School District; and

**WHEREAS,** a public hearing for this matter shall be set for August 13, 2018 at 7:00 p.m.

**NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

That the City does hereby express its intent to dispose of City owned property legally described as Lot 34, Block 8, in Hall's Addition in Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That a public hearing be scheduled for August 13, 2018 at 7:00 o'clock p.m.

ADOPTED  
AND  
APPROVED

July 23, 2018.

\_\_\_\_\_  
MATTHEW J. WALSH

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

JODI QUAKENBUSH

\_\_\_\_\_  
City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.: FY15-06C  
Submitted by: Matthew Cox, City  
Engineer

Resolution 18-232

Council Action: 7/23/2018

### Description

Resolution setting a public hearing for 7:00 p.m. on August 13, 2018 for the Levee Certification Project, Geotechnical MR\_4 and MR\_5. Project #FY15-06C

### Background/Discussion

The City of Council Bluffs owns or sponsors multiple levee segments which encompass the City Federal Levee System, providing flood protection from the Missouri River, Mosquito Creek, and Indian Creek. These levee systems are currently shown on FEMA floodplain maps as being accredited and are identified as providing protection from the 100-year flood or 1% annual chance flood event.

In order to maintain the level of protection identified on the FEMA Flood Insurance Rate Map, it is necessary to provide documentation to FEMA that complies with the requirements of 44 CFR 65.10. If the levees are not certified, they will be de-accredited and FEMA will begin the process of updating maps. Areas previously protected by the levees will be identified as flood-prone.

In order to meet the criteria for levee certification, improvements to each of the levee systems will be necessary. The purpose of the Geotechnical MR\_4 and Geotechnical MR\_5 projects is to resolve seepage deficiencies along the Missouri River levee by constructing a seepage and stability berm. The scope of the project will also incorporate the correction of any noted deficiencies from the latest USACE inspection.

Each year of the FY14 thru FY19 CIP budgets have included a programmed amount in Local Option Sales Tax funds for levee improvements. In addition to LOST funds, the City is able to capture a portion of the State sales tax revenues through the Iowa Flood Mitigation Program. Through this program, the City is eligible to receive \$57M over a 20-year period. The accelerated schedule of the levee program requires a funding strategy that will allow large expenditures to occur in the next few years. The financing plan will likely include borrowing money for the short-term and then leveraging the IFMP reimbursements to pay back the loan over a longer period of time. The City's consultant, PFM, is currently exploring multiple scenarios for borrowing the necessary funds.

The project cost for Geotech MR\_4 and MR\_5 is approximately \$5,500,000 including engineering, ROW acquisition, and construction.

The project schedule is as follows:	Set Public Hearing	July 23, 2018
	Hold Public Hearing	August 13, 2018
	Bid Letting	September 11, 2018
	Award	September 24, 2018
	Construction Start	October 2018
	Construction End	June 2019

### Recommendation

Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
Notice of Public Hearing	Other	7/13/2018
Map	Map	7/13/2018
Resolution 18-232	Resolution	7/17/2018



Notice of Public Hearing  
on the  
Plans, Specifications, Form of Contract and Cost Estimate  
for the  
Levee Certification Project, Geotechnical MR\_4 and MR\_5  
Project #FY15-06C

A public hearing will be held on August 13, 2018, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, form of contract and cost estimate for the Levee Certification Project, Geotechnical MR\_4 and MR\_5. The project will include construction of 393,000 cubic yards of embankment, 975 square yards of asphalt, 870 lineal feet of curb and gutter, and 360 lineal feet of 54" storm sewer. At said hearing, any interested person may appear and file objections to such plans and specifications.

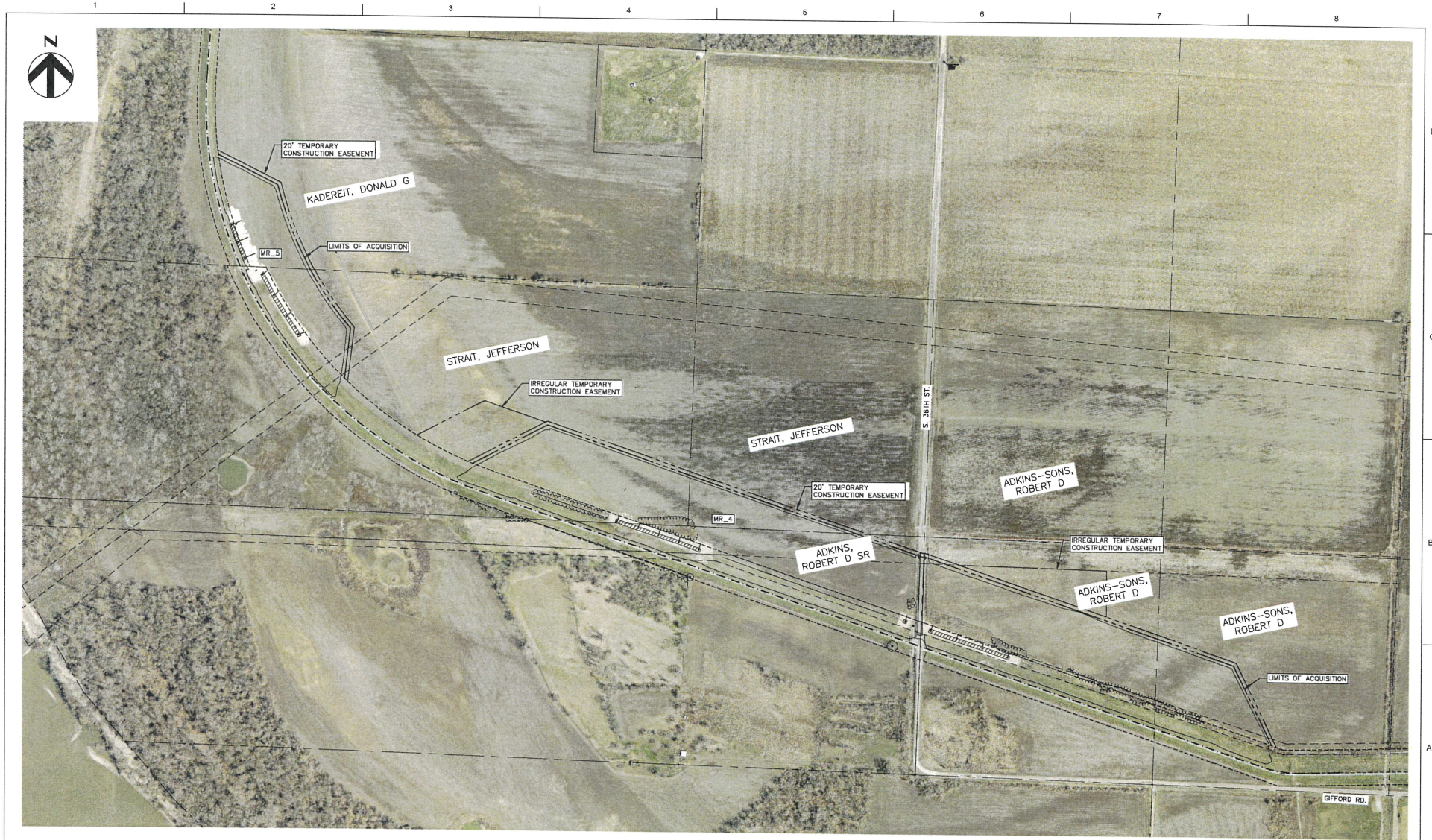
By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk





			PROJECT MANAGER	J. ENGEL
2	8-23-2017	408 SUBMITTAL		
1	2-06-2017	65% REVIEW		
ISSUE	DATE	DESCRIPTION	PROJECT NUMBER	10028014



CITY OF COUNCIL BLUFFS  
GEOTECHNICAL\_MR\_4 AND  
MR\_5 PROJECTS

ROW MAP  
0 1" 2"  
SCALE 1" = 250'

SHEET  
C-08



**RESOLUTION**  
**NO 18-232**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE  
AND SETTING A PUBLIC HEARING ON THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR\_4 AND MR\_5  
PROJECT #FY15-06C**

WHEREAS,           the City wishes to make improvements known as  
Levee Certification Project, Geotechnical MR\_4  
and MR\_5 within the City, as therein described; and

WHEREAS,           the plans, specifications, form of contract and cost  
estimate are on file in the office of the city clerk.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of contract and cost estimate for the Levee Certification Project, Geotechnical MR\_4 and MR\_5 setting August 13, 2018, at 7:00 p.m. as the date and time of said hearing.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues.

ADOPTED  
AND  
APPROVED

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Finance  
Case/Project No.:  
Submitted by:

June 2018 Monthly Financial  
Reports

Council Action: 7/23/2018

### Description

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
June FY18 Expenditures by Amount	Resolution	7/16/2018
June FY18 Expenditures by Vendor	Resolution	7/16/2018
June FY18 Receipts and Expenditures by Fund	Resolution	7/16/2018

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
BANKERS TRUST	14,477,133.47	BOND PAYMENT
PAYROLL	2,311,668.37	CITY EMPLOYEE NET PAYROLL
HAWKINS CONSTRUCTION COMPANY	1,271,929.03	CONSTRUCTION
SAMPSON CONSTRUCTION CO INC	794,157.00	CONSTRUCTION
TWO RIVERS INSURANCE COMPANY INC	789,485.37	HEALTH INSURANCE
BLUFFS PAVING & UTILITY INC	715,635.80	CONSTRUCTION
MFPRSI	652,111.81	PAYROLL EXPENDITURES
EFTPS	599,973.00	EMPLOYEE TAXES
POTTAWATTAMIE COUNTY SHERIFF	543,305.85	RIGHT OF WAY COSTS
WAL-MART REAL ESTATE BUSINESS TRUST	465,537.54	TIF REBATE
BOKF N.A.	341,468.12	TIF REBATE
IOWA FINANCE AUTHORITY	292,835.00	LOAN PAYMENTS
HGM ASSOCIATES INC	291,159.46	PROFESSIONAL SVCS
RED RIVER WASTE SOLUTIONS LP	283,855.51	REFUSE COLLECTION
ANDERSEN CONSTRUCTION CORP	259,240.46	CONSTRUCTION
US BANK	208,480.92	BASS PRO LOAN PAYMENT
IPERS	178,577.16	RETIREMENT
IOWA DEPT OF REVENUE	158,904.00	EMPLOYEE TAXES
RIVER PARK APARTMENTS LLC	125,021.00	TIF REBATE
CAESARS ENTERTAINMENT	124,905.80	MAC OPERATING EXPENSES
MIDAMERICAN ENERGY	106,480.11	ELECTRICITY
SILVERSTONE RISK SERVICES INC	96,997.00	INSURANCE
MECO-HENNE CONTRACTING INC	92,150.00	CONSTRUCTION
STUDIO 15 COMMERCIAL INTERIORS INC	91,481.91	CONTRACT LABOR
DD WEST BROADWAY LLC	89,584.00	TIF REBATE
PAYROLL	87,395.06	MAC OPERATING EXPENSES
CENTRAL SALT LLC	71,245.93	STREET MAINTENANCE SUPLS
VALLEY CORPORATION	70,455.34	CONSTRUCTION
TRANSIT AUTHORITY OF THE CITY OF OMAHA	67,804.00	BUS SERVICE
LEGACY CB LLC	67,663.18	TIF REBATE
MCCARTHY CONSTRUCTION INC	66,819.00	TIF REBATE
NATIONWIDE RETIREMENT SOLUTIONS INC	62,893.22	EMPLOYEE CONTRIB
LYMAN RICHEY CORPORATION	62,338.30	SUPPLIES
INNOVATIVE INTERFACES INC	59,396.29	TRAINING
THEATRICAL MEDIA SERVICES INC	57,680.86	CONTRACTURAL SVC
TSMC MANAGEMENT LLC	56,580.00	TIF REBATE
SIG SAUER INC	55,336.73	EQUIPMENT/PARTS
PAYROLL	50,522.48	DODGE RIVERSIDE OPERATING EXPENSES
SIEMENS INDUSTRY INC	47,472.00	EQUIPMENT/PARTS
HDR ENGINEERING INC	39,820.33	PROFESSIONAL SVCS
BLACK & VEATCH CORPORATION	38,383.18	CONSULTANT
AMERICAN NATIONAL BANK	38,055.00	TIF REBATE
BLUFFS ELECTRIC INC	37,658.77	ELECTRICAL REPAIR
IOWA WASTE SYSTEMS	36,533.52	SOLID WASTE DISPOSAL
KELTEK INCORPORATED	35,886.48	EQUIPMENT/PARTS
MARCO TECHNOLOGIES LLC	35,438.76	COPY/PRINTER MAINTENANCE
PUBLIC FINANCIAL MANAGEMENT INC	32,276.86	PROFESSIONAL SVCS
CBIA, LLLP	28,673.00	DEVLPMNT CONTRACT
COX COMMUNICATIONS	28,095.90	PHONE/INTERNET SVC
PETROLEUM TRADERS CORPORATION	26,635.54	FUEL



**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
CUSTOM AUTO REBUILDERS	26,239.69	VEHICLE COSTS
OMAHA SYMPHONY ASSOCIATION	25,000.00	PROFESSIONAL SVCS
JEO CONSULTING GROUP INC	24,925.93	CONSULTANT
OMG MIDWEST INC	24,087.48	STREET MAINTENANCE SUPLS
HUGHES IRONS FACILITY CORPORATION	24,073.00	TIF REBATE
RYNE C JEFFRIES	23,760.00	CONSTRUCTION
SNYDER & ASSOCIATES INC	23,038.14	PROFESSIONAL SVCS
HOWARD BEBOUT	21,720.00	CONTRACTURAL SVC
MID AMERICAN SIGNAL INC	21,616.00	EQUIPMENT/PARTS
SOUTHWEST IOWA PLANNING COUNCIL	21,252.69	CONTRACTURAL SVC
MOODYS INVESTORS SERVICE	21,000.00	PROFESSIONAL SVCS
CLOSED LOOP LOAN FUND	20,830.00	LOAN PAYMENTS
NEUVIRTH CONSTRUCTION INC	20,545.49	CONSTRUCTION
EHRHART GRIFFIN & ASSOCIATES INC	20,119.25	PROFESSIONAL SVCS
BERKLEY RISK ADMINISTRATORS CO LLC	20,000.00	WORK COMP CLAIMS
NEW COMMUNITY DEVELOPMENT CORPORATION	20,000.00	DEVLPMNT CONTRACT
TRUCK EQUIPMENT INC	19,494.00	EQUIPMENT/PARTS
POLYDYNE INC	19,470.00	SUPPLIES
EMSPACE INC	19,360.45	CONSULTANT
LEXIPOL LLC	19,287.00	SUBSCRIPTION
IOWA LAW ENFORCEMENT ACADEMY	18,720.00	TRAINING
EMERALD TREE CARE LLC	18,382.95	CONTRACTURAL SVC
PROJECT ADVOCATES	17,161.91	CONTRACTURAL SVC
COUNCIL BLUFFS WATER WORKS	16,817.48	WATER
ADPI EMS BILLING INC	16,709.89	AMBULANCE BILLING FEE
LEANN L HUGHES	15,724.82	TREE WORK
ICON ENTERPRISES INC	15,445.88	HARDWARE/SOFTWARE
THE SCOTTS MIRACLE-GRO COMPANY	15,055.69	REFUSE COLLECTION
CONTROL SERVICES INC	14,983.02	REPAIRS
EBS - FLEX ACOCUNT	14,432.16	PAYROLL EXPENDITURES
G WILLIAM COULTHARD TRUST	13,680.00	PROPERTY ACQUISITION
NODDLE DEVELOPMENT COMPANY	13,583.33	CONSULTANT
PETERS LAW FIRM PC	13,323.75	ATTORNEY FEES
ROMEO ENTERTAINMENT GROUP INC	12,910.00	CONSULTANT
HOEFER WYSOCKI ARCHITECTS, LLC	12,401.38	PROFESSIONAL SVCS
HAWKEYE VISION INC	12,341.10	MAC VENDOR
SUEZ TREATMENT SOLUTIONS INC	12,275.00	EQUIPMENT/PARTS
SECURITY EQUIPMENT INCORPORATED	12,188.90	CONTRACTURAL SVC
J & L SERVICES	11,779.84	RENTAL EXPS
MIDWEST TAPE	11,528.96	DVD/AUDIO/CD
STAGEPAY SERVICES INC	11,346.89	CONTRACTURAL SVC
ERRIN KEITH GUNDERSON	10,823.98	CONTRACTURAL SVC
SHERBONDY'S HOME & GARDEN SHOWPLACE	10,525.00	CONTRACTURAL SVC
SMITH PETERSON LAW FIRM	10,500.00	PROFESSIONAL SVCS
DRIVER PLUMBING	10,285.00	REPAIRS
ICMA RETIREMENT TRUST	10,094.30	PAYROLL EXPENDITURES
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	9,758.00	EMPLOYEE CONTRIB
IOWA DEPARTMENT OF REVENUE	9,422.00	MAC OPERATING EXPENSES
ASPHALT AND CONCRETE MATERIALS CO	9,360.46	STREET MAINTENANCE SUPLS
CENTURY HOMES CO	9,319.71	SUPPLIES

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
LANDSCAPES MGMT COMPANY	9,251.51	DODGE RIVERSIDE OPERATING EXPENSES
COLLECTION SERVICES CENTER	9,132.78	GARNISHMENT
SJ ELECTRO SYSTEMS INC	9,125.25	EQUIPMENT/PARTS
TERRY HUGHES TREE SERVICE	8,900.00	CONTRACTURAL SVC
CARROLL DISTRIBUTING & CONSTRUCTION	8,866.48	EQUIPMENT/PARTS
SADLER ELECTRIC INC	8,830.71	CONTRACTURAL SVC
KAY JAY ROLD	8,821.30	CONTRACTURAL SVC
COX CONTRACTING	8,750.00	CONSTRUCTION
COMPASS UTILITY LLC	8,679.50	CONSTRUCTION
THERMAL SERVICES	8,406.14	REPAIRS
CREDIT CARD CHARGES	8,268.41	FEES
LAMAR TEXAS LIMITED PERTNERSHIP	8,206.25	MAC OPERATING EXPENSES
EMUNAH LLC	8,156.50	JANITORIAL SERVICE
MARK MARKUSON III	8,014.00	CONTRACTURAL SVC
TROY ACOUSTICS CORP	8,000.00	EQUIPMENT/PARTS
GRANICUS LLC	7,950.00	SUBSCRIPTION
COUNCIL BLUFFS AIRPORT AUTHORITY	7,879.02	AIRPORT AUTH TAX
DENNIS L JONES	7,842.00	UMPIRE SCHEDULING
PORTABLE COMPUTER SYSTEMS INC	7,668.70	HARDWARE/SOFTWARE
ARROW TOWING	7,220.00	TOWING/STORAGE/AUCTION
GUNS UNLIMITED INC	6,975.00	EQUIPMENT/PARTS
WAITT OUTDOOR	6,925.00	MAC OPERATING EXPENSES
SAFETY GUARD INC	6,905.00	REPAIRS
BURTON PLUMBING	6,683.68	EQUIPMENT/PARTS
ZIMCO SUPPLY CO	6,585.00	DODGE RIVERSIDE OPERATING EXPENSES
MIDLANDS HUMANE SOCIETY	6,455.10	CONTRACTURAL SVC
KELLY'S CARPET OMAHA	6,237.00	SUPPLIES
AQUA-CHEM INCORPORATED	6,236.24	SUPPLIES
VERIZON WIRELESS SERVICES LLC	6,233.14	CELL PHONE
LOESS HILLS TURF LLC	6,195.80	CONTRACTURAL SVC
POTTAWATTAMIE COUNTY TREASURER	6,166.96	FEES
BAKER & TAYLOR INC	6,108.21	BOOKS/PERIODICALS/SUB
WESTERN ENGINEERING COMPANY INC	6,061.00	CONSTRUCTION
DOLL DISTRIBUTING LLC	5,707.70	DODGE RIVERSIDE OPERATING EXPENSES
GARAGE DOOR SERVICES	5,544.00	CONTRACTURAL SVC
PHYSIO CONTROL INC	5,388.20	EQUIPMENT/PARTS
HAZARDOUS MATERIALS CONSULTING INC	5,250.00	TRAINING
CARGILL INCORPORATED	5,158.37	STREET MAINTENANCE SUPLS
IOWA DEPARTMENT OF REVENUE	5,096.00	DODGE RIVERSIDE OPERATING EXPENSES
B G PETERSON COMPANY	4,930.00	SUPPLIES
LOGAN CONTRACTORS SUPPLY INC	4,724.54	SUPPLIES
PACIFIC SPRINGS GOLF CLUB	4,642.90	DODGE RIVERSIDE OPERATING EXPENSES
SYSCO	4,594.09	DODGE RIVERSIDE OPERATING EXPENSES
IP PATHWAYS LLC	4,576.00	HARDWARE/SOFTWARE
MOBOTREX INC	4,575.00	SUPPLIES
POTTAWATTAMIE COUNTY AUDITOR	4,529.67	LAW ENFORCEMENT COMPLEX
TREAT AMERICA FOOD SERVICES	4,502.58	CONTRACTURAL SVC
ARNOLD MOTOR SUPPLY LLP	4,389.25	EQUIPMENT/PARTS
CORNHUSKER TRUCKS ACCT #10747	4,073.43	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	3,960.00	EMPLOYEE CONTRIB

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
KENNETH LOGHRY	3,930.00	MOWING/GROUNDS MAINT
D&K PRODUCTS	3,903.50	DODGE RIVERSIDE OPERATING EXPENSES
FLEET US LLC	3,888.00	SUPPLIES
DR PEPPER SNAPPLE GROUP	3,811.68	SUPPLIES
SPRINGSTED INCORPORATED	3,762.50	CONSULTANT
RESOURCE RENTAL CENTER INC	3,755.50	RENTAL EXPS
CFI TIRE SERVICE	3,734.52	TIRE REPLACEMENT/REPAIR
AHLERS & COONEY PC	3,579.00	ATTORNEY FEES
WEST BROADWAY CLINIC P C	3,560.00	CONSULTANT
CHAMPLIN TIRE RECYCLING INC	3,540.00	TIRE DISPOSAL
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	3,520.00	EMPLOYEE CONTRIB
SMART WAVE TECHNOLOGIES LLC	3,490.00	HARDWARE/SOFTWARE
TRAFFICWARE LLC	3,414.47	HARDWARE/SOFTWARE
CONSOLIDATED ELECTRICAL DISTR, INC	3,412.45	SUPPLIES
MIDWEST HYDROSEEDING LLC	3,400.00	MOWING/GROUNDS MAINT
OMAHA RENTAL SERVICE INC	3,366.05	MAC OPERATING EXPENSES
BMI JANITORIAL GROUP	3,302.00	MAC OPERATING EXPENSES
VAN DIEST SUPPLY CO	3,292.40	SUPPLIES
DAN T RING	3,200.00	REIMBURSEMENT
FRATERNAL ORDER OF POLICE	3,115.00	PAYROLL EXPENDITURES
CABB INC	3,102.05	JANITORIAL SERVICE
SEAN JOHNSTON	3,023.00	FEES
MICHAEL O'BRADOVICH	3,000.00	CONSULTANT
PITNEY BOWES CORPORATION	3,000.00	POSTAGE & LEASE COST
GREAT PLAINS UNIFORMS	2,896.50	UNIFORMS
TRANS-IOWA EQUIPMENT INC	2,886.71	EQUIPMENT/PARTS
I-80 LIQUOR & TOBACCO	2,766.97	DODGE RIVERSIDE OPERATING EXPENSES
RELIANT TRANSPORTATION INC	2,716.92	CONTRACTURAL SVC
ODEYS INC	2,701.00	EQUIPMENT/PARTS
DEAN HOLDING COMPANY	2,695.02	CONTRACTURAL SVC
NATIONAL WASTE LP	2,664.00	EQUIPMENT/PARTS
WASTE CONNECTIONS OF NEBRASKA INC	2,598.28	SOLID WASTE DISPOSAL
EXELON CORPORATION	2,560.26	NATURAL GAS
IOWA DEPARTMENT ALC/BEV DIV	2,528.00	MAC OPERATING EXPENSES
WINDSTREAM CORPORATION	2,507.16	TELEPHONE
GENUINE PARTS COMPANY-NAPA	2,502.56	EQUIPMENT/PARTS
ENTENMANN-ROVIN COMPANY	2,493.95	SUPPLIES
ELLIOTT AUTO SUPPLY COMPANY INC	2,459.82	SUPPLIES
PREMIER MIDWEST BEVERAGE CO	2,408.40	DODGE RIVERSIDE OPERATING EXPENSES
CLEAR TITLE & ABSTRACT LLC	2,400.00	PROFESSIONAL SVCS
ABSTRACT PAINTING & DECORATING INC	2,360.00	CONTRACTURAL SVC
CITY OF COUNCIL BLUFFS	2,326.27	DODGE RIVERSIDE OPERATING EXPENSES
EOR IOWA LLC	2,300.00	CONTRACTURAL SVC
OCLC NETLIBRARY	2,293.84	SUBSCRIPTION
ROSE EQUIPMENT INC	2,290.37	EQUIPMENT/PARTS
TREASURER STATE OF IOWA/SALES TAX	2,275.00	SALES TAX
TRITECH SOFTWARE SYSTEMS	2,263.00	HARDWARE/SOFTWARE
SHARON A BACH	2,242.00	REPAIRS
HEININGER CONSTRUCTION LLC	2,000.00	CONTRACTURAL SVC
ABM ONSITE SERVICES-MIDWEST INC	1,996.75	JANITORIAL SERVICE

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
MIDWEST TURF & IRRIGATION	1,993.44	EQUIPMENT/PARTS
BARKING DOG LTD	1,957.50	CONTRACTURAL SVC
DELL MARKETING L P	1,841.13	HARDWARE/SOFTWARE
WOODHOUSE AUTO FAMILY	1,837.71	EQUIPMENT/PARTS
BLACK HILLS UTILITY HOLDINGS INC	1,819.06	NATURAL GAS
UTILITY EQUIPMENT COMPANY	1,759.33	EQUIPMENT/PARTS
SAPP BROTHERS PETROLEUM INC	1,743.00	FUEL
CENTRAL SERVICE AND SUPPLY	1,724.90	EQUIPMENT/PARTS
CREDIT MANAGEMENT LP	1,707.75	COLLECTION FEE
ALVINE AND ASSOCIATES INC	1,705.00	PROFESSIONAL SVCS
EXECUTIVE SECURITY OF OMAHA	1,696.20	MAC OPERATING EXPENSES
LANDSCAPES UNLIMITED	1,692.21	DODGE RIVERSIDE OPERATING EXPENSES
LARSEN SUPPLY COMPANY INC	1,659.61	SUPPLIES
BILL BRACKER	1,650.00	CLAIMS-LAWSUIT
AFSCME IOWA COUNCIL 61	1,567.44	DUES EMPLOYEE
ECHO ELECTRIC SUPPLY	1,559.53	MAC OPERATING EXPENSES
RIVERSIDE BUILDING MAINTENANCE INC	1,499.00	JANITORIAL SERVICE
GIBBS RENTAL	1,415.30	RENTAL EXPS
BLUFFS TAXI & COURIER	1,383.50	PROFESSIONAL SVCS
SWAGIT PRODUCTIONS LLC	1,375.00	CONTRACTURAL SVC
SITEOONE LANDSCAPE SUPPLY	1,362.42	DODGE RIVERSIDE OPERATING EXPENSES
TRAFFIC CONTROL CORP	1,350.00	EQUIPMENT/PARTS
COMPUTER CABLE CONNECTION	1,318.29	HARDWARE/SOFTWARE
SCRIPPS MEDIA INC	1,300.00	MAC OPERATING EXPENSES
WATERLOO TENT & TARP CO INC	1,296.55	REPAIRS
AGRILAND F S INC	1,293.10	SUPPLIES
LARSON DATA COMMUNICATIONS INC	1,289.80	HARDWARE/SOFTWARE
BANK & CREDIT CARD FEES	1,270.59	DODGE RIVERSIDE OPERATING EXPENSES
CANON SOLUTIONS AMERICA INC	1,267.18	COPY/PRINTER MAINTANCE
MENARDS	1,263.99	SUPPLIES
REX R PETERSEN JR	1,258.00	FEES
J & S AUDIO VISUAL COMM INC	1,240.00	MAC OPERATING EXPENSES
AIR CLEANING TECHNOLOGIES INC	1,238.25	EQUIPMENT/PARTS
MATHESON TRI GAS	1,221.26	WELDING SUPPLIES/SERVICE
ELECTRIC PUMP	1,145.00	EQUIPMENT/PARTS
PEPSI BEVERAGES CO	1,138.14	DODGE RIVERSIDE OPERATING EXPENSES
ULTRAMAX AMMUNITION	1,116.60	SUPPLIES
JOURNAL BROADCAST GROUP	1,110.00	MAC OPERATING EXPENSES
ELECTRONIC SOLUTIONS INC	1,092.75	REPAIRS
GOLF SCORECARDS INC	1,092.00	DODGE RIVERSIDE OPERATING EXPENSES
GEARGRID LLC	1,087.60	EQUIPMENT/PARTS
KJA TRANSPORTATION LLC	1,080.00	CONTRACTURAL SVC
SANDRY FIRE SUPPLY LLC	1,045.25	SUPPLIES
STATE INDUSTRIAL PRODUCTS CORPORATION	1,022.12	SUPPLIES
LYMAN-RICHEY SAND & GRAVEL CO	1,013.30	DODGE RIVERSIDE OPERATING EXPENSES
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	1,000.00	EMPLOYEE CONTRIB
MUNICIPAL EMERGENCY SERVICES INC	1,000.00	EQUIPMENT/PARTS
PASSPORT LABS INC	997.75	PARK FEES
BENNETT REFRIGERATION INC	988.01	REPAIRS
QWEST CORPORATION	970.56	TELEPHONE

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
GRANULAWN INC	964.30	REPAIRS
BOUND TO STAY BOUND BOOKS INC	952.82	BOOKS/PERIODICALS/SUB
MUNICIPAL CODE CORPORATION	950.00	SUBSCRIPTION
CSI/SSP INC	938.64	PRINTING/BINDING
AGRIVISION EQUIPMENT GROUP	914.17	EQUIPMENT/PARTS
LIKES MEYERSON HATCH LLC	906.50	CONSULTANT
OMAHA MAGAZINE LTD	900.00	ADVERTISEMENT
HACH COMPANY	896.98	EQUIPMENT/PARTS
MIDWEST DISTRIBUTING CORPORATION	882.08	LEASE
ACCENT PACKAGING INC	823.64	SUPPLIES
DAVID W WOODY	805.95	SUPPLIES
CWA-DUES	801.50	DUES EMPLOYEE
ARMORED KNIGHTS INC	800.00	CONTRACTURAL SVC
OLSSON ASSOCIATES	800.00	CONSULTANT
EZ LINKS GOLF LLC	795.37	DODGE RIVERSIDE OPERATING EXPENSES
SISTER CITIES INTERNATIONAL	790.00	DUES/MEMBERSHIP
TRAIL PERFORMANCE COATINGS INC	785.00	CONTRACTURAL SVC
IOWA ONE CALL	773.60	CONTRACTURAL SVC
GALLS INCORPORATED	766.12	EQUIPMENT/PARTS
OUTDOOR CUSTOM SPORTSWEAR LLC	764.85	DODGE RIVERSIDE OPERATING EXPENSES
FOX HOLDINGS INC	760.00	REPAIRS
C & J INDUSTRIAL SUPPLY	757.85	JANITORIAL SERVICE
OMAHA WORLD HERALD	731.04	ADVERTISEMENT
STETSON BUILDING PRODUCTS INC	728.81	SUPPLIES
MIDWEST MEDICAL & SAFETY INC	715.50	MEDICAL SUPPLIES
WALKERS INC	715.12	UNIFORMS
CONRECO INC	708.32	SUPPLIES
NEBRASKA AIR FILTER INC	703.08	SUPPLIES
ENTERPRISE RENT A CAR MIDWEST	689.74	RENTAL EXPS
CONTINENTAL FIRE SPRINKLER CORP	677.52	CONTRACTURAL SVC
RECORDED BOOKS LLC	676.61	DVD/AUDIO/CD
THOMSON REUTERS	675.21	SUBSCRIPTION
D.M.G. INC	674.87	EQUIPMENT/PARTS
TIMOTHY GREEN	658.36	DODGE RIVERSIDE OPERATING EXPENSES
UNION PACIFIC RAILROAD EMPLOYEE HEALTH SYSTEMS	653.43	REFUND
JOHNSON HARDWARE CO	647.00	MAC OPERATING EXPENSES
UMR	643.84	DODGE RIVERSIDE OPERATING EXPENSES
JUDITH M BLEZEK	642.83	REFUND
DAVIS EQUIPMENT CORPORATION	642.05	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	632.13	DODGE RIVERSIDE OPERATING EXPENSES
WEST CENTRAL ROOFING & SEAMLESS GUTTERING	625.00	REPAIRS
BH MEDIA GROUP HOLDING INC	610.88	ADVERTISEMENT
ALEXANDER SCOTT WILES	600.00	PROFESSIONAL SVCS
SANDAU BROS SIGN CO INC	584.22	DODGE RIVERSIDE OPERATING EXPENSES
EDWARDS CHEVROLET-CADILLAC INC	578.72	EQUIPMENT/PARTS
ECOLAB INSTITUTIONAL	575.98	DODGE RIVERSIDE OPERATING EXPENSES
OMAHA PNEUMATIC EQUIPMENT COMPANY	562.13	SUPPLIES
CABANA COFFEE	537.02	MAC OPERATING EXPENSES
JONES AUTOMOTIVE INCORPORATED	537.01	EQUIPMENT/PARTS
COMMUNITY EDUCATION FOUNDATION	525.00	REFUND



**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

VENDOR	AMOUNT	BUSINESS PURPOSE
GENIE PEST CONTROL	525.00	PEST CONTROL
TERRY J HOFFMAN	518.31	TRAVEL REIMBURSEMENT
CHILD SUPPORT SERVICES DIVISION	514.32	GARNISHMENT
DXP ENTERPRISES INC	500.91	EQUIPMENT/PARTS
WELLMARK	500.80	REFUND
BACKSTAGE LIBRARY WORKS	500.00	SUBSCRIPTION
HAFT GOLF	500.00	DODGE RIVERSIDE OPERATING EXPENSES
AMERICAN PLANNING ASSOCIATION	499.00	DUES/MEMBERSHIP
NEBRASKA CHILD SUPPORT PAYMENT CTR	496.62	EMPLOYEE CONTRIB
MECHANICAL SALES PARTS INCORPORATED	478.00	SUPPLIES
BUCKS INC	470.69	VEHICLE WASH
CONTINENTAL ALARM & DETECTION CO	462.25	CONTRACTURAL SVC
TAYLOR J. THOMAS	462.18	DODGE RIVERSIDE OPERATING EXPENSES
AMAZING ARTHUR ENTERTAINMENT	450.00	CONTRACTURAL SVC
SIGN-MOBILE	435.00	CONTRACTURAL SVC
RED BRANCH MEDIA, INC	425.00	CONSULTANT
SAVANT CORPORATION	422.00	EQUIPMENT/PARTS
VOICE & DATA SYSTEMS INC	413.00	TELEPHONE
NOVA FITNESS EQUIPMENT	412.90	EQUIPMENT/PARTS
DIAMOND MOWERS INC	411.63	REPAIRS
CITY OF COUNCIL BLUFFS	410.00	RENTAL EXPS
PATRICIA K LESIEUR	405.00	CONSULTANT
PLC	398.40	MOWING/GROUNDS MAINT
JENNY ARNOLD	375.00	REFUND
C B SEPTIC & PUMPING INC	361.00	DODGE RIVERSIDE OPERATING EXPENSES
ASHLEY KRUSE	352.62	REIMBURSEMENT
DONALD E KOPECKY	349.96	UNIFORMS
DIAMOND OIL COMPANY	346.80	EQUIPMENT/PARTS
CENGAGE LEARNING INC	342.29	BOOKS/PERIODICALS/SUB
PARAMOUNT LINEN & UNIFORMS	335.11	DODGE RIVERSIDE OPERATING EXPENSES
LAWSON PRODUCTS INCORPORATED	333.99	SUPPLIES
THERMO KING CHRISTENSEN	333.05	SUPPLIES
JOHN J MORGAN COMPANY	328.80	EQUIPMENT/PARTS
TURF CARS LTD	327.93	EQUIPMENT/PARTS
INTERSTATE ALL BATTERY CENTER	324.00	SUPPLIES
ECHO ELECTRIC SUPPLY	313.24	SUPPLIES
BENJAMIN M CAIN	300.00	REIMBURSEMENT
IOWA CITY/COUNTY MANAGEMENT ASSOCIATION	300.00	DUES/MEMBERSHIP
OMAHAS HENRY DOORLY ZOO	300.00	PROFESSIONAL SVCS
RONALD J LESIEUR	300.00	CONSULTANT
ALLIED ELECTRONICS INCORPORATED	295.90	SUPPLIES
GOVDEALS INC	295.89	ONLINE PAYMENT FEES
GREAT AMERICA FINANCIAL SERVICES CORPORATION	281.90	LOAN PAYMENTS
ACTION CONCRETE MATERIALS	280.00	CONTRACTURAL SVC
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	280.00	EMPLOYEE CONTRIB
LKQ MIDWEST AUTO	275.00	EQUIPMENT/PARTS
COMPLETE PAYROLL SERVICES INC	274.40	CONTRACT LABOR
W W GRAINGER INCORPORATED	257.96	EQUIPMENT/PARTS
RDG GEOSCIENCE & ENGINEERING INC	257.25	PROFESSIONAL SVCS
HUBER CHEVROLET CO INC	255.24	EQUIPMENT/PARTS

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

VENDOR	AMOUNT	BUSINESS PURPOSE
JOSIAH WOOD	250.00	REFUND
JULIE STARNER	250.00	REFUND
MATTHEW VONDRASEK	250.00	REFUND
MICHAEL KNEDLER	250.00	REFUND
LORETTA J ELLSWORTH	244.16	PROFESSIONAL SVCS
CERTIFIED POWER INC	241.38	EQUIPMENT/PARTS
REAMS SPRINKLER SUPPLY CORP	241.29	SUPPLIES
CRANE SALES & SERVICE	240.00	EQUIPMENT/PARTS
MATHESON TRI GAS INC	238.52	MAC OPERATING EXPENSES
DENNIS SUPPLY CO INC	237.24	MAC OPERATING EXPENSES
CENTER POINT LARGE PRINT	224.70	SUPPLIES
RLKM INC	221.90	REPAIRS
THURMAN PSYCHOLOGICAL LLC	215.00	MEDICAL SUPPLIES
JOHNSON BROS	211.00	DODGE RIVERSIDE OPERATING EXPENSES
BOO, INC.	206.58	EQUIPMENT/PARTS
ALLSTAR PRO GOLF	203.69	DODGE RIVERSIDE OPERATING EXPENSES
RACHEL NAGUNST	193.00	CONTRACTURAL SVC
ACUSHNET COMPANY	191.10	DODGE RIVERSIDE OPERATING EXPENSES
RED RIVER WASTE SOLUTIONS LP	188.70	DODGE RIVERSIDE OPERATING EXPENSES
BOMGAARS SUPPLY INC	183.52	SUPPLIES
O'REILLY AUTOMOTIVE INC	180.40	SUPPLIES
RAY MABBITT	180.00	CONTRACTURAL SVC
THE WALMAN OPTICAL COMPANY	178.90	SAFETY EQUIPMENT
SUPPLYWORKS	175.80	SAFETY EQUIPMENT
NEBRASKA MACHINERY COMPANY	175.12	EQUIPMENT/PARTS
SHERWIN WILLIAMS	175.00	SUPPLIES
AG SOLUTIONS GROUP LLC	172.80	EQUIPMENT/PARTS
HEARTLAND CO-OP	171.00	FUEL
EPD USA INC	170.00	EQUIPMENT/PARTS
MCMULLEN FORD INC	169.78	EQUIPMENT/PARTS
JEREMY SMITH	165.00	CONTRACTURAL SVC
RIEKES EQUIPMENT COMPANY	162.45	EQUIPMENT/PARTS
CORNERSTONE PRINTING & IMAGING	160.39	PRINTING/BINDING
MATTHEW KUHLMANN	160.00	MAC OPERATING EXPENSES
UNITED RENT ALL	158.04	MAC OPERATING EXPENSES
JIM HAWK TRUCK TRAILERS INC	158.00	EQUIPMENT/PARTS
ASI-MODULEX	157.75	HARDWARE/SOFTWARE
MIDSTATES BANK, NA	152.81	BANK SERVICES
TAPCO	142.50	HARDWARE/SOFTWARE
THERESA ZIMMERMAN	139.52	REIMBURSEMENT
RICHARD WADE	138.98	TRAVEL REIMBURSEMENT
GENERAL FIRE & SAFETY EQUIPMENT	134.92	EQUIPMENT/PARTS
UNITYPOINT CLINIC	126.00	CONSULTANT
MARK WARNEKE	125.00	CONTRACTURAL SVC
NEBRASKA DISTRIBUTING	118.90	MAC OPERATING EXPENSES
MARK ARCHIBALD	114.54	TRAVEL REIMBURSEMENT
FEDEX	113.33	FREIGHT/POSTAGE
HARRIS GOLF CARS	111.15	DODGE RIVERSIDE OPERATING EXPENSES
KRISTINA POSTON	110.95	REIMBURSEMENT
OLD HWY 6 TRACTOR & EQUIPMENT INC	106.24	EQUIPMENT/PARTS

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
TRANSALARM INC	105.00	DODGE RIVERSIDE OPERATING EXPENSES
AMERICAN NATIONAL BANK	104.42	BANK SERVICES
BILL'S WATER CONDITIONING	100.00	SUPPLIES
MIDWEST MEDICAL TRANSPORT COMPANY LLC	100.00	SPECIAL TRANSIT
SCOTT WALLAR	100.00	DODGE RIVERSIDE OPERATING EXPENSES
STEPHANIE CHACON	100.00	SERVICE LABOR
BOFA	99.92	MAC OPERATING EXPENSES
ULTIMATE SAFETY CONCEPTS INC	98.98	EQUIPMENT/PARTS
BRIDGETT JANSSEN	95.00	REFUND
RUETER & ZENOR CO	94.32	EQUIPMENT/PARTS
ELBA E CERA	90.00	PROFESSIONAL SVCS
JEFFREY T KOUBA	90.00	PROFESSIONAL SVCS
NICHOLAS RUIS	90.00	SERVICE LABOR
BETTY J BELTER	88.81	REFUND
STEPHEN M MEIDLINGER	88.12	REFUND
DANIEL ROBERTS	85.00	TRAVEL REIMBURSEMENT
NANCY J VANPELT	83.60	REFUND
MID STATES BANK	82.86	MAC OPERATING EXPENSES
FRANCES BALLARD OR DIANE M LANE	81.36	REFUND
FIREFIGHTERS UNION #15	79.00	PAYROLL EXPENDITURES
OVERDRIVE INC	76.99	BOOKS/PERIODICALS/SUB
KUSSMAUL ELECTRONICS COMPANY INC	75.12	SUPPLIES
BARKER LEMAR AND ASSOCIATES INC	75.00	ENGINEERING
WANITA E PRINTY-ZIKA	75.00	CONSULTANT
MUTUAL OF OMAHA	73.07	DODGE RIVERSIDE OPERATING EXPENSES
SETCOM CORP	71.75	EQUIPMENT/PARTS
THERESA CANNON DEWITT	65.40	REIMBURSEMENT
UNIVERSAL ELECTRIC	60.80	REFUND
BROCK C GENTILE	60.00	MAC OPERATING EXPENSES
AMERIHEALTH CARITAS IOWA, INC.	59.99	REFUND
RICOH USA INC	59.58	EQUIPMENT/PARTS
SPRINT SOLUTIONS INC	57.54	CELL PHONE
PRESTO X	55.00	PROFESSIONAL SVCS
DATASHIELD CORPORATION	50.00	CONTRACTURAL SVC
EASTERN IOWA THERAPEUTICS	50.00	PROFESSIONAL SVCS
ED M FELD EQUIPMENT COMPANY INC	50.00	EQUIPMENT/PARTS
JUSTIN URLACHER	50.00	SERVICE LABOR
MARIA J URLACHER	50.00	SERVICE LABOR
MINALES L ROBINS	50.00	REFUND
SHARON HUDSON	50.00	REFUND
TED'S MOWER SALES & SERVICE INC	47.38	EQUIPMENT/PARTS
GORDON D OR ETTA MAYE SMITH	47.23	REFUND
C&J INDUSTRIAL SUPPLY INC	41.73	DODGE RIVERSIDE OPERATING EXPENSES
A & L HYDRAULICS INCORPORATED	41.54	EQUIPMENT/PARTS
DEX MEDIA EAST LLC	39.00	ADVERTISEMENT
AMERITAS LIFE INS CORP	37.92	DODGE RIVERSIDE OPERATING EXPENSES
RACHEL STOLZ	37.60	TRAVEL REIMBURSEMENT
LORETTA GOESCHEL	36.52	TRAVEL REIMBURSEMENT
UNITED PARCEL SERVICE	35.61	FREIGHT/POSTAGE
TANYA FRENCH	34.34	TRAVEL REIMBURSEMENT

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
June, 2018

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
JOSH MICKOW	32.04	DODGE RIVERSIDE OPERATING EXPENSES
JEBRO INCORPORATED	30.00	CONTRACTURAL SVC
LORINDA LANGNER	28.00	REFUND
MATTHEW PRUETT	27.50	REIMBURSEMENT
THE J P COOKE COMPANY	27.45	SUPPLIES
MARGARET MARBS	27.00	REFUND
MAXINE GOTTO	25.00	REFUND
ST PETERS CATHOLIC CHURCH	25.00	CONSULTANT
MICHAELA SALKELD	24.99	MAC OPERATING EXPENSES
MARLYS LIEN	24.53	TRAVEL REIMBURSEMENT
PAYPAL INC	19.95	CONTRACTURAL SVC
JAMIE N RUPPERT	17.88	TRAVEL REIMBURSEMENT
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	15.00	CONTRACTURAL SVC
LAKOTA PUBLIC LIBRARY	14.99	REIMBURSEMENT
AMERICAN MESSAGING SERVICES LLC	13.24	TELEPHONE
READING EQUIPMENT & DISTRIBUTION, LLC	12.71	EQUIPMENT/PARTS
IOWA DEPARTMENT OF REVENUE	8.13	GARNISHMENT
UNITED OF OMAHA LIFE INSURANCE COMPANY	5.69	REFUND
LINCOLN NATIONAL LIFE INS CO	5.40	DODGE RIVERSIDE OPERATING EXPENSES
UNION BANK & TRUST	2.00	DODGE RIVERSIDE OPERATING EXPENSES
DISCOVER	0.46	MAC OPERATING EXPENSES
DOLL DISTRIBUTING INC	(953.95)	MAC OPERATING EXPENSES
	<b>28,066,265.06</b>	

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
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<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
A & L HYDRAULICS INCORPORATED	41.54	EQUIPMENT/PARTS
ABM ONSITE SERVICES-MIDWEST INC	1,996.75	JANITORIAL SERVICE
ABSTRACT PAINTING & DECORATING INC	2,360.00	CONTRACTURAL SVC
ACCENT PACKAGING INC	823.64	SUPPLIES
ACTION CONCRETE MATERIALS	280.00	CONTRACTURAL SVC
ACUSHNET COMPANY	191.10	DODGE RIVERSIDE OPERATING EXPENSES
ADPI EMS BILLING INC	16,709.89	AMBULANCE BILLING FEE
AFSCME IOWA COUNCIL 61	1,567.44	DUES EMPLOYEE
AG SOLUTIONS GROUP LLC	172.80	EQUIPMENT/PARTS
AGRILAND F S INC	1,293.10	SUPPLIES
AGRIVISION EQUIPMENT GROUP	914.17	EQUIPMENT/PARTS
AHLERS & COONEY PC	3,579.00	ATTORNEY FEES
AIR CLEANING TECHNOLOGIES INC	1,238.25	EQUIPMENT/PARTS
ALEXANDER SCOTT WILES	600.00	PROFESSIONAL SVCS
ALLIED ELECTRONICS INCORPORATED	295.90	SUPPLIES
ALLSTAR PRO GOLF	203.69	DODGE RIVERSIDE OPERATING EXPENSES
ALVINE AND ASSOCIATES INC	1,705.00	PROFESSIONAL SVCS
AMAZING ARTHUR ENTERTAINMENT	450.00	CONTRACTURAL SVC
AMERICAN MESSAGING SERVICES LLC	13.24	TELEPHONE
AMERICAN NATIONAL BANK	38,055.00	TIF REBATE
AMERICAN NATIONAL BANK	104.42	BANK SERVICES
AMERICAN PLANNING ASSOCIATION	499.00	DUES/MEMBERSHIP
AMERIHEALTH CARITAS IOWA, INC.	59.99	REFUND
AMERITAS LIFE INS CORP	37.92	DODGE RIVERSIDE OPERATING EXPENSES
ANDERSEN CONSTRUCTION CORP	259,240.46	CONSTRUCTION
AQUA-CHEM INCORPORATED	6,236.24	SUPPLIES
ARMORED KNIGHTS INC	800.00	CONTRACTURAL SVC
ARNOLD MOTOR SUPPLY LLP	4,389.25	EQUIPMENT/PARTS
ARROW TOWING	7,220.00	TOWING/STORAGE/AUCTION
ASHLEY KRUSE	352.62	REIMBURSEMENT
ASI-MODULEX	157.75	HARDWARE/SOFTWARE
ASPHALT AND CONCRETE MATERIALS CO	9,360.46	STREET MAINTENANCE SUPLS
B G PETERSON COMPANY	4,930.00	SUPPLIES
BACKSTAGE LIBRARY WORKS	500.00	SUBSCRIPTION
BAKER & TAYLOR INC	6,108.21	BOOKS/PERIODICALS/SUB
BANK & CREDIT CARD FEES	1,270.59	DODGE RIVERSIDE OPERATING EXPENSES
BANKERS TRUST	14,477,133.47	BOND PAYMENT
BARKER LEMAR AND ASSOCIATES INC	75.00	ENGINEERING
BARKING DOG LTD	1,957.50	CONTRACTURAL SVC
BENJAMIN M CAIN	300.00	REIMBURSEMENT
BENNETT REFRIGERATION INC	988.01	REPAIRS
BERKLEY RISK ADMINISTRATORS CO LLC	20,000.00	WORK COMP CLAIMS
BETTY J BELTER	88.81	REFUND
BH MEDIA GROUP HOLDING INC	610.88	ADVERTISEMENT
BILL BRACKER	1,650.00	CLAIMS-LAWSUIT
BILL'S WATER CONDITIONING	100.00	SUPPLIES
BLACK & VEATCH CORPORATION	38,383.18	CONSULTANT
BLACK HILLS UTILITY HOLDINGS INC	1,819.06	NATURAL GAS
BLUFFS ELECTRIC INC	37,658.77	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	715,635.80	CONSTRUCTION



**CITY OF COUNCIL BLUFFS**  
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<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
BLUFFS TAXI & COURIER	1,383.50	PROFESSIONAL SVCS
BMI JANITORIAL GROUP	3,302.00	MAC OPERATING EXPENSES
BOFA	99.92	MAC OPERATING EXPENSES
BOKF N.A.	341,468.12	TIF REBATE
BOMGAARS SUPPLY INC	183.52	SUPPLIES
BOO, INC.	206.58	EQUIPMENT/PARTS
BOUND TO STAY BOUND BOOKS INC	952.82	BOOKS/PERIODICALS/SUB
BRIDGETT JANSSEN	95.00	REFUND
BROCK C GENTILE	60.00	MAC OPERATING EXPENSES
BUCKS INC	470.69	VEHICLE WASH
BURTON PLUMBING	6,683.68	EQUIPMENT/PARTS
C & J INDUSTRIAL SUPPLY	757.85	JANITORIAL SERVICE
C B SEPTIC & PUMPING INC	361.00	DODGE RIVERSIDE OPERATING EXPENSES
C&J INDUSTRIAL SUPPLY INC	41.73	DODGE RIVERSIDE OPERATING EXPENSES
CABANA COFFEE	537.02	MAC OPERATING EXPENSES
CABB INC	3,102.05	JANITORIAL SERVICE
CAESARS ENTERTAINMENT	124,905.80	MAC OPERATING EXPENSES
CANON SOLUTIONS AMERICA INC	1,267.18	COPY/PRINTER MAINTANCE
CARGILL INCORPORATED	5,158.37	STREET MAINTENANCE SUPLS
CARROLL DISTRIBUTING & CONSTRUCTION	8,866.48	EQUIPMENT/PARTS
CBIA, LLLP	28,673.00	DEVLPMNT CONTRACT
CENGAGE LEARNING INC	342.29	BOOKS/PERIODICALS/SUB
CENTER POINT LARGE PRINT	224.70	SUPPLIES
CENTRAL SALT LLC	71,245.93	STREET MAINTENANCE SUPLS
CENTRAL SERVICE AND SUPPLY	1,724.90	EQUIPMENT/PARTS
CENTURY HOMES CO	9,319.71	SUPPLIES
CERTIFIED POWER INC	241.38	EQUIPMENT/PARTS
CFI TIRE SERVICE	3,734.52	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	3,540.00	TIRE DISPOSAL
CHILD SUPPORT SERVICES DIVISION	514.32	GARNISHMENT
CITY OF COUNCIL BLUFFS	2,326.27	DODGE RIVERSIDE OPERATING EXPENSES
CITY OF COUNCIL BLUFFS	410.00	RENTAL EXPS
CLEAR TITLE & ABSTRACT LLC	2,400.00	PROFESSIONAL SVCS
CLOSED LOOP LOAN FUND	20,830.00	LOAN PAYMENTS
COLLECTION SERVICES CENTER	9,132.78	GARNISHMENT
COMMUNITY EDUCATION FOUNDATION	525.00	REFUND
COMPASS UTILITY LLC	8,679.50	CONSTRUCTION
COMPLETE PAYROLL SERVICES INC	274.40	CONTRACT LABOR
COMPUTER CABLE CONNECTION	1,318.29	HARDWARE/SOFTWARE
CONRECO INC	708.32	SUPPLIES
CONSOLIDATED ELECTRICAL DISTR, INC	3,412.45	SUPPLIES
CONTINENTAL ALARM & DETECTION CO	462.25	CONTRACTURAL SVC
CONTINENTAL FIRE SPRINKLER CORP	677.52	CONTRACTURAL SVC
CONTROL SERVICES INC	14,983.02	REPAIRS
CORNERSTONE PRINTING & IMAGING	160.39	PRINTING/BINDING
CORNHUSKER TRUCKS ACCT #10747	4,073.43	EQUIPMENT/PARTS
COUNCIL BLUFFS AIRPORT AUTHORITY	7,879.02	AIRPORT AUTH TAX
COUNCIL BLUFFS WATER WORKS	16,817.48	WATER
COX COMMUNICATIONS	28,095.90	PHONE/INTERNET SVC
COX CONTRACTING	8,750.00	CONSTRUCTION

**CITY OF COUNCIL BLUFFS**  
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<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
CRANE SALES & SERVICE	240.00	EQUIPMENT/PARTS
CREDIT CARD CHARGES	8,268.41	FEES
CREDIT MANAGEMENT LP	1,707.75	COLLECTION FEE
CSI/SSP INC	938.64	PRINTING/BINDING
CUSTOM AUTO REBUILDERS	26,239.69	VEHICLE COSTS
CWA-DUES	801.50	DUES EMPLOYEE
D&K PRODUCTS	3,903.50	DODGE RIVERSIDE OPERATING EXPENSES
D.M.G. INC	674.87	EQUIPMENT/PARTS
DAN T RING	3,200.00	REIMBURSEMENT
DANIEL ROBERTS	85.00	TRAVEL REIMBURSEMENT
DATASHIELD CORPORATION	50.00	CONTRACTURAL SVC
DAVID W WOODY	805.95	SUPPLIES
DAVIS EQUIPMENT CORPORATION	642.05	EQUIPMENT/PARTS
DD WEST BROADWAY LLC	89,584.00	TIF REBATE
DEAN HOLDING COMPANY	2,695.02	CONTRACTURAL SVC
DELL MARKETING L P	1,841.13	HARDWARE/SOFTWARE
DENNIS L JONES	7,842.00	UMPIRE SCHEDULING
DENNIS SUPPLY CO INC	237.24	MAC OPERATING EXPENSES
DEX MEDIA EAST LLC	39.00	ADVERTISEMENT
DIAMOND MOWERS INC	411.63	REPAIRS
DIAMOND OIL COMPANY	346.80	EQUIPMENT/PARTS
DISCOVER	0.46	MAC OPERATING EXPENSES
DOLL DISTRIBUTING INC	(953.95)	MAC OPERATING EXPENSES
DOLL DISTRIBUTING LLC	5,707.70	DODGE RIVERSIDE OPERATING EXPENSES
DONALD E KOPECKY	349.96	UNIFORMS
DR PEPPER SNAPPLE GROUP	3,811.68	SUPPLIES
DRIVER PLUMBING	10,285.00	REPAIRS
DXP ENTERPRISES INC	500.91	EQUIPMENT/PARTS
EASTERN IOWA THERAPEUTICS	50.00	PROFESSIONAL SVCS
EBS - FLEX ACOCUNT	14,432.16	PAYROLL EXPENDITURES
ECHO ELECTRIC SUPPLY	1,559.53	MAC OPERATING EXPENSES
ECHO ELECTRIC SUPPLY	313.24	SUPPLIES
ECOLAB INSTITUTIONAL	575.98	DODGE RIVERSIDE OPERATING EXPENSES
ED M FELD EQUIPMENT COMPANY INC	50.00	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	578.72	EQUIPMENT/PARTS
EFTPS	599,973.00	EMPLOYEE TAXES
EHRHART GRIFFIN & ASSOCIATES INC	20,119.25	PROFESSIONAL SVCS
ELBA E CERA	90.00	PROFESSIONAL SVCS
ELECTRIC PUMP	1,145.00	EQUIPMENT/PARTS
ELECTRONIC SOLUTIONS INC	1,092.75	REPAIRS
ELLIOTT AUTO SUPPLY COMPANY INC	2,459.82	SUPPLIES
EMERALD TREE CARE LLC	18,382.95	CONTRACTURAL SVC
EMSPACE INC	19,360.45	CONSULTANT
EMUNAH LLC	8,156.50	JANITORIAL SERVICE
ENTENMANN-ROVIN COMPANY	2,493.95	SUPPLIES
ENTERPRISE RENT A CAR MIDWEST	689.74	RENTAL EXPS
EOR IOWA LLC	2,300.00	CONTRACTURAL SVC
EPD USA INC	170.00	EQUIPMENT/PARTS
ERRIN KEITH GUNDERSON	10,823.98	CONTRACTURAL SVC
EXECUTIVE SECURITY OF OMAHA	1,696.20	MAC OPERATING EXPENSES

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
EXELON CORPORATION	2,560.26	NATURAL GAS
EZ LINKS GOLF LLC	795.37	DODGE RIVERSIDE OPERATING EXPENSES
FEDEX	113.33	FREIGHT/POSTAGE
FIREFIGHTERS UNION #15	79.00	PAYROLL EXPENDITURES
FLEET US LLC	3,888.00	SUPPLIES
FOX HOLDINGS INC	760.00	REPAIRS
FRANCES BALLARD OR DIANE M LANE	81.36	REFUND
FRATERNAL ORDER OF POLICE	3,115.00	PAYROLL EXPENDITURES
G WILLIAM COULTHARD TRUST	13,680.00	PROPERTY ACQUISITION
GALLS INCORPORATED	766.12	EQUIPMENT/PARTS
GARAGE DOOR SERVICES	5,544.00	CONTRACTURAL SVC
GEARGRID LLC	1,087.60	EQUIPMENT/PARTS
GENERAL FIRE & SAFETY EQUIPMENT	134.92	EQUIPMENT/PARTS
GENIE PEST CONTROL	525.00	PEST CONTROL
GENUINE PARTS COMPANY-NAPA	2,502.56	EQUIPMENT/PARTS
GIBBS RENTAL	1,415.30	RENTAL EXPS
GOLF SCORECARDS INC	1,092.00	DODGE RIVERSIDE OPERATING EXPENSES
GORDON D OR ETTA MAYE SMITH	47.23	REFUND
GOVDEALS INC	295.89	ONLINE PAYMENT FEES
GRANICUS LLC	7,950.00	SUBSCRIPTION
GRANULAWN INC	964.30	REPAIRS
GREAT AMERICA FINANCIAL SERVICES CORPORATION	281.90	LOAN PAYMENTS
GREAT PLAINS UNIFORMS	2,896.50	UNIFORMS
GUNS UNLIMITED INC	6,975.00	EQUIPMENT/PARTS
HACH COMPANY	896.98	EQUIPMENT/PARTS
HAFT GOLF	500.00	DODGE RIVERSIDE OPERATING EXPENSES
HARRIS GOLF CARS	111.15	DODGE RIVERSIDE OPERATING EXPENSES
HAWKEYE VISION INC	12,341.10	MAC VENDOR
HAWKINS CONSTRUCTION COMPANY	1,271,929.03	CONSTRUCTION
HAZARDOUS MATERIALS CONSULTING INC	5,250.00	TRAINING
HDR ENGINEERING INC	39,820.33	PROFESSIONAL SVCS
HEARTLAND CO-OP	171.00	FUEL
HEININGER CONSTRUCTION LLC	2,000.00	CONTRACTURAL SVC
HGM ASSOCIATES INC	291,159.46	PROFESSIONAL SVCS
HOEFER WYSOCKI ARCHITECTS, LLC	12,401.38	PROFESSIONAL SVCS
HOWARD BEBOUT	21,720.00	CONTRACTURAL SVC
HUBER CHEVROLET CO INC	255.24	EQUIPMENT/PARTS
HUGHES IRONS FACILITY CORPORATION	24,073.00	TIF REBATE
I-80 LIQUOR & TOBACCO	2,766.97	DODGE RIVERSIDE OPERATING EXPENSES
ICMA RETIREMENT TRUST	10,094.30	PAYROLL EXPENDITURES
ICON ENTERPRISES INC	15,445.88	HARDWARE/SOFTWARE
INNOVATIVE INTERFACES INC	59,396.29	TRAINING
INTERSTATE ALL BATTERY CENTER	324.00	SUPPLIES
IOWA CITY/COUNTY MANAGEMENT ASSOCIATION	300.00	DUES/MEMBERSHIP
IOWA DEPARTMENT ALC/BEV DIV	2,528.00	MAC OPERATING EXPENSES
IOWA DEPARTMENT OF REVENUE	9,422.00	MAC OPERATING EXPENSES
IOWA DEPARTMENT OF REVENUE	5,096.00	DODGE RIVERSIDE OPERATING EXPENSES
IOWA DEPARTMENT OF REVENUE	8.13	GARNISHMENT
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	15.00	CONTRACTURAL SVC
IOWA DEPT OF REVENUE	158,904.00	EMPLOYEE TAXES

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
IOWA FINANCE AUTHORITY	292,835.00	LOAN PAYMENTS
IOWA LAW ENFORCEMENT ACADEMY	18,720.00	TRAINING
IOWA ONE CALL	773.60	CONTRACTURAL SVC
IOWA WASTE SYSTEMS	36,533.52	SOLID WASTE DISPOSAL
IP PATHWAYS LLC	4,576.00	HARDWARE/SOFTWARE
IPERS	178,577.16	RETIREMENT
J & L SERVICES	11,779.84	RENTAL EXPS
J & S AUDIO VISUAL COMM INC	1,240.00	MAC OPERATING EXPENSES
JAMIE N RUPPERT	17.88	TRAVEL REIMBURSEMENT
JEBRO INCORPORATED	30.00	CONTRACTURAL SVC
JEFFREY T KOUBA	90.00	PROFESSIONAL SVCS
JENNY ARNOLD	375.00	REFUND
JEO CONSULTING GROUP INC	24,925.93	CONSULTANT
JEREMY SMITH	165.00	CONTRACTURAL SVC
JIM HAWK TRUCK TRAILERS INC	158.00	EQUIPMENT/PARTS
JOHN J MORGAN COMPANY	328.80	EQUIPMENT/PARTS
JOHNSON BROS	211.00	DODGE RIVERSIDE OPERATING EXPENSES
JOHNSON HARDWARE CO	647.00	MAC OPERATING EXPENSES
JONES AUTOMOTIVE INCORPORATED	537.01	EQUIPMENT/PARTS
JOSH MICKOW	32.04	DODGE RIVERSIDE OPERATING EXPENSES
JOSIAH WOOD	250.00	REFUND
JOURNAL BROADCAST GROUP	1,110.00	MAC OPERATING EXPENSES
JUDITH M BLEZEK	642.83	REFUND
JULIE STARNER	250.00	REFUND
JUSTIN URLACHER	50.00	SERVICE LABOR
KAY JAY ROLD	8,821.30	CONTRACTURAL SVC
KELLY'S CARPET OMAHA	6,237.00	SUPPLIES
KELTEK INCORPORATED	35,886.48	EQUIPMENT/PARTS
KENNETH LOGHRY	3,930.00	MOWING/GROUNDS MAINT
KJA TRANSPORTATION LLC	1,080.00	CONTRACTURAL SVC
KRISTINA POSTON	110.95	REIMBURSEMENT
KUSSMAUL ELECTRONICS COMPANY INC	75.12	SUPPLIES
LAKOTA PUBLIC LIBRARY	14.99	REIMBURSEMENT
LAMAR TEXAS LIMITED PARTNERSHIP	8,206.25	MAC OPERATING EXPENSES
LANDSCAPES MGMT COMPANY	9,251.51	DODGE RIVERSIDE OPERATING EXPENSES
LANDSCAPES UNLIMITED	1,692.21	DODGE RIVERSIDE OPERATING EXPENSES
LARSEN SUPPLY COMPANY INC	1,659.61	SUPPLIES
LARSON DATA COMMUNICATIONS INC	1,289.80	HARDWARE/SOFTWARE
LAWSON PRODUCTS INCORPORATED	333.99	SUPPLIES
LEANN L HUGHES	15,724.82	TREE WORK
LEGACY CB LLC	67,663.18	TIF REBATE
LEXIPOL LLC	19,287.00	SUBSCRIPTION
LIKES MEYERSON HATCH LLC	906.50	CONSULTANT
LINCOLN NATIONAL LIFE INS CO	5.40	DODGE RIVERSIDE OPERATING EXPENSES
LKQ MIDWEST AUTO	275.00	EQUIPMENT/PARTS
LOESS HILLS TURF LLC	6,195.80	CONTRACTURAL SVC
LOGAN CONTRACTORS SUPPLY INC	4,724.54	SUPPLIES
LORETTA GOESCHEL	36.52	TRAVEL REIMBURSEMENT
LORETTA J ELLSWORTH	244.16	PROFESSIONAL SVCS
LORINDA LANGNER	28.00	REFUND

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	3,960.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	3,520.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	1,000.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	280.00	EMPLOYEE CONTRIB
LYMAN RICHEY CORPORATION	62,338.30	SUPPLIES
LYMAN-RICHEY SAND & GRAVEL CO	1,013.30	DODGE RIVERSIDE OPERATING EXPENSES
MARCO TECHNOLOGIES LLC	35,438.76	COPY/PRINTER MAINTENANCE
MARGARET MARBS	27.00	REFUND
MARIA J URLACHER	50.00	SERVICE LABOR
MARK ARCHIBALD	114.54	TRAVEL REIMBURSEMENT
MARK MARKUSON III	8,014.00	CONTRACTURAL SVC
MARK WARNEKE	125.00	CONTRACTURAL SVC
MARLYS LIEN	24.53	TRAVEL REIMBURSEMENT
MATHESON TRI GAS	1,221.26	WELDING SUPPLIES/SERVICE
MATHESON TRI GAS INC	238.52	MAC OPERATING EXPENSES
MATTHEW KUHLMANN	160.00	MAC OPERATING EXPENSES
MATTHEW PRUETT	27.50	REIMBURSEMENT
MATTHEW VONDRASEK	250.00	REFUND
MAXINE GOTTO	25.00	REFUND
MCCARTHY CONSTRUCTION INC	66,819.00	TIF REBATE
MCMULLEN FORD INC	169.78	EQUIPMENT/PARTS
MECHANICAL SALES PARTS INCORPORATED	478.00	SUPPLIES
MECO-HENNE CONTRACTING INC	92,150.00	CONSTRUCTION
MENARDS	1,263.99	SUPPLIES
MFPRSI	652,111.81	PAYROLL EXPENDITURES
MICHAEL KNEDLER	250.00	REFUND
MICHAEL O'BRADOVICH	3,000.00	CONSULTANT
MICHAELA SALKELD	24.99	MAC OPERATING EXPENSES
MID AMERICAN SIGNAL INC	21,616.00	EQUIPMENT/PARTS
MID STATES BANK	82.86	MAC OPERATING EXPENSES
MIDAMERICAN ENERGY	106,480.11	ELECTRICITY
MIDLANDS HUMANE SOCIETY	6,455.10	CONTRACTURAL SVC
MIDSTATES BANK, NA	152.81	BANK SERVICES
MIDWEST DISTRIBUTING CORPORATION	882.08	LEASE
MIDWEST HYDROSEEDING LLC	3,400.00	MOWING/GROUNDS MAINT
MIDWEST MEDICAL & SAFETY INC	715.50	MEDICAL SUPPLIES
MIDWEST MEDICAL TRANSPORT COMPANY LLC	100.00	SPECIAL TRANSIT
MIDWEST TAPE	11,528.96	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	1,993.44	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	632.13	DODGE RIVERSIDE OPERATING EXPENSES
MINALES L ROBINS	50.00	REFUND
MOBOTREX INC	4,575.00	SUPPLIES
MOODYS INVESTORS SERVICE	21,000.00	PROFESSIONAL SVCS
MUNICIPAL CODE CORPORATION	950.00	SUBSCRIPTION
MUNICIPAL EMERGENCY SERVICES INC	1,000.00	EQUIPMENT/PARTS
MUTUAL OF OMAHA	73.07	DODGE RIVERSIDE OPERATING EXPENSES
NANCY J VANPELT	83.60	REFUND
NATIONAL WASTE LP	2,664.00	EQUIPMENT/PARTS
NATIONWIDE RETIREMENT SOLUTIONS INC	62,893.22	EMPLOYEE CONTRIB
NEBRASKA AIR FILTER INC	703.08	SUPPLIES



**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
NEBRASKA CHILD SUPPORT PAYMENT CTR	496.62	EMPLOYEE CONTRIB
NEBRASKA DISTRIBUTING	118.90	MAC OPERATING EXPENSES
NEBRASKA MACHINERY COMPANY	175.12	EQUIPMENT/PARTS
NEUVIRTH CONSTRUCTION INC	20,545.49	CONSTRUCTION
NEW COMMUNITY DEVELOPMENT CORPORATION	20,000.00	DEVLPMNT CONTRACT
NICHOLAS RUIS	90.00	SERVICE LABOR
NODDLE DEVELOPMENT COMPANY	13,583.33	CONSULTANT
NOVA FITNESS EQUIPMENT	412.90	EQUIPMENT/PARTS
OCLC NETLIBRARY	2,293.84	SUBSCRIPTION
ODEYS INC	2,701.00	EQUIPMENT/PARTS
OLD HWY 6 TRACTOR & EQUIPMENT INC	106.24	EQUIPMENT/PARTS
OLSSON ASSOCIATES	800.00	CONSULTANT
OMAHA MAGAZINE LTD	900.00	ADVERTISEMENT
OMAHA PNEUMATIC EQUIPMENT COMPANY	562.13	SUPPLIES
OMAHA RENTAL SERVICE INC	3,366.05	MAC OPERATING EXPENSES
OMAHA SYMPHONY ASSOCIATION	25,000.00	PROFESSIONAL SVCS
OMAHA WORLD HERALD	731.04	ADVERTISEMENT
OMAHAS HENRY DOORLY ZOO	300.00	PROFESSIONAL SVCS
OMG MIDWEST INC	24,087.48	STREET MAINTENANCE SUPLS
O'REILLY AUTOMOTIVE INC	180.40	SUPPLIES
OUTDOOR CUSTOM SPORTSWEAR LLC	764.85	DODGE RIVERSIDE OPERATING EXPENSES
OVERDRIVE INC	76.99	BOOKS/PERIODICALS/SUB
PACIFIC SPRINGS GOLF CLUB	4,642.90	DODGE RIVERSIDE OPERATING EXPENSES
PARAMOUNT LINEN & UNIFORMS	335.11	DODGE RIVERSIDE OPERATING EXPENSES
PASSPORT LABS INC	997.75	PARK FEES
PATRICIA K LESIEUR	405.00	CONSULTANT
PAYPAL INC	19.95	CONTRACTURAL SVC
PAYROLL	2,311,668.37	CITY EMPLOYEE NET PAYROLL
PAYROLL	87,395.06	MAC OPERATING EXPENSES
PAYROLL	50,522.48	DODGE RIVERSIDE OPERATING EXPENSES
PEPSI BEVERAGES CO	1,138.14	DODGE RIVERSIDE OPERATING EXPENSES
PETERS LAW FIRM PC	13,323.75	ATTORNEY FEES
PETROLEUM TRADERS CORPORATION	26,635.54	FUEL
PHYSIO CONTROL INC	5,388.20	EQUIPMENT/PARTS
PITNEY BOWES CORPORATION	3,000.00	POSTAGE & LEASE COST
PLC	398.40	MOWING/GROUNDS MAINT
POLYDYNE INC	19,470.00	SUPPLIES
PORTABLE COMPUTER SYSTEMS INC	7,668.70	HARDWARE/SOFTWARE
POTTAWATTAMIE COUNTY AUDITOR	4,529.67	LAW ENFORCEMENT COMPLEX
POTTAWATTAMIE COUNTY SHERIFF	543,305.85	RIGHT OF WAY COSTS
POTTAWATTAMIE COUNTY TREASURER	6,166.96	FEES
PREMIER MIDWEST BEVERAGE CO	2,408.40	DODGE RIVERSIDE OPERATING EXPENSES
PRESTO X	55.00	PROFESSIONAL SVCS
PROJECT ADVOCATES	17,161.91	CONTRACTURAL SVC
PUBLIC FINANCIAL MANAGEMENT INC	32,276.86	PROFESSIONAL SVCS
QWEST CORPORATION	970.56	TELEPHONE
RACHEL NAGUNST	193.00	CONTRACTURAL SVC
RACHEL STOLZ	37.60	TRAVEL REIMBURSEMENT
RAY MABBITT	180.00	CONTRACTURAL SVC
RDG GEOSCIENCE & ENGINEERING INC	257.25	PROFESSIONAL SVCS

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
READING EQUIPMENT & DISTRIBUTION, LLC	12.71	EQUIPMENT/PARTS
REAMS SPRINKLER SUPPLY CORP	241.29	SUPPLIES
RECORDED BOOKS LLC	676.61	DVD/AUDIO/CD
RED BRANCH MEDIA, INC	425.00	CONSULTANT
RED RIVER WASTE SOLUTIONS LP	283,855.51	REFUSE COLLECTION
RED RIVER WASTE SOLUTIONS LP	188.70	DODGE RIVERSIDE OPERATING EXPENSES
RELIANT TRANSPORTATION INC	2,716.92	CONTRACTURAL SVC
RESOURCE RENTAL CENTER INC	3,755.50	RENTAL EXPS
REX R PETERSEN JR	1,258.00	FEES
RICHARD WADE	138.98	TRAVEL REIMBURSEMENT
RICOH USA INC	59.58	EQUIPMENT/PARTS
RIEKES EQUIPMENT COMPANY	162.45	EQUIPMENT/PARTS
RIVER PARK APARTMENTS LLC	125,021.00	TIF REBATE
RIVERSIDE BUILDING MAINTENANCE INC	1,499.00	JANITORIAL SERVICE
RLKM INC	221.90	REPAIRS
ROMEO ENTERTAINMENT GROUP INC	12,910.00	CONSULTANT
RONALD J LESIEUR	300.00	CONSULTANT
ROSE EQUIPMENT INC	2,290.37	EQUIPMENT/PARTS
RUETER & ZENOR CO	94.32	EQUIPMENT/PARTS
RYNE C JEFFRIES	23,760.00	CONSTRUCTION
SADLER ELECTRIC INC	8,830.71	CONTRACTURAL SVC
SAFETY GUARD INC	6,905.00	REPAIRS
SAMPSON CONSTRUCTION CO INC	794,157.00	CONSTRUCTION
SANDAU BROS SIGN CO INC	584.22	DODGE RIVERSIDE OPERATING EXPENSES
SANDRY FIRE SUPPLY LLC	1,045.25	SUPPLIES
SAPP BROTHERS PETROLEUM INC	1,743.00	FUEL
SAVANT CORPORATION	422.00	EQUIPMENT/PARTS
SCOTT WALLAR	100.00	DODGE RIVERSIDE OPERATING EXPENSES
SCRIPPS MEDIA INC	1,300.00	MAC OPERATING EXPENSES
SEAN JOHNSTON	3,023.00	FEES
SECURITY EQUIPMENT INCORPORATED	12,188.90	CONTRACTURAL SVC
SETCOM CORP	71.75	EQUIPMENT/PARTS
SHARON A BACH	2,242.00	REPAIRS
SHARON HUDSON	50.00	REFUND
SHERBONDY'S HOME & GARDEN SHOWPLACE	10,525.00	CONTRACTURAL SVC
SHERWIN WILLIAMS	175.00	SUPPLIES
SIEMENS INDUSTRY INC	47,472.00	EQUIPMENT/PARTS
SIG SAUER INC	55,336.73	EQUIPMENT/PARTS
SIGN-MOBILE	435.00	CONTRACTURAL SVC
SILVERSTONE RISK SERVICES INC	96,997.00	INSURANCE
SISTER CITIES INTERNATIONAL	790.00	DUES/MEMBERSHIP
SITEOONE LANDSCAPE SUPPLY	1,362.42	DODGE RIVERSIDE OPERATING EXPENSES
SJ ELECTRO SYSTEMS INC	9,125.25	EQUIPMENT/PARTS
SMART WAVE TECHNOLOGIES LLC	3,490.00	HARDWARE/SOFTWARE
SMITH PETERSON LAW FIRM	10,500.00	PROFESSIONAL SVCS
SNYDER & ASSOCIATES INC	23,038.14	PROFESSIONAL SVCS
SOUTHWEST IOWA PLANNING COUNCIL	21,252.69	CONTRACTURAL SVC
SPRINGSTED INCORPORATED	3,762.50	CONSULTANT
SPRINT SOLUTIONS INC	57.54	CELL PHONE
ST PETERS CATHOLIC CHURCH	25.00	CONSULTANT

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
STAGEPAY SERVICES INC	11,346.89	CONTRACTURAL SVC
STATE INDUSTRIAL PRODUCTS CORPORATION	1,022.12	SUPPLIES
STEPHANIE CHACON	100.00	SERVICE LABOR
STEPHEN M MEIDLINGER	88.12	REFUND
STETSON BUILDING PRODUCTS INC	728.81	SUPPLIES
STUDIO 15 COMMERCIAL INTERIORS INC	91,481.91	CONTRACT LABOR
SUEZ TREATMENT SOLUTIONS INC	12,275.00	EQUIPMENT/PARTS
SUPPLYWORKS	175.80	SAFETY EQUIPMENT
SWAGIT PRODUCTIONS LLC	1,375.00	CONTRACTURAL SVC
SYSCO	4,594.09	DODGE RIVERSIDE OPERATING EXPENSES
TANYA FRENCH	34.34	TRAVEL REIMBURSEMENT
TAPCO	142.50	HARDWARE/SOFTWARE
TAYLOR J. THOMAS	462.18	DODGE RIVERSIDE OPERATING EXPENSES
TED'S MOWER SALES & SERVICE INC	47.38	EQUIPMENT/PARTS
TERRY HUGHES TREE SERVICE	8,900.00	CONTRACTURAL SVC
TERRY J HOFFMAN	518.31	TRAVEL REIMBURSEMENT
THE J P COOKE COMPANY	27.45	SUPPLIES
THE SCOTTS MIRACLE-GRO COMPANY	15,055.69	REFUSE COLLECTION
THE WALMAN OPTICAL COMPANY	178.90	SAFETY EQUIPMENT
THEATRICAL MEDIA SERVICES INC	57,680.86	CONTRACTURAL SVC
THERESA CANNON DEWITT	65.40	REIMBURSEMENT
THERESA ZIMMERMAN	139.52	REIMBURSEMENT
THERMAL SERVICES	8,406.14	REPAIRS
THERMO KING CHRISTENSEN	333.05	SUPPLIES
THOMSON REUTERS	675.21	SUBSCRIPTION
THURMAN PSYCHOLOGICAL LLC	215.00	MEDICAL SUPPLIES
TIMOTHY GREEN	658.36	DODGE RIVERSIDE OPERATING EXPENSES
TRAFFIC CONTROL CORP	1,350.00	EQUIPMENT/PARTS
TRAFFICWARE LLC	3,414.47	HARDWARE/SOFTWARE
TRAIL PERFORMANCE COATINGS INC	785.00	CONTRACTURAL SVC
TRANSALARM INC	105.00	DODGE RIVERSIDE OPERATING EXPENSES
TRANS-IOWA EQUIPMENT INC	2,886.71	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	67,804.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	2,275.00	SALES TAX
TREAT AMERICA FOOD SERVICES	4,502.58	CONTRACTURAL SVC
TRITECH SOFTWARE SYSTEMS	2,263.00	HARDWARE/SOFTWARE
TROY ACOUSTICS CORP	8,000.00	EQUIPMENT/PARTS
TRUCK EQUIPMENT INC	19,494.00	EQUIPMENT/PARTS
TSMM MANAGEMENT LLC	56,580.00	TIF REBATE
TURF CARS LTD	327.93	EQUIPMENT/PARTS
TWO RIVERS INSURANCE COMPANY INC	789,485.37	HEALTH INSURANCE
ULTIMATE SAFETY CONCEPTS INC	98.98	EQUIPMENT/PARTS
ULTRAMAX AMMUNITION	1,116.60	SUPPLIES
UMR	643.84	DODGE RIVERSIDE OPERATING EXPENSES
UNION BANK & TRUST	2.00	DODGE RIVERSIDE OPERATING EXPENSES
UNION PACIFIC RAILROAD EMPLOYEE HEALTH SYSTEMS	653.43	REFUND
UNITED OF OMAHA LIFE INSURANCE COMPANY	5.69	REFUND
UNITED PARCEL SERVICE	35.61	FREIGHT/POSTAGE
UNITED RENT ALL	158.04	MAC OPERATING EXPENSES
UNITYPOINT CLINIC	126.00	CONSULTANT

**CITY OF COUNCIL BLUFFS**  
**EXPENDITURES**  
**June, 2018**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
UNIVERSAL ELECTRIC	60.80	REFUND
US BANK	208,480.92	BASS PRO LOAN PAYMENT
UTILITY EQUIPMENT COMPANY	1,759.33	EQUIPMENT/PARTS
VALLEY CORPORATION	70,455.34	CONSTRUCTION
VAN DIEST SUPPLY CO	3,292.40	SUPPLIES
VERIZON WIRELESS SERVICES LLC	6,233.14	CELL PHONE
VOICE & DATA SYSTEMS INC	413.00	TELEPHONE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	9,758.00	EMPLOYEE CONTRIB
W W GRAINGER INCORPORATED	257.96	EQUIPMENT/PARTS
WAITT OUTDOOR	6,925.00	MAC OPERATING EXPENSES
WALKERS INC	715.12	UNIFORMS
WAL-MART REAL ESTATE BUSINESS TRUST	465,537.54	TIF REBATE
WANITA E PRINTY-ZIKA	75.00	CONSULTANT
WASTE CONNECTIONS OF NEBRASKA INC	2,598.28	SOLID WASTE DISPOSAL
WATERLOO TENT & TARP CO INC	1,296.55	REPAIRS
WELLMARK	500.80	REFUND
WEST BROADWAY CLINIC P C	3,560.00	CONSULTANT
WEST CENTRAL ROOFING & SEAMLESS GUTTERING	625.00	REPAIRS
WESTERN ENGINEERING COMPANY INC	6,061.00	CONSTRUCTION
WINDSTREAM CORPORATION	2,507.16	TELEPHONE
WOODHOUSE AUTO FAMILY	1,837.71	EQUIPMENT/PARTS
ZIMCO SUPPLY CO	6,585.00	DODGE RIVERSIDE OPERATING EXPENSES
	<b>28,066,265.06</b>	

City of Council Bluffs

Receipts by Fund

For the Month of June 2018

General Fund	2,123,620.41
Special Revenue	3,245,864.84
Debt Service	6,929,513.75
Capital Project	17,342,259.41
Enterprise	803,642.80
Total Revenue	<u>30,444,901.21</u>

Expenditures by Fund

For the Month of June 2018

General Fund	6,140,607.55
Special Revenue	2,904,846.56
Debt Service	14,492,430.56
Capital Project	3,558,003.70
Enterprise	970,376.69
Total Expense	<u>28,066,265.06</u>



RETURN TO:

CITY OF COUNCIL BLUFFS, IOWA  
ATTN: CITY LEGAL DEPARTMENT  
OR CITY CLERK  
209 PEARL STREET  
COUNCIL BLUFFS, IA 51503

CITY CLAIM NO 18-PD-1899

### NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: SAREN McPHERSON DAY PHONE 402-250-2380  
ADDRESS: 2526 FRANKLIN AVENUE DOB 12/13/1938

DATE & TIME OF LOSS/ACCIDENT: 6/30/2018 4:37 AM

LOCATION OF LOSS/ACCIDENT: 1406 McPHERSON AVENUE, APT 4

DESCRIPTION OF LOSS/ACCIDENT: Loss is due to irreparable damage to door and jamb when door was forced open by AB Fire Department. (owner) (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 636.05

WITNESS(ES) (Name(s), Address(es), Phone No(s)) no witnesses. Information is from police incident report

WAS POLICE REPORT FILED ☒ YES ☐ NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

N/A

HAVE YOU RESUMED NORMAL ACTIVITIES? ☐ YES ☐ NO N/A

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY

OTHER RELEVANT INFORMATION: Entry door and jamb were damaged beyond repairs & had to be replaced.

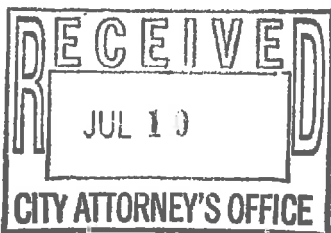
LIST INSURANCE PROVIDER AND COVERAGE: Farm Bureau Insurance  
#2,000 deductible

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

7/9/2018  
DATE

Saren McPherson  
CLAIMANT'S SIGNATURE



CLERK RCVD  
11 JUL '18  
AM 9:43

Apartment was vacant with new tenant scheduled to move in on Sunday, July 1. Tenancy was delayed one day to allow for replacing door. Lock was also damaged & had to be replaced.

Loss:	Door	230.05
	Installation & lock	375.00
	Incident Report	10.00
	Lost rent 1 day	<u>21.00</u>

Total Loss \$636.05

## Council Communication

Department: Community

Development

Case/Project No.: MIS-18-003

Resolution 18-228

Council Action: 7/23/2018

Submitted by: Christopher

Gibbons

### Description

Resolution to release permanent and perpetual easements granted for utility purposes across the previously vacated alleys abutting Lots 1 through 10, Block 4, Hagg's First Addition, Lots 1 through 8, Huber & Walters Terrace, Lots 1 through 6, Block 5, extension of Hagg's Addition and Lots 1 and 14, Block 6, extension of Hagg's Addition and across vacated Thomas Street right-of-way abutting Blocks 5 & 6, extension of Hagg's Addition. Location: North of Nicholas Street and South of Ridge Street, lying between East Broadway Street/East Kanesville Boulevard and East Pierce Street. MIS-18-003

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
MIS-18-003 Staff Report Including Attachs (7-23-18) CC	Other	7/12/2018
MIS-18-003 Attach A (7-23-18) CC	Other	7/12/2018
Resolution 18-228	Resolution	7/17/2018

### City Council Communication

Department: Community Development Department  Case #MIS-18-003  Applicant: Jennie Edmundson Memorial Hospital c/o Steve Baumert 933 E. Pierce Street Council Bluffs, IA 51503  Representative: Olsson Associates c/o Kellen Heideman 2111 South 67 <sup>th</sup> Street, Ste. 200 Omaha, NE 68106	Resolution of Intent No. _____  Resolution to Dispose No. _____	City Council: 7/09/2018  Public Hearing: 7/23/2018
--	---	--

#### Subject/Title

Request for the release of perpetual and permanent utility easements located across vacated alleys abutting Lots 1 through 10, Block 4, Hagg's First Addition; Lots 1 through 8, Huber and Walter Terrace, Lots 1 through 6, Block 5, Extension of Hagg's Addition, Lots 1 and 14, Block 6, Extension of Hagg's Addition; and across vacated Thomas Street right-of-way lying between Blocks 5 & 6, Extension of Hagg's Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: North of Nicholas Street and South of Ridge Street, lying between East Broadway Street/East Kaneshville Boulevard and East Pierce Street

#### Background/Discussion

On May 21, 2018, the Council Bluffs City Council approved Resolution No. 18-161, which granted final plat approval for a one-lot commercial subdivision to be known as Jennie Edmundson Addition (see Case #SUB-18-009). Included in the subdivision are three vacated alleys and two vacated right-of-way sections (Kimball Avenue and Thomas Street) which have perpetual and permanent utility easements located across them. The applicant, Jennie Edmundson Hospital, has requested these utilities easements be released, except for the easement over vacated Kimball Avenue, so that they can move forward with executing their final plat for the Jennie Edmundson Addition as well as finalize the design/layout of their new medical office building on this property. The easements to be released are as follows:

1. The perpetual and permanent utility easement across the vacated alley abutting Lots 1 through 10, Block 4, Hagg's First Addition which were established by Resolution No. 18-17 on January 22, 2018 (See Attachment B);
2. The perpetual and permanent utility easements across the vacated alleys abutting Lots 1 through 8, Huber & Walters Terrace, Lots 1 through 6, Block 5, Extension of Hagg's Addition, Lot 1 and Lot 14, Block 6, Extension of Hagg's Addition and across the vacated Thomas Street right-of-way abutting Lot 3, Block 5, Extension of Hagg's Addition and Lot 1, Block 6, Extension of Hagg's Addition, which were established by Ordinance No. 5038 on July 8, 1991 (see Attachment C); and;
3. The perpetual and permanent utility easements across that portion of vacated Thomas Street right-of-way abutting part of Lot 14, Block 6, Extension of Hagg's Addition and part of Lot 4, Block 5, Extension of Hagg's Addition, which were established by Ordinance No. 3909 on May 18, 1970 (see Attachment D).

### **Comments**

All City departments and local utility companies were notified of the proposed request and were specifically asked if they oppose the release of these easements. The following comments were received:

1. Council Bluffs Fire Department stated they have no comments for the request.
2. The Community Development Department has received authorizations to release interest in the easement(s) from: Black Hills Energy and Cox Communications (see Attachments E & F).
3. Council Bluffs Water Works stated they have no utilities within the subject vacated alleys/right-of-way and are not opposed to releasing the easements. The Council Bluffs Water Works Board is scheduled to approve the authorization to release interest in the easement(s) at their July 17, 2018 meeting. The signed release form will then be returned to the Community Development Department for record keeping purposes.
4. Council Bluffs Public Works Department provided the following comments:
  - a. There is a sanitary sewer line within the vacated Thomas Street right-of-way and is protected by a utility easement. The line can be moved or abandoned to accommodate their proposed medical office building.
  - b. If the sanitary sewer line is to be abandoned it should be determined whether or not there is anything connected to the line. If there is nothing connected to the line it can be abandoned and the utility easement released.
  - c. If the line is to be used for the office building it can be relocated and become a private lateral and the easement can be released.
5. Century Link stated they have telecommunication utilities located within the vacated alley in Block 4, Hagg's First Addition and will release their interest in the easement once the applicant pays the cost to relocate their utility lines.
6. Mid-American Energy Company stated they have overhead utilities in the vacated alley in Block 4, Hagg's First Addition. Mid-American Energy has requested the applicant provide them with an updated site plan for their medical office project so that they can determine where their overhead lines can be relocated, and if any new easements are necessary.

### **Recommendation**

The Community Development Department recommends approval to release perpetual and permanent easements granted for utility purposes across previously vacated alley abutting Lots 1 through 10, Block 4, Hagg's First Addition, Lots 1 through 8, Huber & Walters Terrace, Lots 1 through 6, Block 5, Extension of Hagg's Addition and Lots 1 and 14, Block 6, Extension of Hagg's Addition along with the previously vacated Thomas Street right-of-way abutting Blocks 5 & 6, Extension of Hagg's Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa, subject to the following condition:

1. The release of the perpetual and permanent utility easements across said vacated alleys and Thomas Street right-of-way, as legally described above, shall become effective once all local utility providers submit a signed authorization form, which releases their interest(s) in said utility easements, to the City of Council Bluffs.

### **Attachments**

Attachment A – Jennie Edmundson Addition – Utility Easement Release Exhibit

Attachment B - Copy of Resolution No. 18-17, approved on January 22, 2018

Attachment C – Copy of Ordinance No. 5038, approved on July 8, 1991

Attachment D – Copy of Ordinance No. 3909. Approved on May 18, 1970

Attachment E – Signed authorization form to release utility easements from Black Hills Energy

Attachment F - Signed authorization form to release utility easements from Cox Communications

Prepared by: Christopher N. Gibbons, AICP, Planning Coordinator







2018-00980

RECORDER MARK BRANDENBURG

POTTAWATTAMIE COUNTY, IA

FILE TIME: 01/25/2018 10:59:06 AM

RECORDING FEE	30.00
AUDITOR FEE	5.00
RMA FEE	1.00
ECM FEE	1.00

C R FEE \$ 30.00 RMA \$ 1.00

A FEE \$ 5.00 ECOM \$ 1.00

T TAX \$ \_\_\_\_\_

*Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 - Phone: 328-4616*  
*Prepared by: Community Development Dept., Co. Bluffs, IA 51503 - Phone: 328-4629*

RESOLUTION NO. 18-17

A RESOLUTION TO VACATE AND DISPOSE OF THE EASTERLY/WESTERLY ALLEY FROM THE NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET TO THE SOUTH RIGHT-OF-WAY LINE OF KIMBALL AVENUE, AS WAS PLATTED AS PART OF BLOCK 4, HAGG'S 1<sup>ST</sup> ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, following public hearing and having given careful study to the proposal, the City Council determines that city-owned right-of-way described as follows: The easterly/westerly alley located in Block 4, Hagg's 1<sup>st</sup> Addition, City of Council Bluffs, Pottawattamie County, Iowa is of no benefit to the public and should be vacated; and

WHEREAS, the subject 11<sup>th</sup> Avenue right-of-way measures 12' x 249' more or less and is unimproved but does have known utilities located within in it; and

WHEREAS, pursuant to Iowa Code Section 354.23, the City Council declares its intent to dispose of this City right-of-way by conveying and quitclaiming all of its right, title, and interest in it to the abutting property owner(s); and

WHEREAS, this conveyance is subject to the reservation of a permanent and perpetual utilities easement of way in favor of the City of Council Bluffs, for the maintenance of any and all utilities equipment presently in place, and for such reconstruction, re-emplacement and repair thereof which said City and its licensees and/or franchise grantees may in the future deem necessary and proper, and for the removal of any improvements emplaced thereon by the grantees, or their successors or assigns, necessitated by the reconstruction, re-emplacement, or repair of such utilities, such removal to be at the sole expense of grantees or their successors or assigns and without cost to the City, its licensees and/or franchise grantees, and without obligation to repair or replace such improvements, and subject to any and all other easements and right-of-way of record and those not of record.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the above-described city right-of-way is hereby vacated and conveyed as follows:

ATTACHMENT B



Jennie Edmundson Memorial Hospital and all successors in interest: The North ½ of the vacated alleyway abutting the North 11 feet of Lot 4, Block 4, Hagg's First Addition; and the South ½ of the vacated alleyway abutting Lot 5, Block 4, Hagg's First Addition; and Lot 8, Block 4, Hagg's First Addition; and

Loess Hill Properties LLC and all successors in interest: The North ½ of the vacated alleyway abutting Lots 1, 2, 3, and the South 39 feet of Lot 4, Block 4, Hagg's First Addition; and the South ½ of the vacated alleyway abutting Lots 6, 7, 9, and 10, Block 4, Hagg's First Addition.

BE IT FURTHER RESOLVED

That the Mayor and the City Clerk be and are hereby authorized, empowered and directed to execute a City deed conveying the City's interest in the above-described right-of-way; and

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder according to Iowa Code 354.23.

ADOPTED  
AND  
APPROVED:

January 22, 2018

  
Matthew J. Walsh, Mayor

ATTEST:

  
Jodi Quakenbush, City Clerk

STATE OF IOWA )  
COUNTY OF )ss  
POTTAWATTAMIE)

On this 22<sup>nd</sup> day of January, 2018, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.



  
Notary Public in and for said State

COMPARED

Fee 15<sup>00</sup> 307

Return to: City Clerk  
209 Pearl

ORDINANCE NO. 5038

AN ORDINANCE to vacate Thomas Street (except that portion previously vacated by Ordinance No. 3909), the alley abutting Lots 1-8, Huber and Walter Terrace, and Lots 1-6, Block 5, Hags Extension, and that portion of the alley in Block 6, Hags Extension, abutting Lots 1 and 14.

B E I T O R D A I N E D  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

SECTION 1. That City-owned right-of-way located in Council Bluffs, Pottawattamie County, Iowa, generally described as Thomas Street (except that portion previously vacated by Ordinance No. 3909), the alley abutting Lots 1-8, Huber and Walter Terrace, and Lots 1-6, Block 5, Hags Extension, and that portion of the alley in Block 6, Hags Extension, abutting Lots 1 and 14, be and the same is hereby vacated.

SECTION 2. That this City Council does hereby declare its intent and proposal to dispose of the above described city right-of-way by selling same to the abutting property owner.

SECTION 3. That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a city deed conveying the city's interest in said property described above to the abutting property owner, subject to retaining utility easements and abandonment of existing sanitary and storm sewers.

SECTION 4. Repealer. That all other ordinances, rules and regulations, or portions thereof, in conflict herewith, be and the same are hereby repealed.

SECTION 5. Effective date. That this ordinance shall be in full force and effect from and after its final passage, approval and publication, as by law provided.

PASSED  
AND  
APPROVED

July 8, 1991

THOMAS P. HANAFAN

Mayor

Attest:

OLGA ARELLANO-ANDERSON

City Clerk

FIRST CONSIDERATION: June 10, 1991  
SECOND CONSIDERATION: June 24, 1991  
PUBLIC HEARING: June 24, 1991  
THIRD CONSIDERATION: July 8, 1991

Planning Case No. SAV-91-008

STATE OF IOWA, Pottawattamie County  
Filed for record the 22 day of July  
1991 at 11:15 o'clock A.M. and recorded  
in book 92 page 1923

John Spertino  
Recorder

92 1973

ATTACHMENT C



92 1974



Passed to 2nd Reading 4-20-70  
5-4-70  
5-18-70  
8 P.M.  
Public Hearing  
Return to City Clerk  
209 Pearl  
Fee 15 308

COMPARED

May 18, 1970

CITY ORDINANCE NUMBER 3909

AN ORDINANCE to vacate that portion of the Southerly Half of Thomas Street which abuts Lot 4 in Block 5, Hagg's Extension, and that portion of the Northerly Half of Thomas Street which abuts Lot 14 in Block 6, Hagg's Extension, in Council Bluffs, Iowa; providing for the conveyance thereof to the Board of Park Commissioners of the City of Council Bluffs, Iowa, under the terms and conditions herein-after set forth; and repealing all other Ordinances, Rules and Regulations, or portions thereof, in conflict herewith.

WHEREAS, the Board of Park Commissioners of the City of Council Bluffs, Iowa has requested the vacation and conveyance of the above-described portions of Thomas Street for purposes of beautification;

and

WHEREAS, the request of said Board has been referred to the City's Planning Commission and after study and public hearing held by said Commission the request for such vacation and conveyance has been approved by said Commission and its written recommendation has been filed with this City Council in accordance with the determination reached by said Commission;

and

WHEREAS, after study and consideration, and being otherwise fully advised in the matter, this City Council has determined that the best interests of the City will be served by the vacation and conveyance of said portion of Thomas Street, as aforesaid:

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

SECTION 1. That the portion of the Southerly Half of Thomas Street which abuts Lot 4 in Block 5, Hagg's Extension, and the portion of the Northerly Half of Thomas Street which abuts Lot 14 in Block 6, Hagg's Extension, in Council Bluffs, Iowa, be and the same is hereby vacated.

SECTION 2. That the property vacated by this Ordinance shall be subject always to a permanent and perpetual easement of way being granted to and reserved in the City of Council Bluffs, Iowa and its licensees and/or franchise grantees, for the maintenance of any and all public utilities equipment presently in place, and for such reconstruction, re-emplacment and repair thereof which said City and its licensees and/or franchise grantees may in the future deem necessary, advisable and proper.

STATE OF IOWA, Polk County  
Filed for record this 22 day of July  
1970 at 11:20 o'clock A.M. and recorded  
in book 62 page 1976  
John Fiorentino  
Recorder

ATTACHMENT D

92 1976

# COMPARED

City Ordinance

2.

SECTION 3. That following the final passage, approval and publication of this Ordinance, and upon payment of the sum of \$1.00 in consideration therefor, the Mayor and City Clerk are hereby authorized, empowered and directed to execute and deliver a Quit Claim Deed conveying the property herein vacated to the Board of Park Commissioners of the City of Council Bluffs, Iowa, said conveyance to be made pursuant to the terms and conditions herein prescribed.

SECTION 4. That all Ordinances, Rules and Regulations, or portions thereof, in conflict herewith, are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect from and after its final passage, approval and publication, as by law provided.

Passed  
and  
Approved May 18, 1970

Kenneth G. Jensen  
Kenneth G. Jensen Mayor

Attest: Elmer F. Westphal  
Elmer F. Westphal City Clerk

RELEASE OF A PERMANENT AND PERPETUAL EASEMENTS GRANTED FOR UTILITY PURPOSES ACROSS THE PREVIOUSLY VACATED ALLEYS ABUTTING LOTS 1 THROUGH 10, BLOCK 4, HAGG'S FIRST ADDITION, LOTS 1 THROUGH 8, HUBER & WALTERS TERRACE, LOTS 1 THROUGH 6, BLOCK 5, EXTENSION OF HAGG'S ADDITION AND LOTS 1 AND 14, BLOCK 6, EXTENSION OF HAGG'S ADDITION ALONG WITH VACATED THOMAS STREET RIGHT-OF-WAY ABUTTING BLOCKS 5 & 6, EXTENSION OF HAGG'S ADDITION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, north/south alley abutting Lots 1 through 4, part of Lot 5, and Lots 6 through 10, Block 4, Hagg's First Addition was vacated by Resolution No. 18-17 on January 22, 2018 and retained a permanent and perpetual easement for utility purposes; and

WHEREAS, that portion of Thomas Street right-of-way abutting part of Lot 14, Block 6, Extension of Hagg's Addition and part of Lot 4, Block 5, Extension of Hagg's Addition was vacated by Ordinance No. 3909 on May 18, 1970 and retained a permanent and perpetual easement for utility purposes; and

WHEREAS, that portion of Thomas Street right-of-way abutting Lot 3, Block 5, Extension of Hagg's Addition and Lot 1, Block 6, Extension of Hagg's Addition along with the alleys abutting Lots 1 through 8, Huber and Walter Terrace, Lots 1 through 6, Block 5, Extension of Hagg's Addition along with north/south alley abutting Lots 1 and 14, Block 6, Extension of Hagg's Addition were vacated by Ordinance No. 5038 on July 8, 1991 and retained a permanent and perpetual easement for utility purposes; and

WHEREAS, Black Hills Energy is a Utility this easement was reserved for; and

WHEREAS, I am an authorized representative of said Utility and by placing my signature below I do hereby support the grant of the release of said easement described above.

Dated this 1<sup>ST</sup> day of June 2018.

[Signature]  
Signature

Utility Planner  
Title

Black Hills Energy  
Organization

RELEASE OF A PERMANENT AND PERPETUAL EASEMENTS GRANTED FOR UTILITY PURPOSES ACROSS THE PREVIOUSLY VACATED ALLEYS ABUTTING LOTS 1 THROUGH 10, BLOCK 4, HAGG'S FIRST ADDITION, LOTS 1 THROUGH 8, HUBER & WALTERS TERRACE, LOTS 1 THROUGH 6, BLOCK 5, EXTENSION OF HAGG'S ADDITION AND LOTS 1 AND 14, BLOCK 6, EXTENSION OF HAGG'S ADDITION ALONG WITH VACATED THOMAS STREET RIGHT-OF-WAY ABUTTING BLOCKS 5 & 6, EXTENSION OF HAGG'S ADDITION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, north/south alley abutting Lots 1 through 4, part of Lot 5, and Lots 6 through 10, Block 4, Hagg's First Addition was vacated by Resolution No. 18-17 on January 22, 2018 and retained a permanent and perpetual easement for utility purposes; and

WHEREAS, that portion of Thomas Street right-of-way abutting part of Lot 14, Block 6, Extension of Hagg's Addition and part of Lot 4, Block 5, Extension of Hagg's Addition was vacated by Ordinance No. 3909 on May 18, 1970 and retained a permanent and perpetual easement for utility purposes; and

WHEREAS, that portion of Thomas Street right-of-way abutting Lot 3, Block 5, Extension of Hagg's Addition and Lot 1, Block 6, Extension of Hagg's Addition along with the alleys abutting Lots 1 through 8, Huber and Walter Terrace, Lots 1 through 6, Block 5, Extension of Hagg's Addition along with north/south alley abutting Lots 1 and 14, Block 6, Extension of Hagg's Addition were vacated by Ordinance No. 5038 on July 8, 1991 and retained a permanent and perpetual easement for utility purposes; and

WHEREAS, Cox Communications, is a Utility this easement was reserved for; and

WHEREAS, I am an authorized representative of said Utility and by placing my signature below I do hereby support the grant of the release of said easement described above.

Dated this 5<sup>th</sup>, day of June, 2018.

  
\_\_\_\_\_  
Signature

Row Agent  
\_\_\_\_\_  
Title

Cox Communications  
\_\_\_\_\_  
Organization



DWG: F:\2017\3501-4000\017-3593\40-Design\Survey\SPRY\Sheets\Final\Plat\JENNIE EDMUNDSON-173593.dwg  
DATE: Apr. 19, 2018 9:24am  
USER: dthostings  
XREFS: TERRY\_OTHANZL\_LS\_IA

RECORDERS INDEX  
COUNTY POTTAWATTAMIE  
SECTION 30, TOWNSHIP 75 NORTH, RANGE 43 WEST  
ALJOUT PART NORTH 5/14  
CITY COUNCIL BLUFFS  
SUBDIVISION JENNIE EDMUNDSON ADDITION  
LOT 1  
PREPARED BY: JENNIE EDMUNDSON MEMORIAL HOSPITAL  
REQUESTED BY: JENNIE EDMUNDSON MEMORIAL HOSPITAL  
PREPARED BY: OLSSON ASSOCIATES  
SURVEYOR TERRY L. ROTHANZL  
COMPANY OLSSON ASSOCIATES  
2111 SOUTH 6TH ST., OMAHA, NE 68106  
402-341-1116

# JENNIE EDMUNDSON ADDITION

## LOT 1

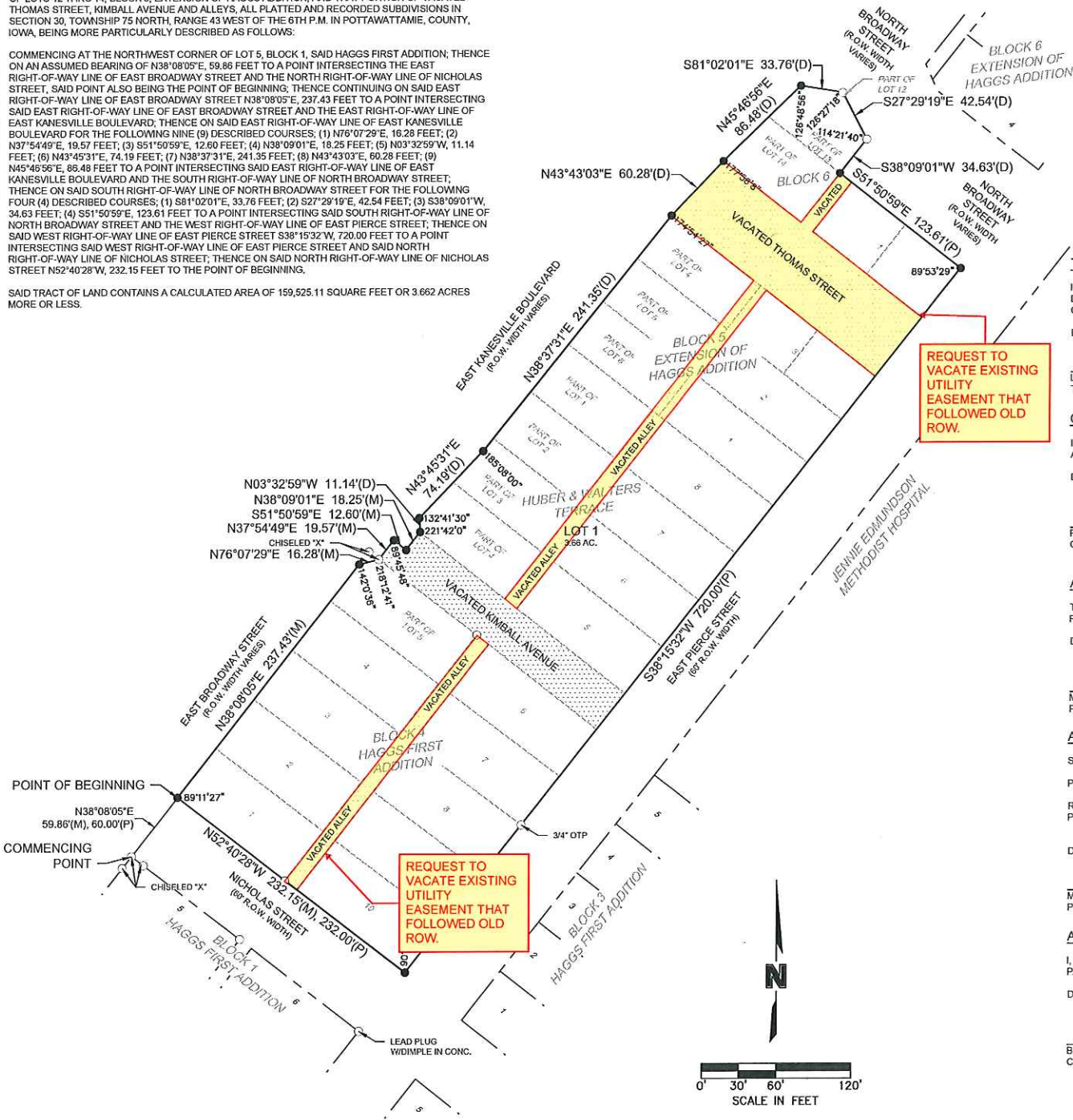
A REPLAT OF LOTS 1 THRU 10, BLOCK 4, HAGGS FIRST ADDITION, AND LOTS 1 THRU 8, HUBER & WALTERS TERRACE, AND LOTS 1 THRU 6, BLOCK 5, AND LOTS 1, 12 THRU 14, BLOCK 6, EXTENSION OF HAGGS ADDITION TOGETHER WITH VACATED THOMAS STREET, KIMBALL AVENUE AND ALLEYS, ALL PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 6TH P.M., POTTAWATTAMIE COUNTY, IOWA

### LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING ALL OF LOTS 1 THRU 4, 6 THRU 10 AND A PART OF LOT 5, BLOCK 4, HAGGS FIRST ADDITION, AND ALL OF LOTS 5 THRU 8 AND A PART OF LOTS 1 THRU 4, HUBER & WALTERS TERRACE, AND ALL OF LOTS 1 THRU 3 AND A PART OF LOTS 4 THRU 6, BLOCK 5, AND LOT 1 AND A PART OF LOTS 12 THRU 14, BLOCK 6, EXTENSION OF HAGGS ADDITION, AND THAT PORTION OF VACATED THOMAS STREET, KIMBALL AVENUE AND ALLEYS, ALL PLATTED AND RECORDED SUBDIVISIONS IN SECTION 30, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 6TH P.M. IN POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, SAID HAGGS FIRST ADDITION; THENCE ON AN ASSUMED BEARING OF N38°08'05"E, 59.86 FEET TO A POINT INTERSECTING THE EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET AND THE NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET N38°08'05"E, 237.43 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET AND THE EAST RIGHT-OF-WAY LINE OF EAST KANSASVILLE BOULEVARD, THENCE ON SAID EAST RIGHT-OF-WAY LINE OF EAST KANSASVILLE BOULEVARD FOR THE FOLLOWING NINE (9) DESCRIBED COURSES: (1) N76°07'29"E, 16.28 FEET; (2) N37°54'49"E, 19.57 FEET; (3) S51°50'59"E, 12.60 FEET; (4) N38°09'01"E, 18.25 FEET; (5) N03°32'59"W, 11.14 FEET; (6) N43°45'31"E, 74.19 FEET; (7) N38°37'31"E, 241.35 FEET; (8) N43°43'03"E, 60.28 FEET; (9) N45°46'56"E, 66.48 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF EAST KANSASVILLE BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) S81°02'01"E, 33.76 FEET; (2) S27°29'19"E, 42.54 FEET; (3) S38°09'01"W, 34.63 FEET; (4) S51°50'59"E, 123.61 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET AND THE WEST RIGHT-OF-WAY LINE OF EAST PIERCE STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF EAST PIERCE STREET S38°15'32"W, 720.00 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF EAST PIERCE STREET AND SAID NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET N52°40'28"W, 232.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 159,525.11 SQUARE FEET OR 3.662 ACRES MORE OR LESS.



### NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

### LEGEND

●	SET 5/8" REBAR WCAP L.S. #17413
○	FOUND 5/8" REBAR (UNLESS NOTED OTHER WISE)
(M)	MEASURED DISTANCE
(D)	DEEDED DISTANCE
(P)	PLATTED DISTANCE
(R)	RECORDED MEASUREMENT
---	BOUNDARY LINE
---	EXISTING PROPERTY LINE
---	EXISTING REPLATTED PROPERTY LINE
---	VACATED STREET OR ALLEY

### APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO. \_\_\_\_\_  
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF JENNIE EDMUNDSON ADDITION, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF JENNIE EDMUNDSON ADDITION, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED \_\_\_\_\_ THE HONORABLE MATTHEW J. WALSH, MAYOR

APPROVED \_\_\_\_\_ ATTEST: JODI QUAKENBUSH, CITY CLERK

STATE OF IOWA )  
POTTAWATTAMIE COUNTY ) SS

I, JODI QUAKENBUSH, CLERK OF THE CITY OF COUNCIL BLUFFS, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF PACE SUBDIVISION, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS ON RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

THE HONORABLE MATTHEW J. WALSH, MAYOR

ATTEST: JODI QUAKENBUSH, CITY CLERK

### TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

LEA VOSS  
TREASURER, POTTAWATTAMIE COUNTY, IOWA

### CERTIFICATE OF COUNTY ASSESSOR

I, PENNY RAVLIN, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

PENNY RAVLIN  
COUNTY ASSESSOR

### AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MELVYN HOUSER  
POTTAWATTAMIE COUNTY AUDITOR

### AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA )  
POTTAWATTAMIE COUNTY ) SS DOCKET NO. \_\_\_\_\_ FILED FOR

RECORDED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

DATED \_\_\_\_\_, 2018.

MELVYN HOUSER  
POTTAWATTAMIE COUNTY AUDITOR

### APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF PACE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BRANDON GARRETT  
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

### SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS JENNIE EDMUNDSON ADDITION, LOT 1, BEING A REPLAT OF LOTS 1 THRU 10, BLOCK 4, HAGGS FIRST ADDITION, AND LOTS 1 THRU 8, HUBER & WALTERS TERRACE, AND LOTS 1 THRU 6, BLOCK 5, AND LOTS 1, 12 THRU 14, BLOCK 6, EXTENSION OF HAGGS ADDITION TOGETHER WITH VACATED THOMAS STREET, KIMBALL AVENUE AND ALLEYS, ALL PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA.

TERRY L. ROTHANZL  
IOWA L.S. 17413

DATE \_\_\_\_\_



drawn by: DSH  
checked by: MDB  
approved by: TLR  
GACC by: MDB  
project no.: 017-3593  
drawing no.:  
date: 04.20.18

SHEET  
1 of 1

OLSSON ASSOCIATES

2111 South 6th Street, Suite 200  
Omaha, NE 68106  
TEL 402.341.1116  
FAX 402.341.5895  
www.olssonassociates.com

ATTACHMENT A

REV. NO.	DATE	REVISIONS DESCRIPTION	REVISIONS
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RESOLUTION NO.18-228

A RESOLUTION TO RELEASE PERMANENT AND PERPETUAL EASEMENTS GRANTED FOR UTILITY PURPOSES ACROSS THE PREVIOUSLY VACATED ALLEYS ABUTTING LOTS 1 THROUGH 10, BLOCK 4, HAGG'S FIRST ADDITION, LOTS 1 THROUGH 8, HUBER & WALTERS TERRACE, LOTS 1 THROUGH 6, BLOCK 5, EXTENSION OF HAGG'S ADDITION AND LOTS 1 AND 14, BLOCK 6, EXTENSION OF HAGG'S ADDITION AND ACROSS VACATED THOMAS STREET RIGHT-OF-WAY ABUTTING BLOCKS 5 & 6, EXTENSION OF HAGG'S ADDITION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, following public hearing and having given careful study to the proposal, the City Council determines the perpetual and permanent easements located across the vacated alleys abutting Lots 1 through 10, Block 4, Hagg's First Addition; Lots 1 through 8, Huber and Walter Terrace, Lots 1 through 6, Block 5, Extension of Hagg's Addition, Lots 1 and 14, Block 6, Extension of Hagg's Addition; and across vacated Thomas Street right-of-way lying between Blocks 5 & 6, Extension of Hagg's Addition, City of Council Bluffs, Pottawattamie County, as shown in Attachment 'A', are of no benefit to the public and should be released; and

WHEREAS, pursuant to Iowa Code Section 354.23, the City Council declares its intent to dispose of this easement interest by conveying all of its right, title, and interest in it to the abutting property owner(s); and

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

The release of the perpetual and permanent utility easements across said vacated alleys and Thomas Street right-of-way, as legally described above, shall become effective once all local utility providers submit a signed authorization form, which releases their interest(s) in said utility easements, to the City of Council Bluffs; and

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder according to Iowa Code 354.23.

ADOPTED  
AND  
APPROVED

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

STATE OF IOWA    )  
COUNTY OF        )ss  
POTTAWATTAMIE)

On this \_\_\_\_\_ day of \_\_\_\_\_, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for said State

Planning Case #MIS-18-003

## Council Communication

Department: Community

Development

Case/Project No.: OTB-18-024

Submitted by: Chris Meeks

Resolution 18-229

Council Action: 7/23/2018

### Description

Resolution to dispose of City property legally described as Lot 11 excluding the East 17 ½ feet, Block 4, Park Addition. Location: Former addressed as 222 11th Avenue. OTB-18-024

### Background/Discussion

See attachments.

### Recommendation

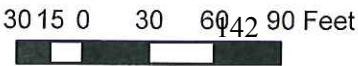
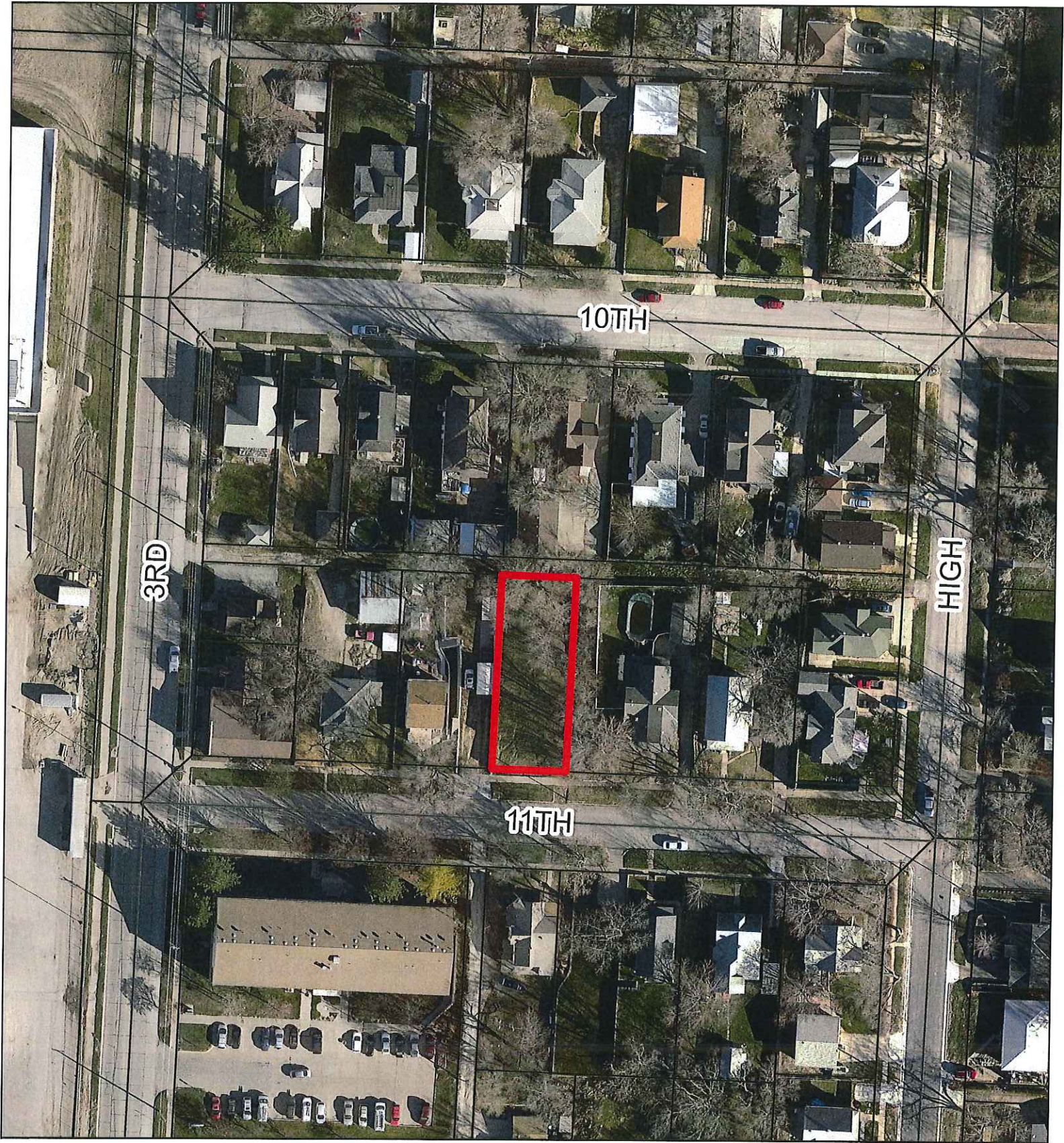
### ATTACHMENTS:

Description	Type	Upload Date
OTB-18-024 Thoms Staff Report (7-23-18) CC	Other	7/12/2018
Resolution 18-229	Resolution	7/17/2018

## Council Communication

Department: Community Development  CASE #OTB-18-024  Applicant: David Thoms Construction, LLC 17402 Burdette Circle Omaha, NE 68116	Resolution to Dispose No. _____	Public Hearing: 7/23/2018
<b>Subject/Title</b>		
Request of David Thoms Construction, LLC, represented by David Thoms, to purchase property legally described as Lot 11 excluding the East 17.5 feet, Block 4, Park Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 222 11 <sup>th</sup> Avenue.		
<b>Background/Discussion</b>		
<p>The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable'. According to the adopted policy of April 23, 2018, the property should be priced at the appraised value or the amount most recently established by the Pottawattamie County Assessor, which was \$10,300 in June of 2017. The applicant has offered \$12,000.00 to be paid within 6 months to purchase the property.</p> <p>No City departments have indicated any costs incurred on this property at this time.</p> <p>The applicant has indicated he intends to build a single family home on the lot within two years.</p>		
<b>Recommendation</b>		
The Community Development Department recommends disposing of the property legally described as Lot 11 excluding the East 17.5 feet, Block 4, Park Addition, City of Council Bluffs, Pottawattamie County, Iowa, to David Thoms Construction, LLC, for the purchase price of \$12,000.00.		
<b>Attachment:</b> Location map. <b>Prepared By:</b> Chris Meeks, Planner, Community Development Department		







Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629  
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 890-5261

RESOLUTION NO. 18-229

A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 11 EXCLUDING THE EAST 17 ½ FEET, BLOCK 4, PARK ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of property legally described as Lot 11 excluding the East 17 ½ Feet, Block 4, Park Addition, City of Council Bluffs, Pottawattamie County, Iowa, and;

WHEREAS, a public hearing was held for this matter on July 23, 2018 at 7:00 p.m.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

David Thoms Construction, LLC and all successors in interest: Lot 11 excluding the East 17 ½ Feet, Block 4, Park Addition, City of Council Bluffs, Pottawattamie County, Iowa, and;

BE IT FURTHER RESOLVED

That the purchase price be \$12,000.00, to be paid in cash due at closing which must occur within 6 months from the date of approval.

ADOPTED  
AND  
APPROVED:

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh Mayor

ATTEST: \_\_\_\_\_  
Jodi Quakenbush City Clerk

(Case #OTB-18-024)

## Council Communication

Department: Public Works Admin  
Case/Project No.: PW19-07  
Submitted by: Matthew Cox, City  
Engineer

Resolution 18-230

Council Action: 7/23/2018

### Description

Resolution accepting the bid of Bluffs Paving and Utility Co. Inc. in the amount of \$380,938.06 for the Kenmore Avenue and Harrison Street Sanitary Sewer Rehab. Project # PW19-07

### Background/Discussion

On July 12, 2018 bids were received in the office of the city clerk as follows:

	Division I <u>General</u>	Division II <u>Pavement</u>	Division III <u>Storm Sewer</u>	Division IV <u>San. Sewer</u>	<u>Total</u>
Bluffs Paving and Utility Co. Inc., Crescent, IA	\$98,974.17	\$85,069.30	\$3,282.60	\$193,611.99	\$380,938.06
Valley Corporation, Valley, NE	\$144,372.92	\$104,902.50	\$3,291.40	\$229,179.61	\$481,746.43
Engineer's Opinion (Snyder)	\$47,540.00	\$79,330.00	\$1,320.00	\$188,452.50	\$316,642.50

Damaged sanitary sewers have been identified at two locations and must be repaired. Due to the poor condition of the sewers, an accelerated project schedule is required.

The first site is located along Kenmore Avenue, between Kenmore Circle and Keeline Drive. By video inspection, it has been determined that portions of the sewer were originally constructed using concrete pipe. Some segments of the pipe have deteriorated and are in poor condition and other areas appear to have settled, causing back-fall in the pipe. Both replacement and in-situ rehabilitations will be used for the sewer repairs in this area.

The second project is located at Harrison Street, immediately north of Kanesville Boulevard. During a water main repair, the existing sanitary was exposed. After an inspection, it was discovered that the VCP sanitary sewer is severely cracked and has already begun to crush under the street. There is a large storm sewer and a second sanitary sewer located within the same corridor. In-situ rehabilitation and spot repairs will be used for this segment of sewer.

A project was included for Kenmore Avenue in the FY19 CIP with a budget of \$600,000 in Sales Tax Funds. Harrison Street was not planned, but has been added to PW19-07 because of the similar scope. After further investigations at both sites, it was determined that the majority of the sewers can be lined. This in-place repair method is considerably less expensive than complete removal and replacement. Based on the bid received, both projects can be completed within the original budget.

The project schedule is as follows:	Construction Start	August 2018
	Construction End	November 2019

### Recommendation

Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
Resolution 18-230	Resolution	7/17/2018

**RESOLUTION  
NO 18-230**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
BLUFFS PAVING AND UTILITY CO. INC. FOR THE  
KENMORE AVENUE AND HARRISON STREET SANITARY SEWER REHAB  
PROJECT #PW19-07**

WHEREAS, the plans, specifications, and form of contract for the Kenmore Avenue and Harrison Street Sanitary Sewer Rehab are on file in the office of the City Clerk; and

WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on June 25, 2018, and the plans, specifications and form of contract were approved; and

WHEREAS, Bluffs Paving and Utility Co. Inc., has submitted a low bid in the amount of \$380,938.06 for this contract.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the bid of Bluffs Paving and Utility Co. Inc. in the amount of \$380,938.06 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Kenmore Avenue and Harrison Street Sanitary Sewer Rehab; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with Bluffs Paving and Utility Co. Inc. for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues.

ADOPTED  
AND  
APPROVED

July 23, 2018

---

Matthew J. Walsh, Mayor

ATTEST:

---

Jodi Quakenbush, City Clerk

## Council Communication

Department: Community

Development

Case/Project No.:

Submitted by: Brenda Carrico

Resolution 18-231

Council Action: 7/23/2018

### Description

Resolution authorizing the Mayor to submit a HUD Lead-Based Paint Hazard Reduction Program Application and Healthy Homes Supplemental Funding Application and execute any related contracts with HUD upon award of funds.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
cc staff report - lead grant 2018 (7-23-18) CC	Other	7/13/2018
Resolution 18-231	Resolution	7/17/2018



## Council Communication

Department: Community Development	Resolution No.: 18 -	City Council: 7-23-18
<b>Subject/Title</b>		
U.S. Department of Housing and Urban Development (HUD) Lead-Based Paint Hazard Reduction Program Application and Healthy Homes Supplemental Funding Application		
<b>Background/Discussion</b>		
<u>Background</u> The U.S. Department of Housing and Urban Development (HUD) has opened the application cycle for the Lead-Based Paint Hazard Reduction Program Grant. This grant is intended to assist communities with comprehensive programs to identify and control lead-based paint hazards in eligible owner occupied and rental housing. The City applied for these funds unsuccessfully in 2014 and 2015. This year, the Program Notice of Funding Availability (NOFA) has changed significantly to include the creation of a set aside for jurisdictions that have not received a past award as well as reduced and streamlined rating factors. Jurisdictions without a previous award can apply for a total up to \$2,300,000. Of which, \$2,000,000 may be utilized to identify and control lead-based paint hazards in eligible owner occupied and rental housing and \$300,000 may be utilized for assessing, prioritizing and remediating other health and safety issues within the eligible units. Eligible units are units with children under the age of six years old and households with incomes at or below 80% of the Area Median Income. It is estimated over 1,600 units will qualify for the program within Council Bluffs. For these reasons, staff wishes to submit an application.		
<u>Discussion</u> There is a minimum 10% match requirement of \$230,000 on the \$2,300,000 to identify and control lead-based paint hazards. However, in order to submit a more competitive application, a match of 16% (\$512,000) will maximize additional scoring points. The match will be met utilizing the City's existing Housing Rehabilitation program funded with Community Development Block Grant (CDBG) funds from HUD.		
<b>Staff Recommendation</b>		
The Community Development Department recommends City Council adopt a resolution authorizing the Mayor to submit a HUD Lead-Based Paint Hazard Reduction Program Application and Healthy Homes Supplemental Funding Application and execute any related contracts with HUD upon award of funds.		

Submitted by: Brenda Carrico, Community Development Program Coordinator, Community Development Department  
Approved by: Brandon Garrett, Director, Community Development Department

**RESOLUTION NO. 18-231**

**A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A HUD LEAD-BASED PAINT HAZARD REDUCTION PROGRAM APPLICATION AND HEALTHY HOMES SUPPLEMENTAL FUNDING APPLICATION AND EXECUTE ANY RELATED CONTRACTS WITH HUD UPON AWARD OF FUNDS.**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has a Lead-Based Paint Hazard Reduction Program Grant and a Healthy Homes Supplemental Funding Grant; and

WHEREAS these grants provide local communities up to a total of \$2,300,000 to identify and control lead-based paint hazards in eligible owner occupied and rental housing and also may be utilized for assessing, prioritizing and remediating other health and safety issues within the eligible units; and

WHEREAS eligible units are units with children under the age of six years old and households with incomes at or below 80% of the Area Median Income; and

WHEREAS, the 16% match (\$512,000) will be met utilizing the City's existing Housing Rehabilitation program funded with Community Development Block Grant (CDBG) funds from HUD; and

WHEREAS, an application for said funds is in the best interest of the City; and

**NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA**

That the Mayor is hereby authorized and directed to submit a HUD Lead-Based Paint Hazard Reduction Program Application and Healthy Homes Supplemental Funding Application and execute any related contracts with HUD upon award of funds.

ADOPTED  
AND  
APPROVED

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush City Clerk

## Council Communication

Department: Public Works Admin

Case/Project No.:

Submitted by: Greg Reeder, Public  
Works Director

Resolutions 18-233 & 18-234

Council Action: 7/23/2018

### Description

Resolutions approving:

18-233 Council Bluffs Interstate System Landscape Master Plan Addendum 1 (May 2018); and  
18-234 West Broadway Reconstruction Corridor Master Plan West Extension Addendum 1 (June 2018)

### Background/Discussion

In September 2014, the Iowa Department of Transportation (IDOT), Iowa West Foundation (IWF), the City of Council Bluffs, and citizen shareholders collaborated to develop a Landscape Master Plan for the interstate reconstruction. This plan was a refinement of the 2007 CBIS Aesthetics Master Plan.

The plan was to serve as a design strategy for the interstate landscaping. The vision was to develop a unique, contiguous, and identifiable landscape character. The plan acknowledges site conditions and constraints while creating a bold and colorful landscape.

The addendum adds CBIS segment 4 (I-480/I-29/West Broadway) which was not included in the original plan. Segment 4 was not included in the 2014 plan because of multiple alternatives under consideration at that time.

The plan was funded by IWF. IDOT agreed to implement the plan subject to funding constraints.

The West Broadway Reconstruction Corridor Master Plan was created to guide the reconstruction of West Broadway with the goals of building a community legacy, and preserve and enhance gateways, public space, art, pedestrian lighting, and public and private streetscape. It guides the construction of the physical improvements to the corridor.

The plan was approved by city council in October 2016 and amended to remove the medians in March 2017.

The Addendum 1 adds West Broadway from 36<sup>th</sup> Street to 40<sup>th</sup> Street. This roadway currently is part of the interstate ramps. After IDOT rebuilds segment 4 of CBIS, West Broadway will be extended to 40<sup>th</sup> Street as a city street. West Broadway from 36<sup>th</sup> Street to 40<sup>th</sup> Street will serve as an important link between the established commercial corridor to the east and the fast growing River's Edge Development. The addendum master plans the streetscape for this new street.

The 2016 Master Plan and the 2018 Addendum 1 were funded by the City of Council Bluffs. The street will be constructed by IDOT as part of the CBIS. Completion will occur in 2023. After roadway completion, the city will seek grants for streetscape amenities envisioned in the addendum for West Broadway - 36<sup>th</sup> to 40<sup>th</sup> Street.

### Recommendation

Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
CBIS	Other	7/16/2018
WB- West Extension	Other	7/16/2018
Resolution 18-233	Resolution	7/17/2018
Resolution 18-234	Resolution	7/17/2018





# COUNCIL BLUFFS INTERSTATE SYSTEM

## LANDSCAPE MASTER PLAN

IOWA WEST FOUNDATION, SEPTEMBER 2014

ADDENDUM NO. 1, MAY 2018

2020 B PEARL STREET, BOULDER, CO. 80302

**chroma** design





PART 1	LANDSCAPE VISION	p. 4-8
PART 2	ANALYSIS, DESIGN + RECOMMENDATIONS	p.9-31
PART 3	PLANTING, SEEDING, PHASING, ESTIMATES, + IMPLEMENTATION	p.32-36

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# PART 1: LANDSCAPE VISION



## OVERVIEW

The CBIS landscape master plan proposes a design strategy for the interstate landscape within the CBIS project boundaries. This plan follows the 2007 CBIS Aesthetic Master Plan that was prepared for IDOT with input from an Aesthetics Steering Committee consisting of members from IDOT, the City of Council Bluffs, the Iowa West Foundation, and concerned citizens. This landscape master plan updates and focuses the former CBIS Aesthetics Master Plan's landscape vision, clarifies the project goals and objectives, proposes an achievable design that responds to the opportunities and constraints presented by the current transportation engineering

plans, and makes pragmatic recommendations for implementation. The Iowa West Foundation has funded this design effort as a means of promoting the development of a high quality, consistent landscape design for the Council Bluffs interstate corridors that will fit into and complement the developed streetscapes within the city and the city's Streetscape Corridor Master Plan. A project steering committee consisting of representatives from IDOT, the City of Council Bluffs, and the Iowa West Foundation has guided this plan's development and approved its recommendations.

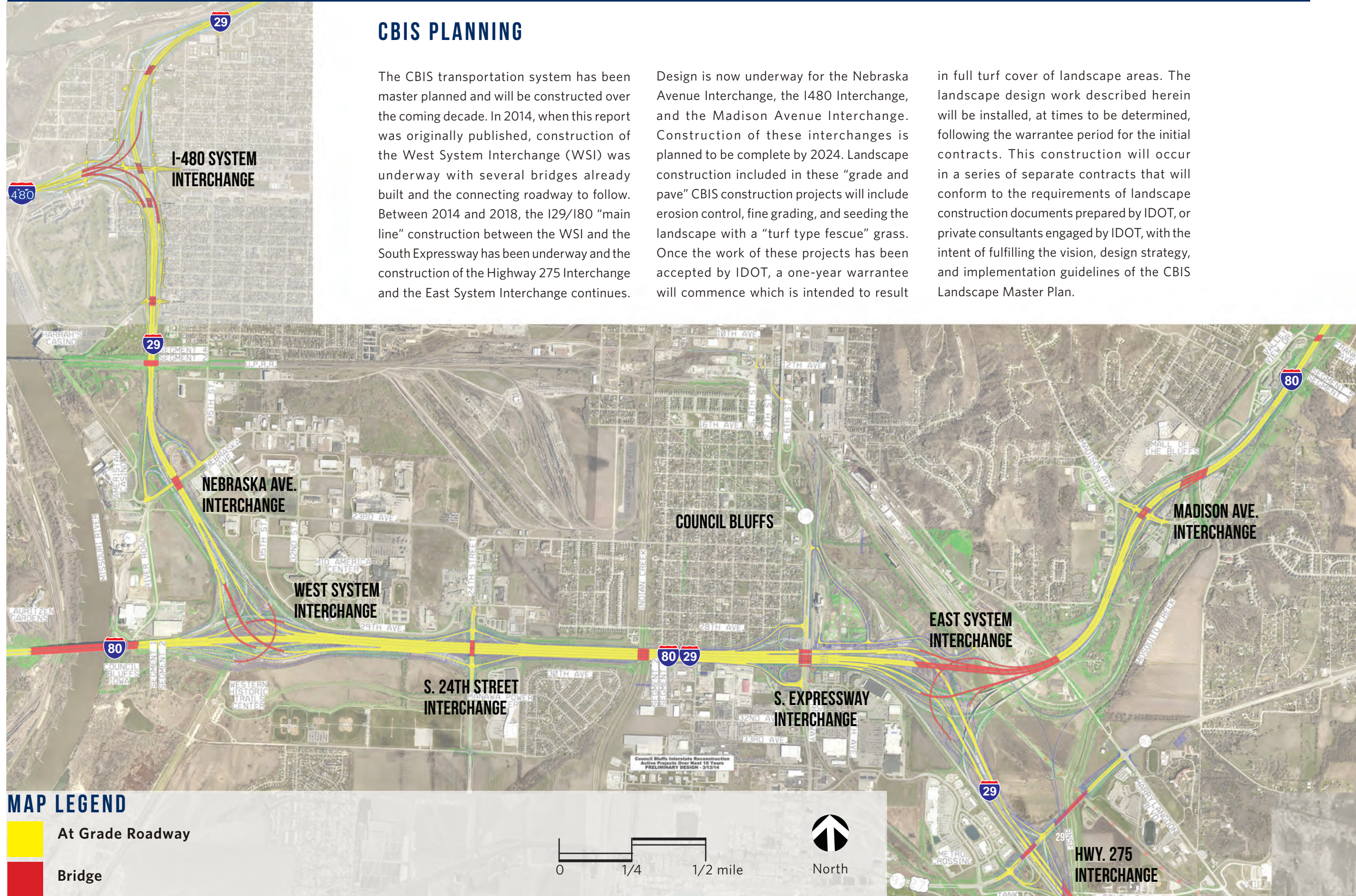


## CBIS PLANNING

The CBIS transportation system has been master planned and will be constructed over the coming decade. In 2014, when this report was originally published, construction of the West System Interchange (WSI) was underway with several bridges already built and the connecting roadway to follow. Between 2014 and 2018, the I29/I80 “main line” construction between the WSI and the South Expressway has been underway and the construction of the Highway 275 Interchange and the East System Interchange continues.

Design is now underway for the Nebraska Avenue Interchange, the I480 Interchange, and the Madison Avenue Interchange. Construction of these interchanges is planned to be complete by 2024. Landscape construction included in these “grade and pave” CBIS construction projects will include erosion control, fine grading, and seeding the landscape with a “turf type fescue” grass. Once the work of these projects has been accepted by IDOT, a one-year warrantee will commence which is intended to result

in full turf cover of landscape areas. The landscape design work described herein will be installed, at times to be determined, following the warrantee period for the initial contracts. This construction will occur in a series of separate contracts that will conform to the requirements of landscape construction documents prepared by IDOT, or private consultants engaged by IDOT, with the intent of fulfilling the vision, design strategy, and implementation guidelines of the CBIS Landscape Master Plan.



### MAP LEGEND

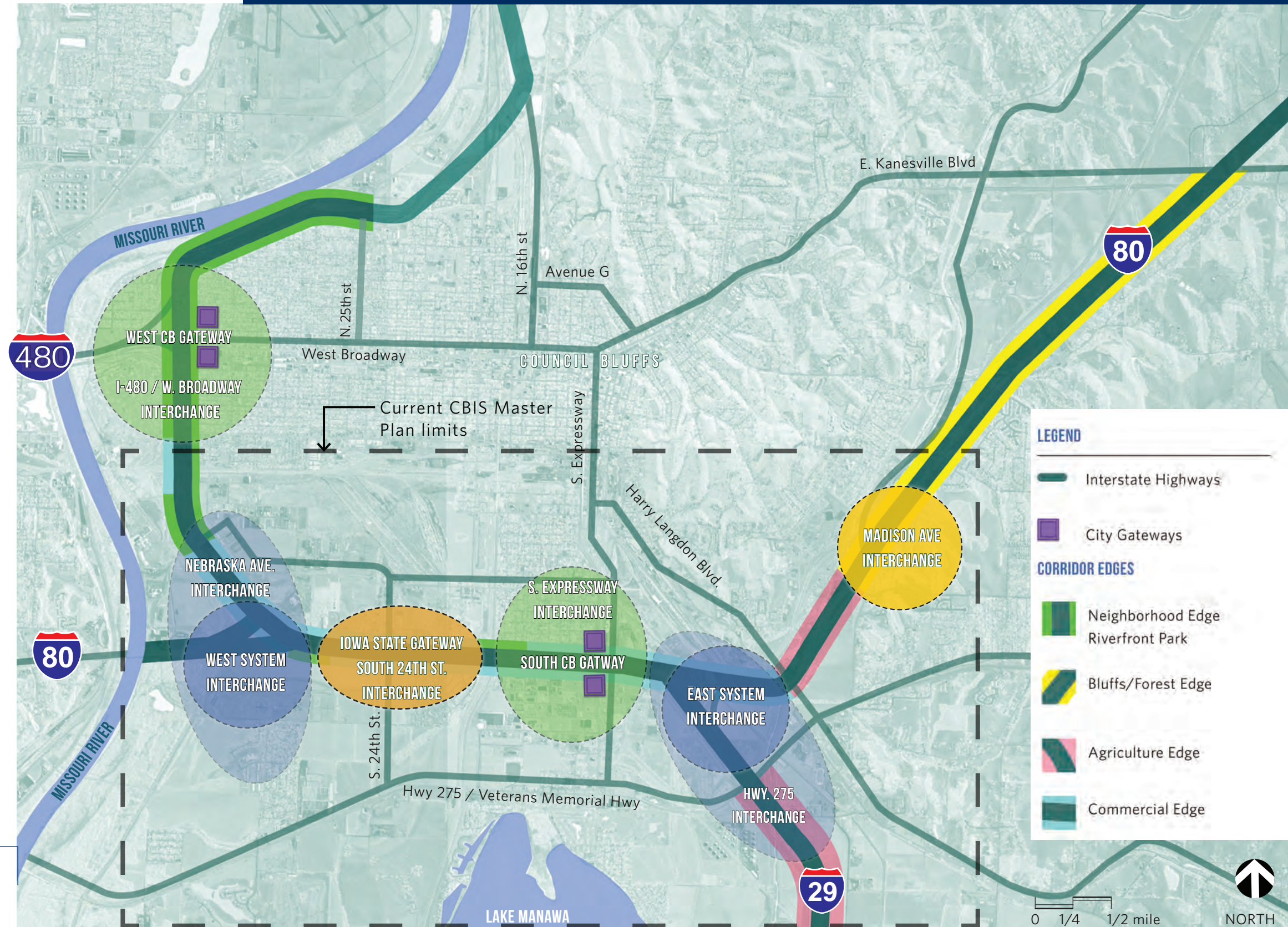
- At Grade Roadway
- Bridge

0 1/4 1/2 mile





## FRAMEWORK PLAN/LANDSCAPE VISION



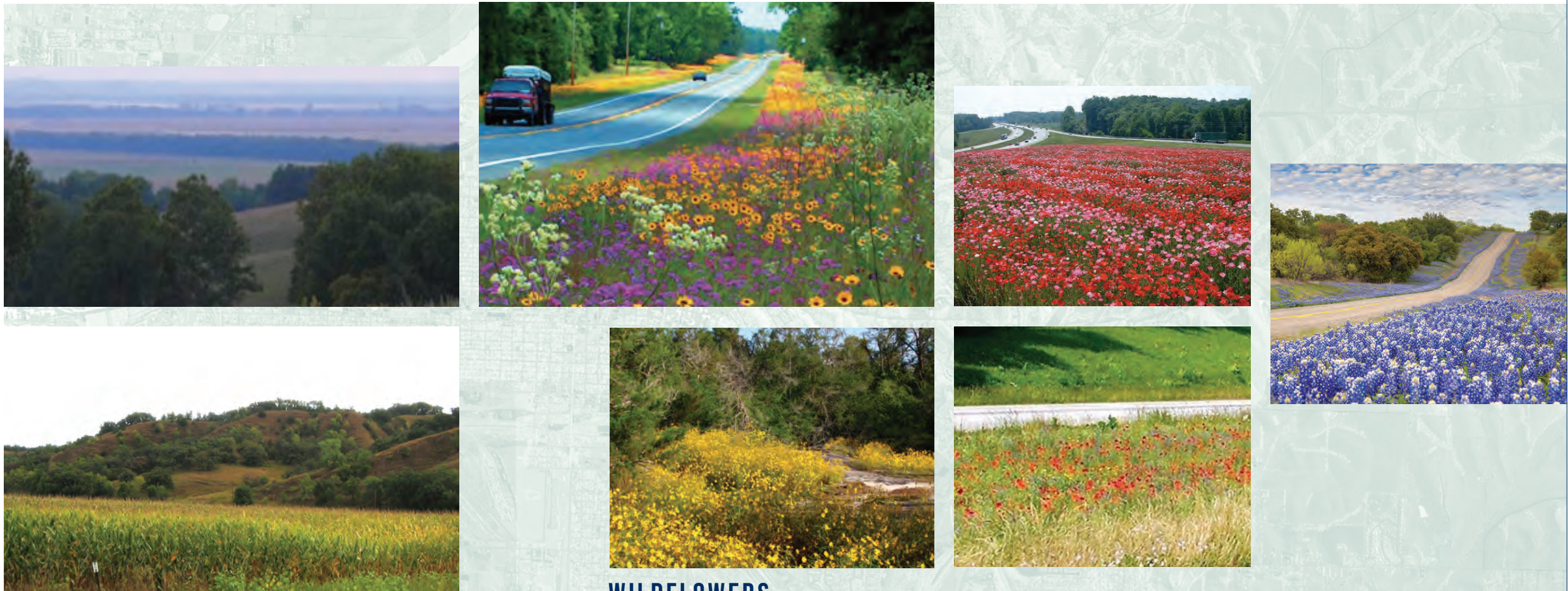
## CBIS FRAMEWORK PLAN

The CBIS Framework Plan lays out the physical framework for the approach to landscape design for the interstate system. The system is broken down into interchanges and corridors. Each interchange has a unique function and layout with connections to adjacent highways and/or city streets as well as a unique identity within the system. Corridors are the sections of interstate between interchanges that pass through varying rural and urban landscapes. The CBIS interfaces with the Council Bluffs Corridor Master Plan for city streets where city gateways are either built or planned. The city gateway locations are indicated at the N. 16th Street; West Broadway; South Expressway; and E. Kanesville Boulevard interchanges.

The Vision for the CBIS landscape design is to develop a unique, contiguous, and identifiable landscape character that is distinct to this system and does not repeat interstate landscape designs seen in neighboring Nebraska or other parts of Iowa. The landscape design is planned to be bold and colorful, with consistent shapes, colors, and textures. It will be responsive to site conditions including highway safety requirements, slopes and grades, storm water systems, and solar aspect as well as the built surroundings and unique qualities of each interchange and corridor type. The design will have visual interest in all seasons and be composed of hardy grasses, forbes, shrubs, and trees. Native plants will be used as much as possible.

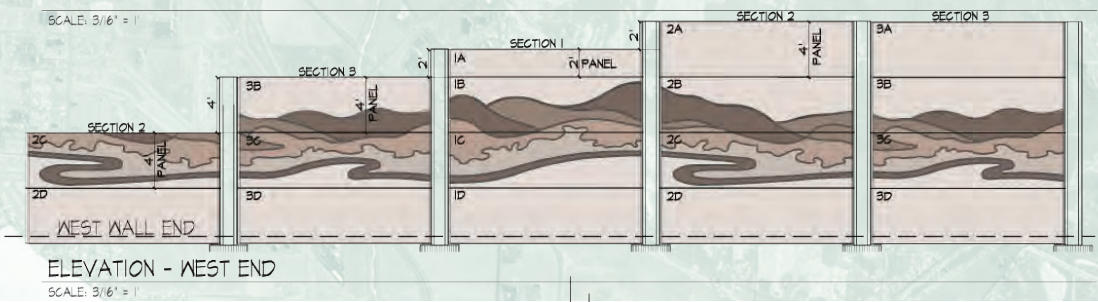


LOESS HILLS & FARMS



WILDFLOWERS

CBIS NOISE WALL



Council Bluffs, Iowa is located at the interface of three natural landscape zones, the open grasslands and Oak Savanna of the Iowa plains, the hardwood forests of the Loess Hills, and riparian plant associations of the Missouri River floodplain. In addition, cultural landscape types also merge at this location including those of modern agriculture, urban and suburban settlement patterns, and contemporary roads and railways.

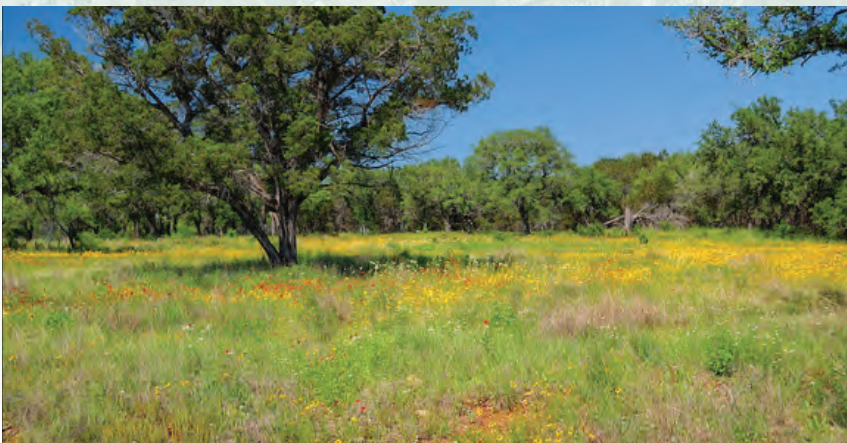




LANDSCAPE DESIGN INSPIRATIONS



RIVER ISLAND INSPIRATION



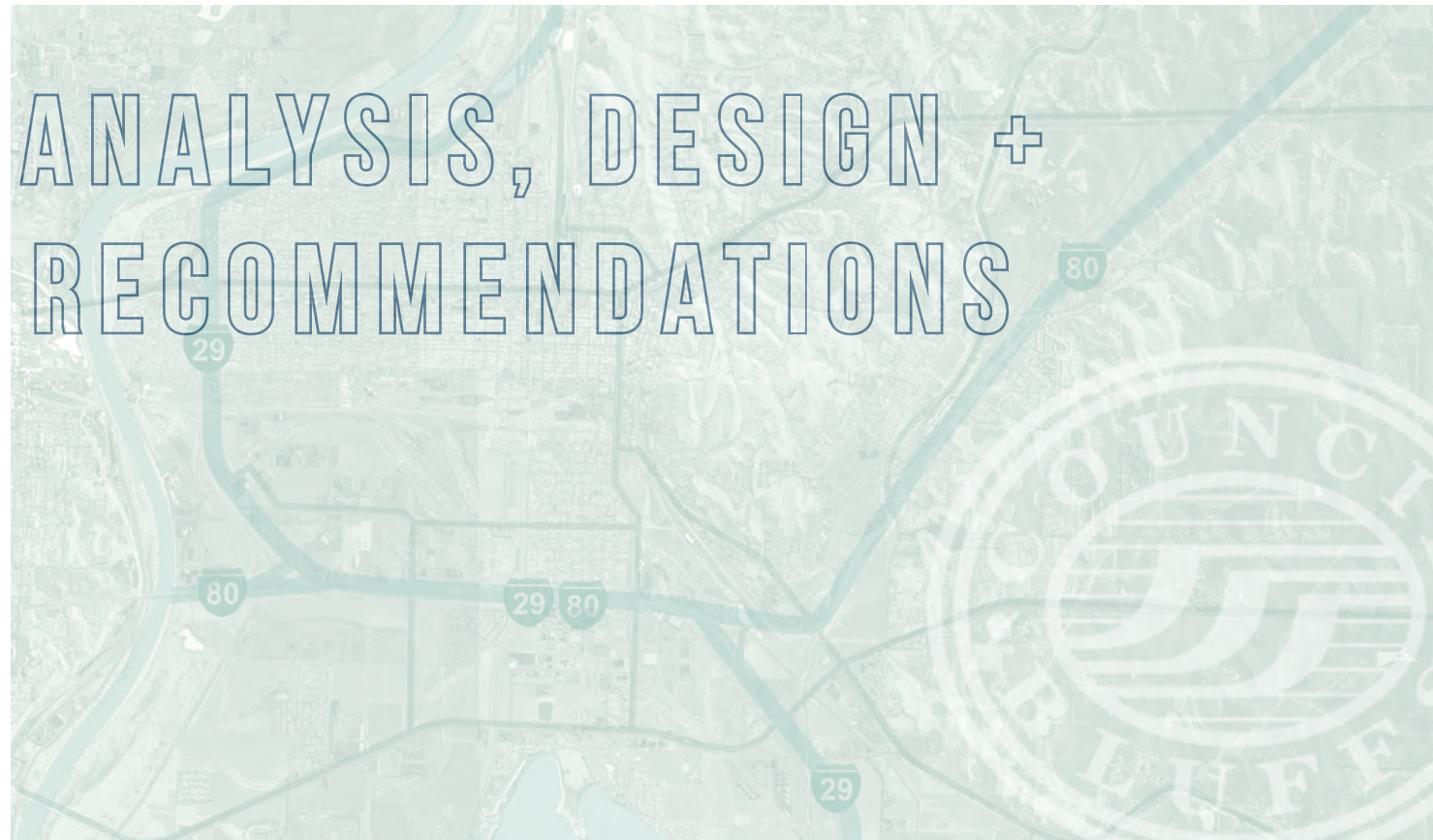
The CBIS landscape design is inspired by all of these conditions and seeks to include plant associations that draw from the indigenous grasses and wildflowers of the plains as well as the trees and shrubs of the local bluffs and the Missouri River floodplain. The cultural landscape of the interstate highway system is the dominant form-maker for this project and landscape improvements are designed as purposeful enhancements to it. Planting bed shapes are planned to mimic the configuration of river islands, crop rows, and/or the geometrics of urban land parcels.

OAK SAVANNAH



## PART 2: ANALYSIS, DESIGN + RECOMMENDATIONS

The CBIS landscape design recommendations are addressed in two parts, interchanges and corridors. The key interchanges in the system are addressed in detail setting the design parameters for the landscape in those and all other interchanges. Corridor edge types are addressed with specific recommendations for each that can be applied where those conditions exist throughout the system. The landscape designs for interchanges and corridor edge types are shown to clarify the recommended design approach for those and similar conditions throughout the CBIS.





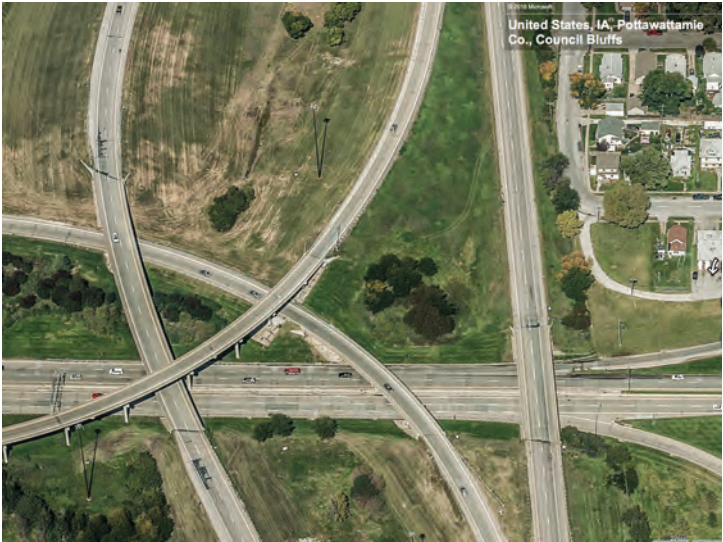
# ANALYSIS/I-480 NORTH (WEST BROADWAY) INTERCHANGE

## GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm



## CONDITIONS



The I480 Interchange is critically significant to the City of Council Bluffs because it provides a connection between I29 and West Broadway, the city's primary gateway corridor. In addition, it connects I29 and West Broadway with I480 and downtown Omaha. The interchange is large and complex with north and south frontage roads that parallel the interstate for over one mile. I29 is elevated through the interchange and four elevated ramps curve between the two interstate roadways. The 2018 Addendum One to the City of Council Bluff's West Broadway Master Plan proposes significant streetscape improvements for the West Broadway corridor from 36th Street to 40th Street. These improvements are planned to be separately funded and constructed by the City of Council Bluffs and will provide continuity to the corridor's identity from the city's west entrance to its downtown. The analysis plan breaks that pattern down by its topography so that a more detailed landscape pattern emerges. The design goal is to accurately implement the landscape vision so that it reinforces the found pattern with plantings that fulfill the objectives of the design








## DESIGN

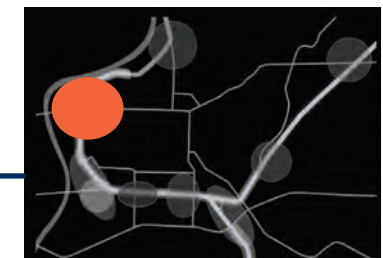


The design for the I480 Interchange landscape is composed of lowland plantings within the proposed detention ponds that are made up of trees and shrubs native to river floodplains. These plants are arranged in “islands” reminiscent of the islands of trees and shrubs that are visible within a Midwest river’s banks during a flood. An outer ring of shrubs forms each island’s edge and the interface with surrounding grasses and wildflowers while a densely planted grouping of trees forms the center. Thus, the design in lowland areas works with the CBIS storm water management design and mimics the natural conditions of a river floodplain. Surrounding the planted islands in lowlands, is a planting of grasses, sedges, and wildflowers that will provide a permanent and attractive ground cover that is tolerant of both flood and drought, wildflower colors chosen for these locations are yellows, oranges, and reds. On the slopes of the detention ponds as well as roadway and ramp edges, native grasses and wildflowers that are tolerant of consistently drier conditions are proposed. Wildflower colors chosen for these locations are blues and purples. Adjacent to the interstate roadways, turf type fescue grasses are proposed which will be mown in the spring and summer each year. Frontage roads at the edges of the interchange are shown lined with street trees, where possible, to add a neighborhood character and human scale to these streets. The West Broadway Corridor streetscape will be separated from the CBIS landscape by a fence and maintenance of that corridor will be the city’s responsibility.



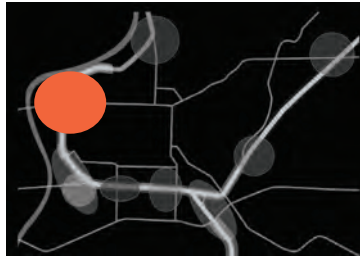
## DESIGN LEGEND

-  Mown Short Native Upland Grass
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Native Floodplain Tree and Shrub Groupings
-  Native Hedgerow Trees and Shrubs
-  Sloped Crushed Stone Paving at Bridge Abutments





ANALYSIS/I-480 SOUTH (WEST BROADWAY) INTERCHANGE



GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm



CONDITIONS



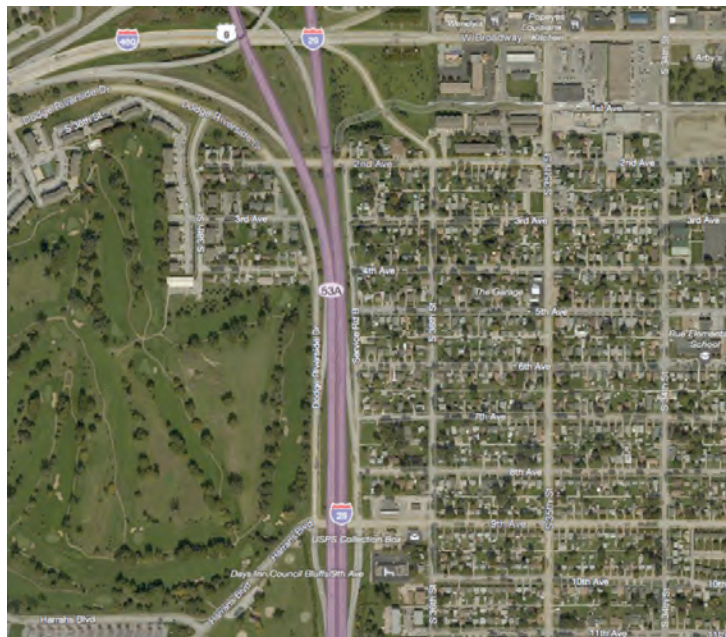
The I480 South Interchange passes through a portion of the west end neighborhood. The frontage roads have been extended to connect West Broadway to I29 access ramps north and south. The linear spaces between the interstate and frontage roads and between the frontage roads and homes are not continuous but present the opportunity for some buffer planting.



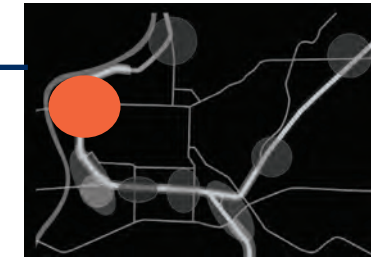
## DESIGN








View looking southwest from West Broadway and 36th Street



Between West Broadway and 2nd Avenue, typical interchange planting is recommended with trees and shrubs proposed in the lowland storm water detention areas and native short grasses and wildflowers elsewhere. South of 2nd Avenue linear plantings of trees are proposed to visually buffer the neighborhoods wherever possible.



## DESIGN LEGEND

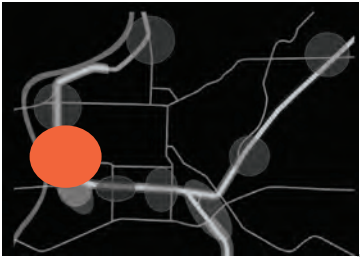
-  Mown Short Native Upland Grass
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Native Floodplain Tree and Shrub Groupings
-  Native Hedgerow Trees and Shrubs
-  Sloped Crushed Stone Paving at Bridge Abutments





GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm



CONDITIONS



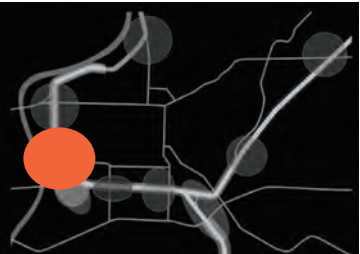
The Nebraska Avenue Interchange is being reconstructed in a similar footprint to existing and thus has limited disturbance to the infield areas between I29 and its ramps. Storm water detention will be enhanced with the addition of ponds in the infield and in linear strips along ramps.









DESIGN



Saving the existing trees in the undisturbed areas is anticipated. Enhancing those tree groupings with additional trees of similar character is proposed for those locations. Tree and shrub planting is also proposed in the lowlands created for storm water detention. The effect is to produce a Midwest savannah like landscape with a similar density of plantings throughout the interchange.



DESIGN LEGEND

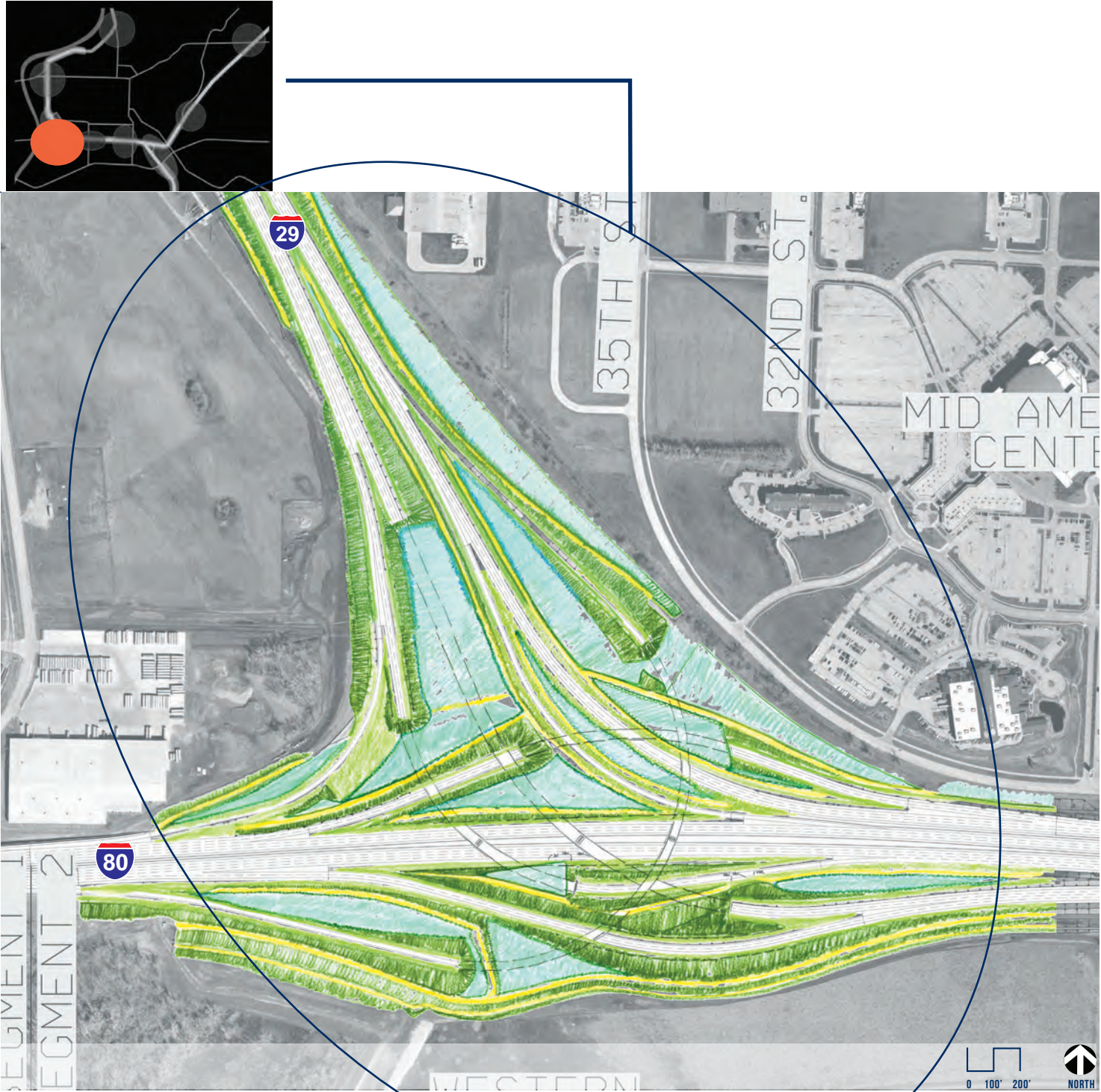
-  Mown Short Native Upland Grass
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Native Floodplain Tree and Shrub Groupings
-  Native Hedgerow Trees and Shrubs
-  Sloped Crushed Stone Paving at Bridge Abutments





GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm



CONDITIONS



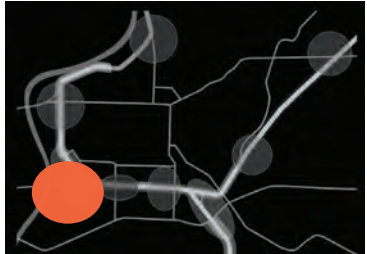
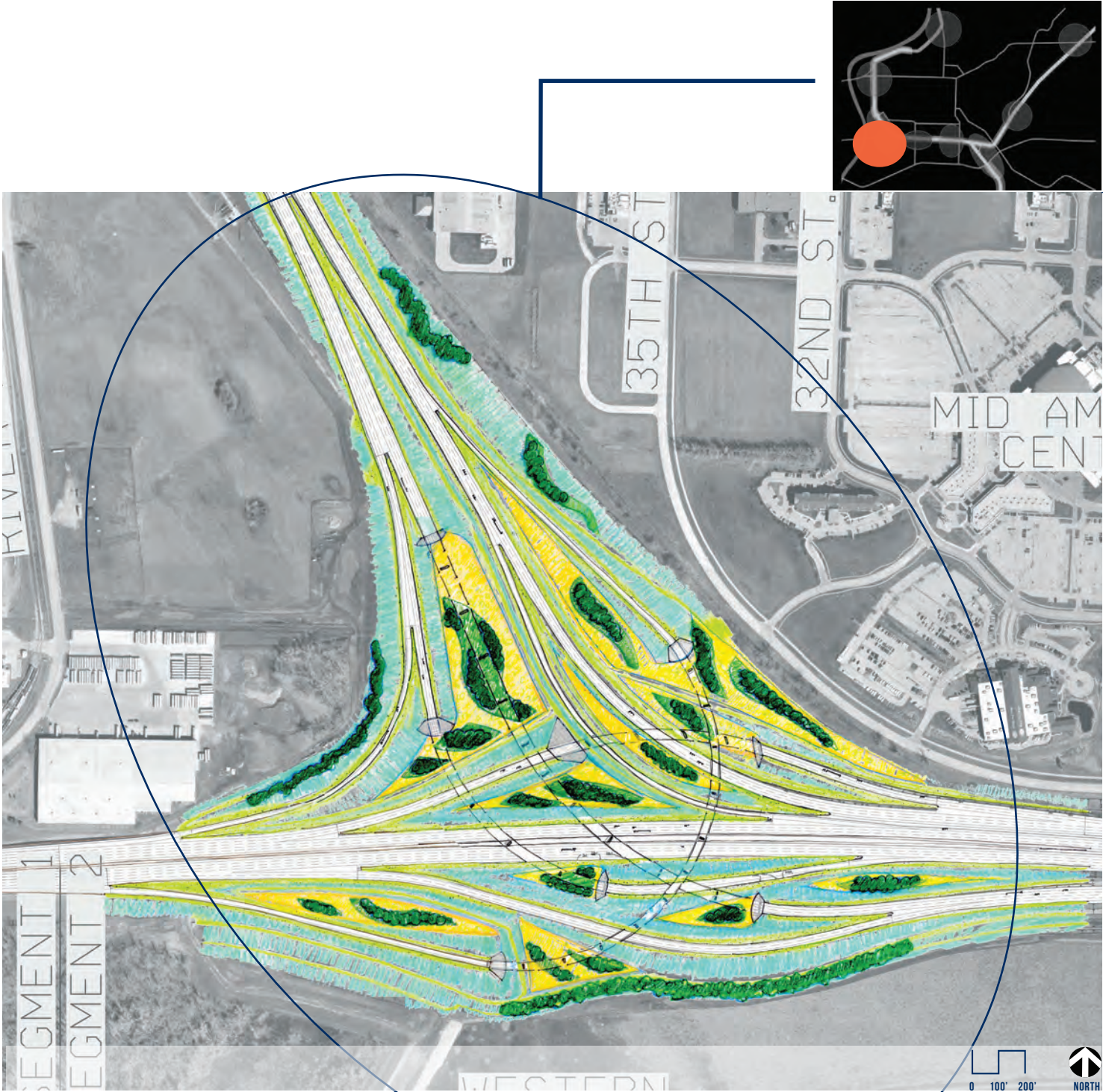
The West System Interchange (WSI) affects a large land area and involves a complex system of ramps, bridges, and at-grade roadways that slice through the landscape at acute angles. Analysis of the proposed layout and grading for the highway system at the WSI reveals an interwoven and converging landscape pattern. The analysis plan breaks that pattern down by its topography so that a more detailed landscape pattern emerges. The design goal is to accurately implement the landscape vision so that it reinforces the found pattern with plantings that fulfill the objectives of the design.









DESIGN



The proposed design for WSI is composed of lowland plantings within the proposed stormwater detention ponds that are made up of trees and shrubs native to river floodplains. These plants are arranged in “islands” reminiscent of the islands of trees and shrubs that are visible within a river’s banks during a flood. An outer ring of shrubs forms each island’s edge and the interface with surrounding grasses and wildflowers while a densely planted grouping of trees forms the center. Thus, the design in lowland areas works with the CBIS storm water management system and mimics the natural conditions of a river floodplain. Surrounding the planted islands in lowlands, are seeded grasses, sedges, and wildflowers that will provide a permanent and attractive ground cover that is tolerant of both flood and drought. Wildflower colors chosen for these locations are yellows, oranges, and reds. On the slopes of the detention ponds as well as roadway and ramp edges, native grasses and wildflowers that are tolerant of consistently drier conditions are proposed. Wildflower colors chosen for these locations are blues and purples. Adjacent to the interstate roadways, turf type fescue grasses are proposed which will be mown in the spring and summer each year. Edges of the interchange are also shown planted with trees and shrubs to buffer views and provide a clear and consistent edge to the interstate landscape.



DESIGN LEGEND

-  Mown Short Native Upland Grass
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Native Floodplain Tree and Shrub Groupings
-  Native Hedgerow Trees and Shrubs
-  Sloped Crushed Stone Paving at Bridge Abutments





GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm



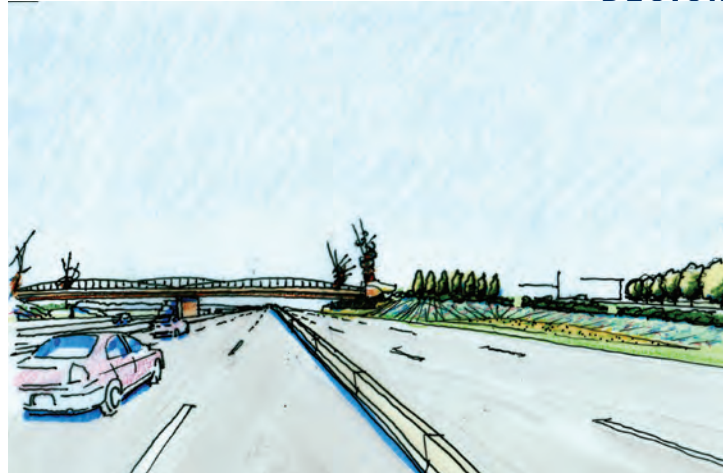
CONDITIONS



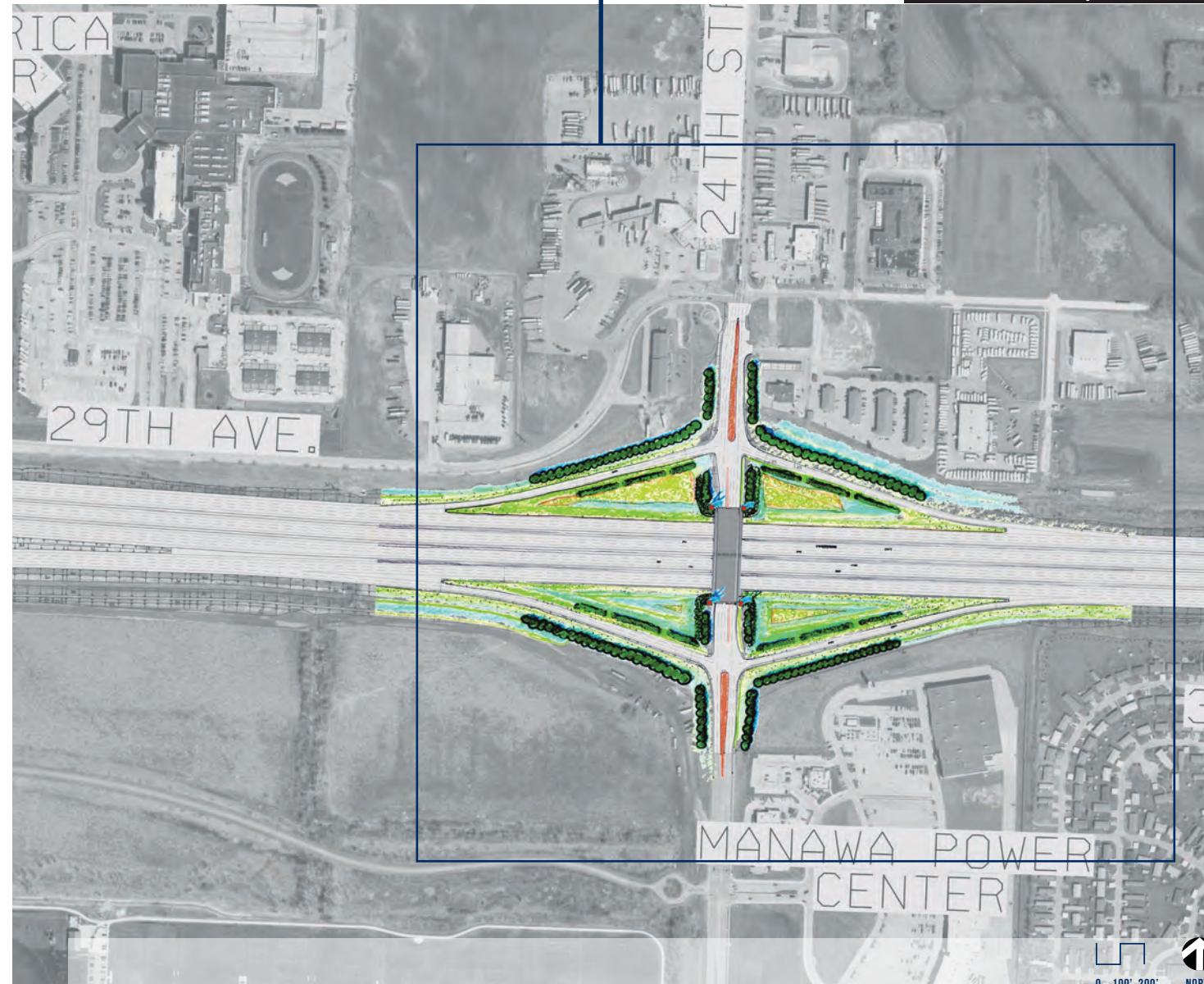
The South 24th Street Interchange, (S24) is the focus of the CBIS aesthetics recommendations with its state gateway status highlighted by four abstract metal sculptures designed by artist Albert Paley, and bridge aesthetics that include decorative overlapping steel arches above the deck and special concrete colors and finishes on the abutment walls and pier caps. These improvements follow the recommendations of the 2007 CBIS Aesthetics Master Plan. The S24 analysis plan shows long and narrow detention ponds proposed in the four interchange quadrants as well as sloped and terraced topography on all edges.











## DESIGN



The design plan for S24 has a unique goal within the CBIS that is to frame and enhance the view of the state gateway bridge and its sculptures. Therefore, no trees are proposed within the interchange, shrubs are shown laid out in a linear fashion along ramps, and edges are enhanced with large deciduous trees to help frame and focus the key view. The landscape on S. 24th Street leading up to the bridge was designed to perform the same function and was installed in 2010 with Iowa West Foundation funding.



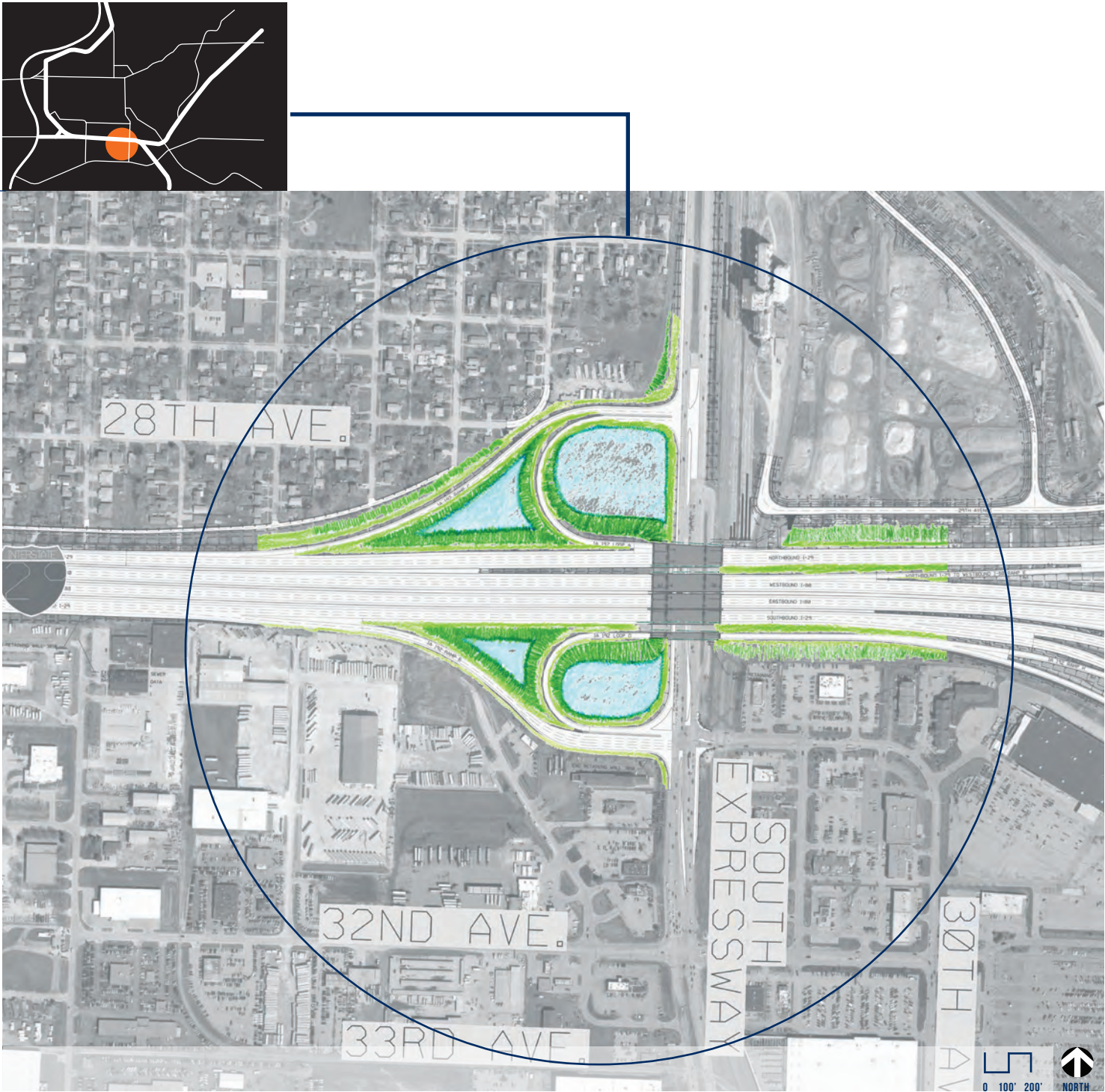
## DESIGN LEGEND

-  Mown Short Native Upland Grass
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Native Floodplain Tree and Shrub Groupings
-  Native Hedgerow Trees and Shrubs
-  Sloped Concrete Paving at Bridge Abutments
-  Noise Wall
-  Red Brick Median + Splash Strip



GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm
- North



CONDITIONS



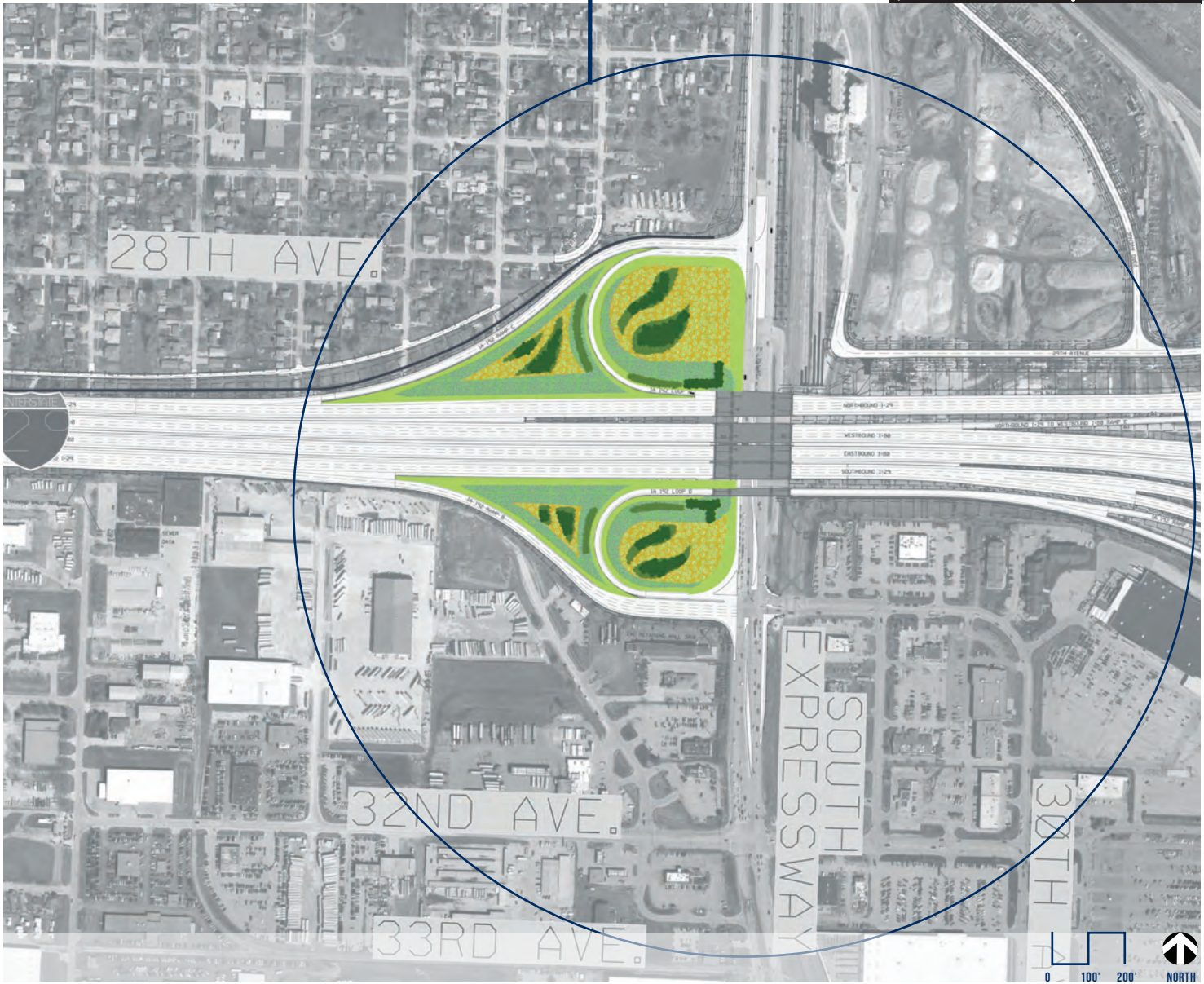
The South Expressway Interchange (SEI) Analysis Plan shows the substantial detention ponds planned for this interchange with their enclosing embankments and adjacent roadway edge slopes. Although a city gateway is planned for this section of the South Expressway, there is very little space in or around the interchange for such an improvement, therefore the proposed gateway may be located north of the interstate.



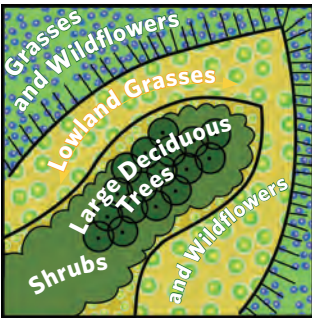
DESIGN



The design for the SEI indicates the proposed Noise Wall on the north side of the westbound on ramp. The design theme for the noise wall was developed from the recommendations found in the 2007 Aesthetics Master Plan and construction will be complete in 2014. Planted islands similar to those proposed for the WSI are shown in all four detention ponds. The same native grass and wildflower seeding mixes are proposed for lowlands, slopes, and uplands. Roadway edges again are planted with turf type fescue grasses to be mown twice each year.



LOWLAND ISLAND PLAN



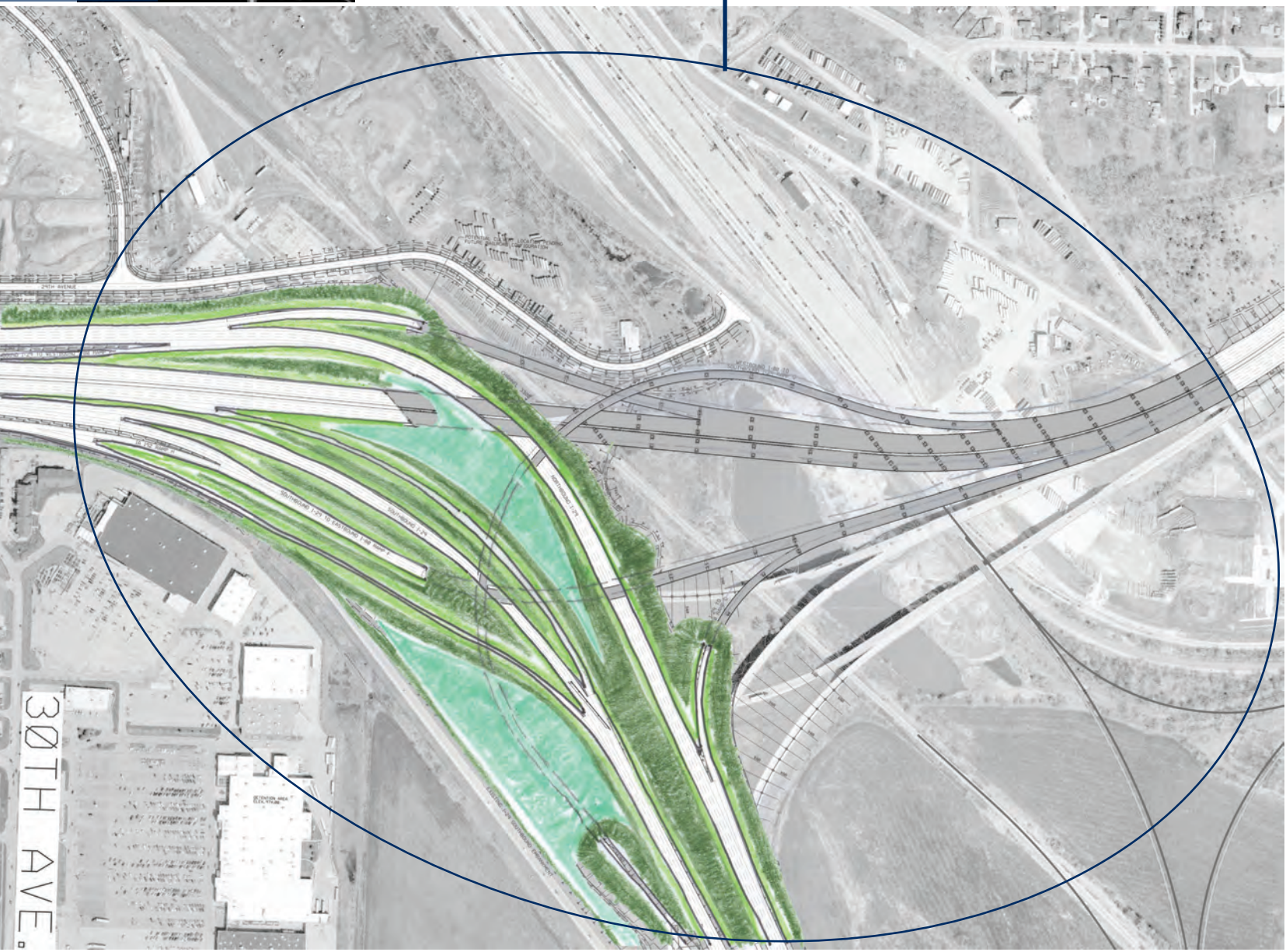
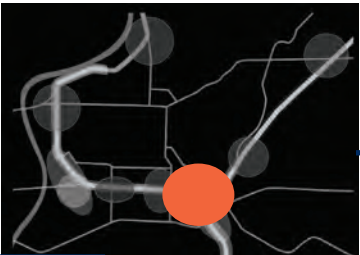
DESIGN LEGEND

-  Large Deciduous Trees
-  Shrubs
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Mown Short Native Upland Grass
-  CBIS Noise Wall



GRADING ANALYSIS LEGEND

- 6:1 Slopes
- 3:1 Slopes
- Sloping Pond Edges
- Storm Water Detention Pond
- Top of Berm
- North



CONDITIONS



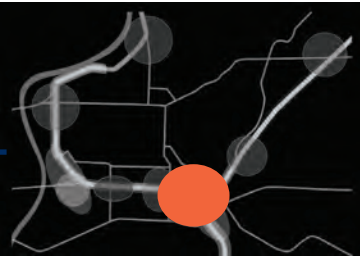
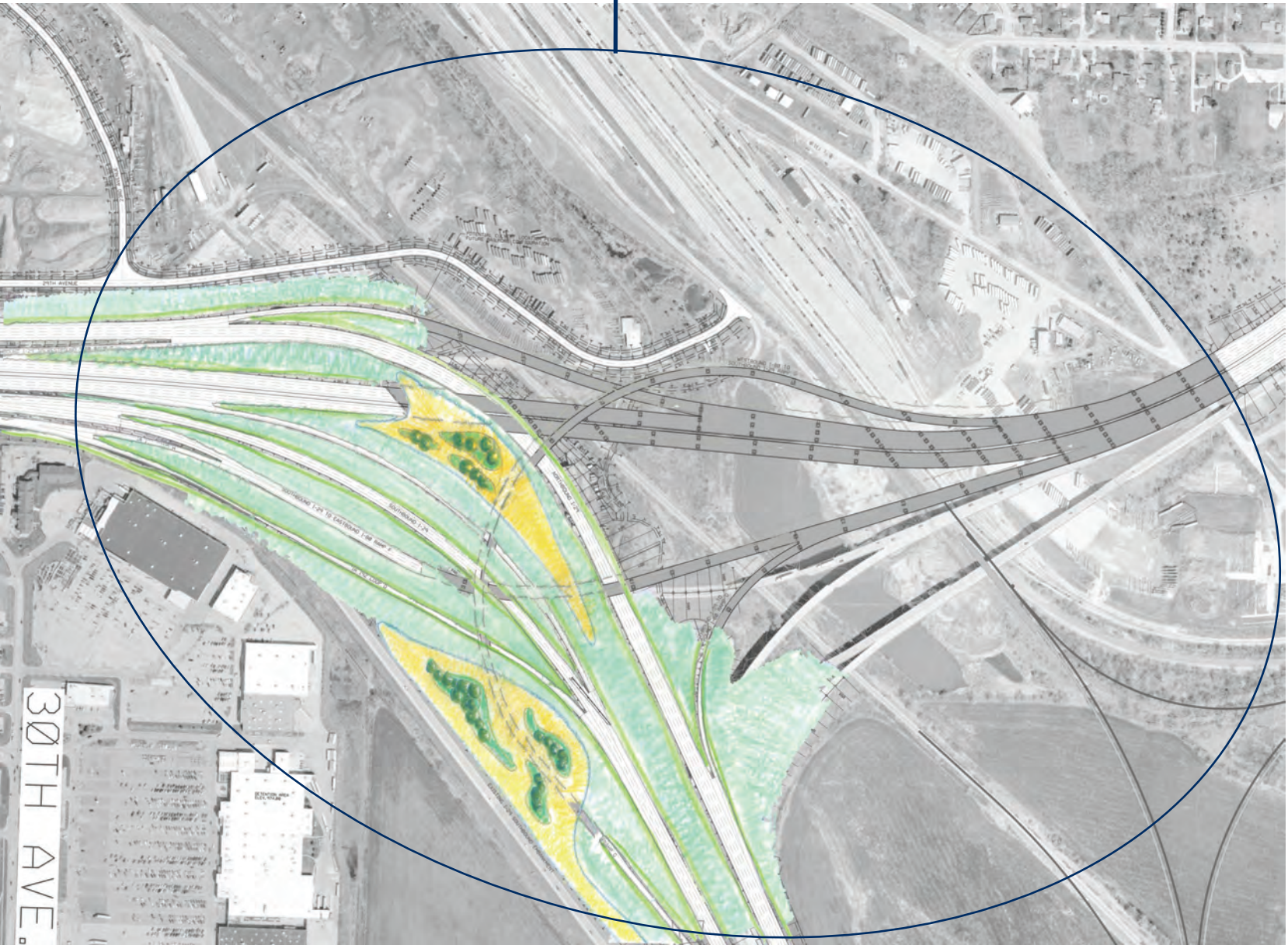
The East System Interchange is comprised of two different landscape zones, each with a dissimilar character. On the west side, the I-80 and I-29 roadways and ramps are on grade while the I-80 roadway and ramps on the east side are on elevated bridge structures. The land on the west side is divided into long curving strips, most of which are steeply sloping away from the thoroughfares. Two large, curving storm water detention areas are located in the lowlands. The land on the east side of the interchange is not visible to motorists passing by on the bridges above. It includes water bodies, a multi use trail, a railroad right of way, commercial uses, and access roads. For these reasons, landscape improvements beyond that required by the grade and pave contracts, are not recommended on the east side of the interchange.



DESIGN



The uplands on the west side of the interchange are enhanced with upland grasses and wildflowers. The two lowland detention ponds on the west side include groupings of trees and shrubs to add visual interest and to break up the expanse. Lowland grasses and wildflowers are proposed to fill out the pond areas.



DESIGN LEGEND

- Mown Short Native Upland Grass
- Short Native Upland Grass & Blue/Purple Wildflowers
- Short Native Lowland Grass & Yellow and Orange Wildflowers
- Native Floodplain Tree and Shrub Groupings
- Native Hedgerow Trees and Shrubs
- Sloped Paving at Bridge Abutments
- Noise Wall
- Red Brick Median + Splash Strip







GRADING ANALYSIS LEGEND

- 6:1 Slopes
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CONDITIONS



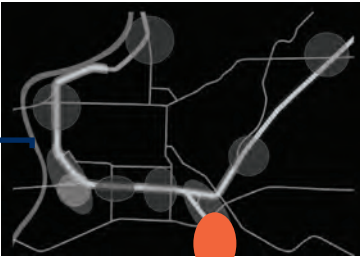
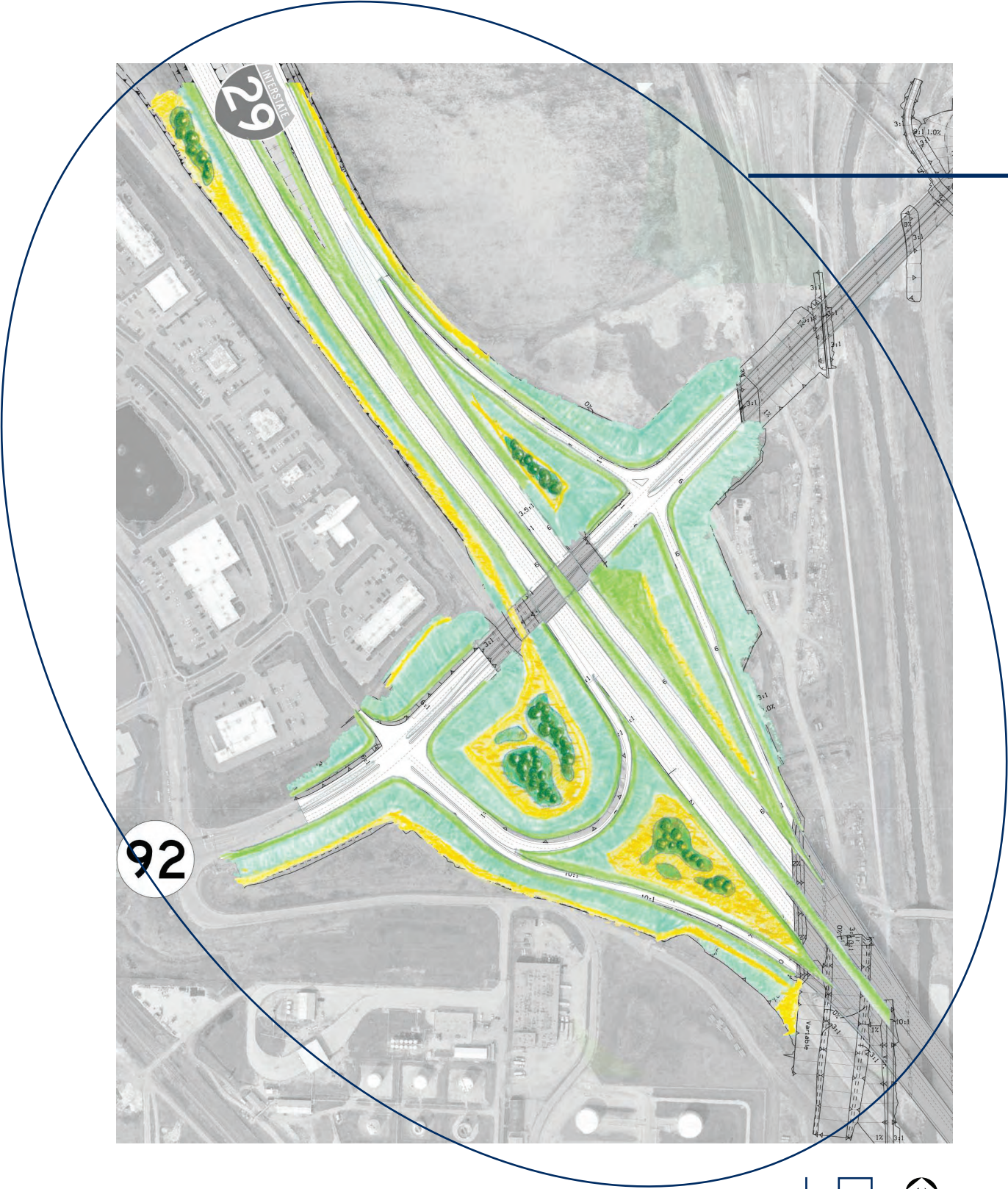
Steeply sloping, converging landforms and the Highway 275 Bridge dominate the landscape at this interchange. Two lowlands of significant size are planned for the southwest quadrant. The remainder of the land area consists primarily of upland slopes that support ramps and roadways. A consistent treatment to the uplands will enhance the landforms and visually unite the two sides of the freeway.











DESIGN



The steeply sloping uplands throughout the interchange are covered with upland grasses and wildflowers to provide a consistent and attractive character. Tree and shrub groupings enhance the lowland storm water detention ponds, and provide scale that will reduce the apparent depth of the ponds as well as the perceived height of the bridge above I29.



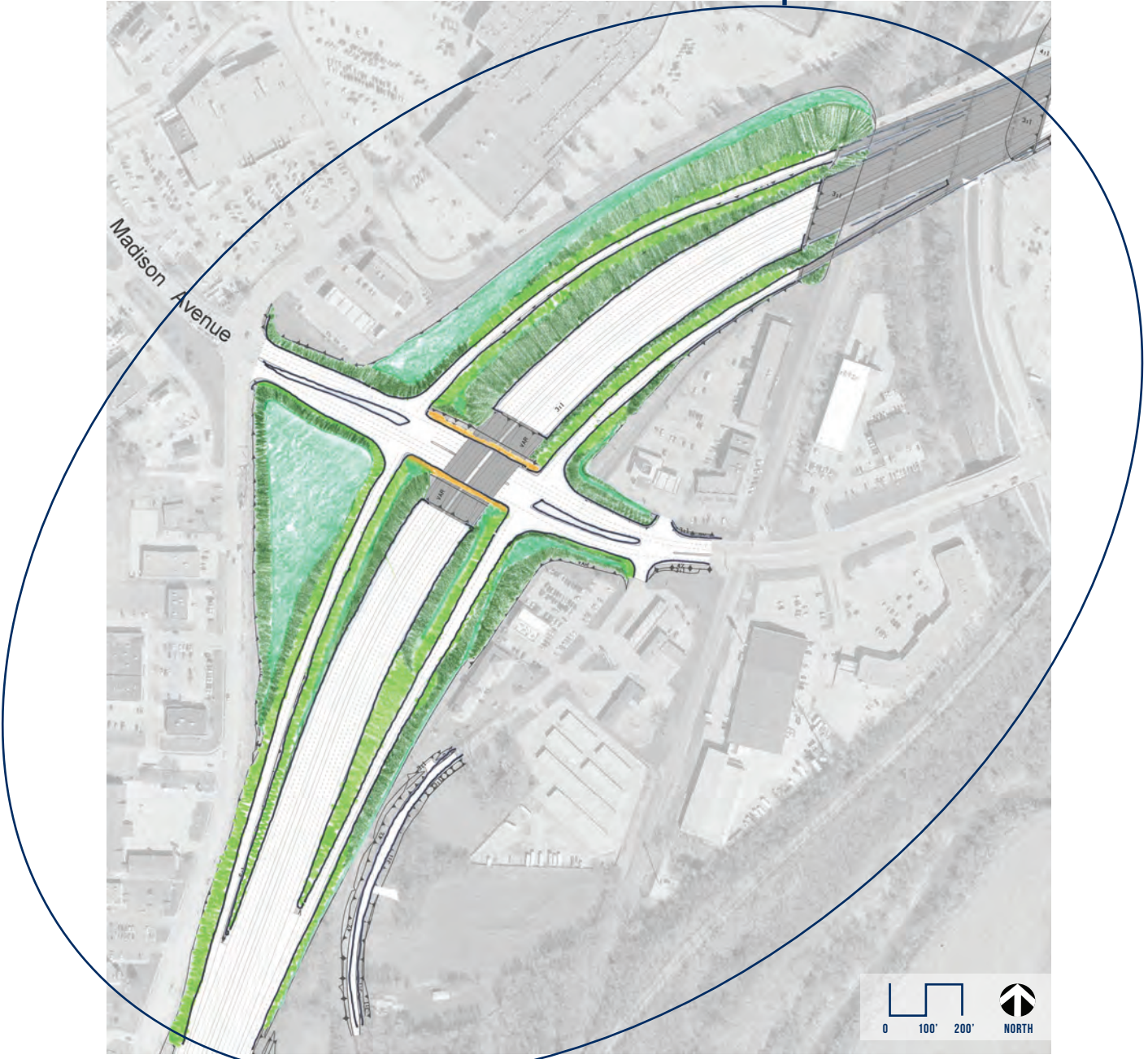
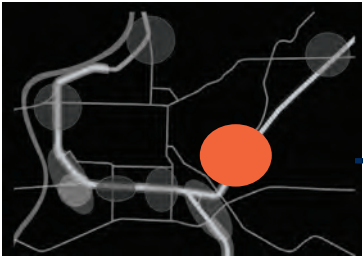
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GRADING ANALYSIS LEGEND

- 6:1 Slopes
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CONDITIONS



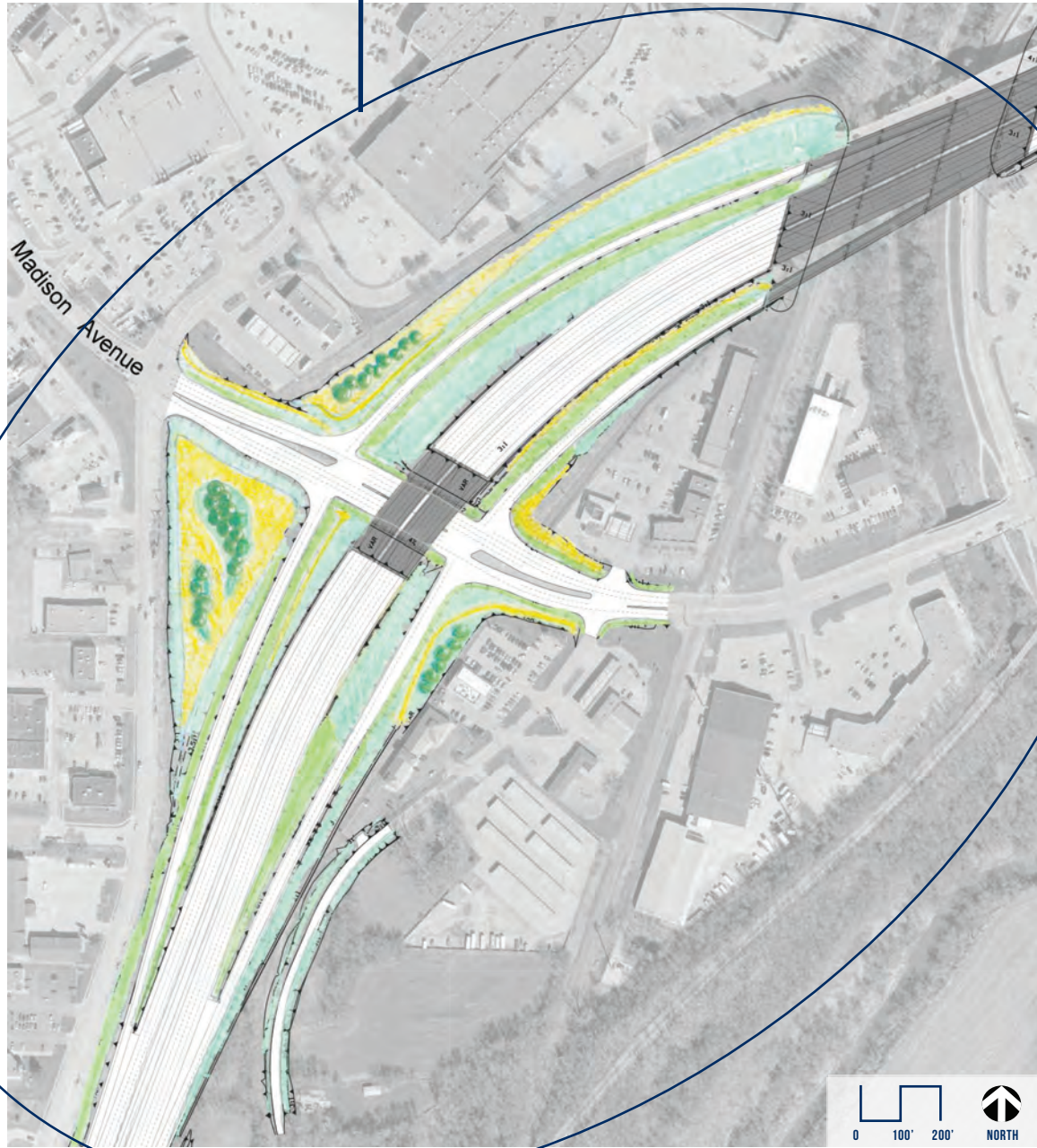
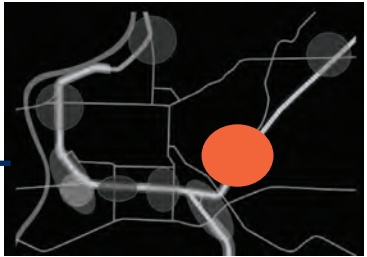
The Madison Avenue interchange has a conventional shape with long narrow areas between the ramps and I29 and the addition of wide buffer areas on the west side of the interchange. Commercial development abuts the entire interchange. The wider spaces on the west side are planned to include storm water detention ponds and present the opportunity to provide a planted buffer for the adjacent businesses.











DESIGN



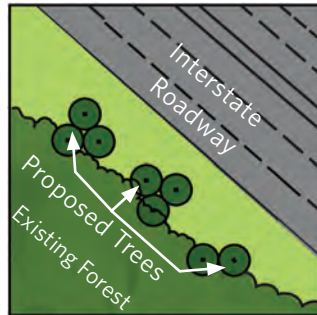
The planting design for the interchange includes buffer tree planting on the outside edge of the southeast and northwest quadrants. Tree and shrub planting in the southwest quadrant is designed to enhance the appearance of the storm water detention pond and provide an informal visual buffer from the commercial properties.



DESIGN LEGEND

-  Mown Short Native Upland Grass
-  Short Native Upland Grass & Blue/Purple Wildflowers
-  Short Native Lowland Grass & Yellow and Orange Wildflowers
-  Native Floodplain Tree and Shrub Groupings
-  Native Hedgerow Trees and Shrubs
-  Sloped Paving at Bridge Abutments
-  Noise Wall
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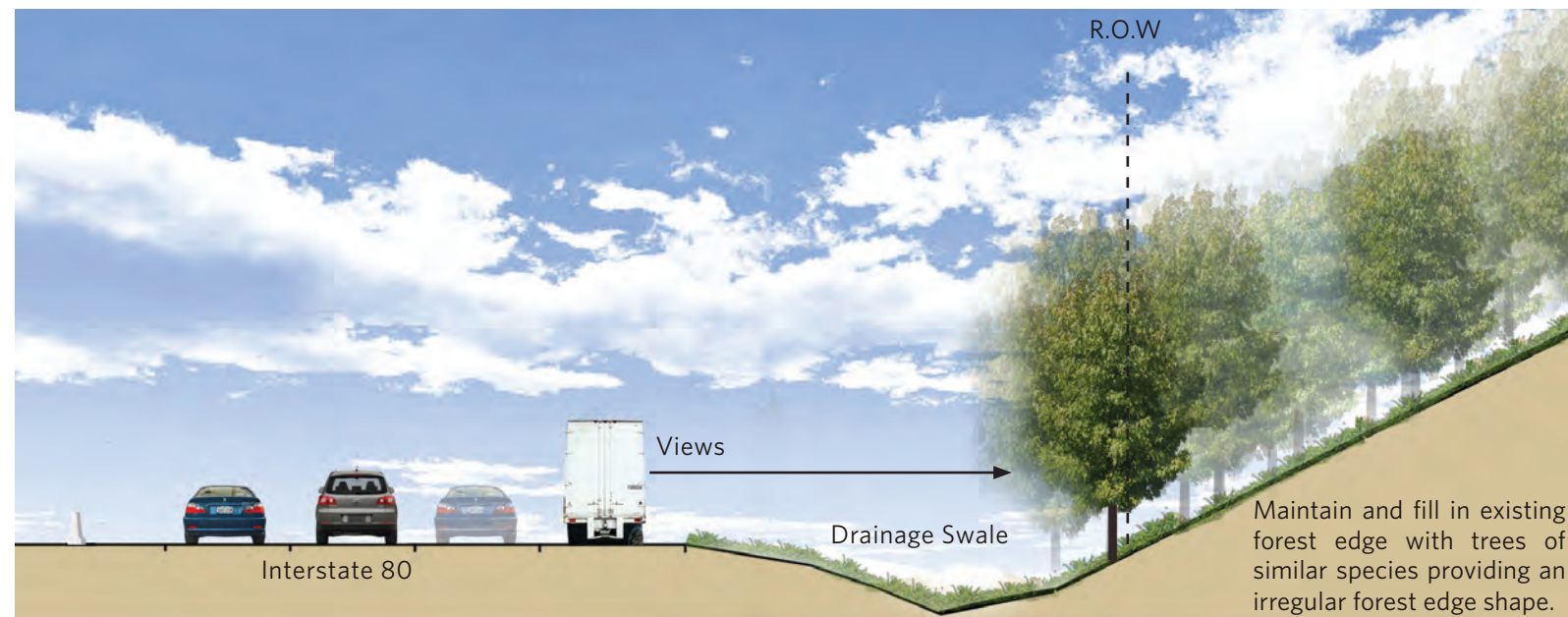
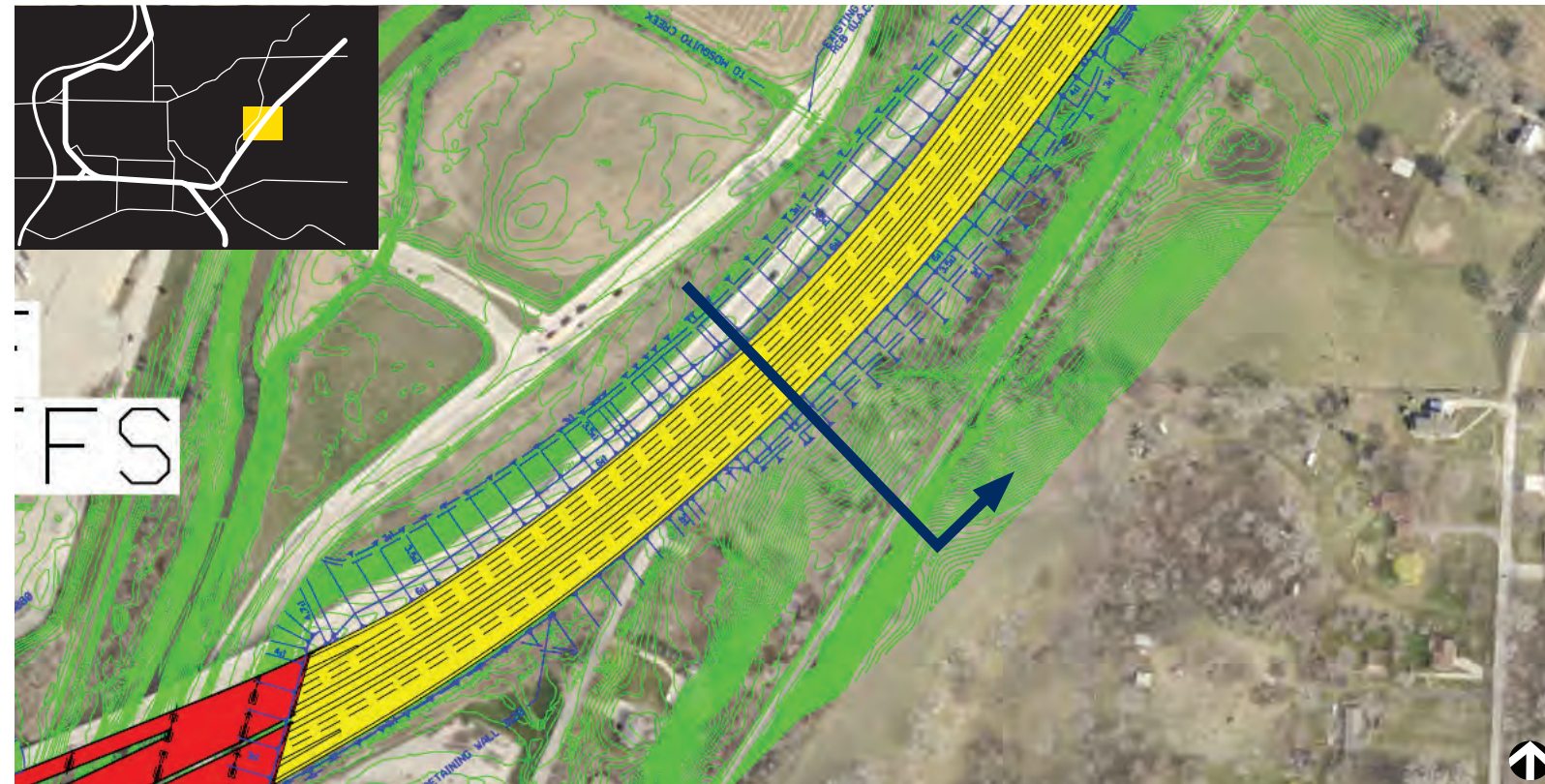




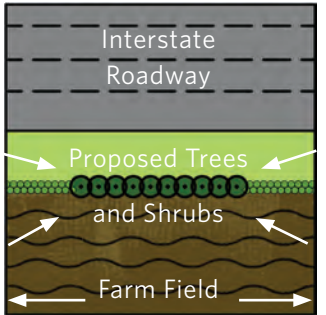
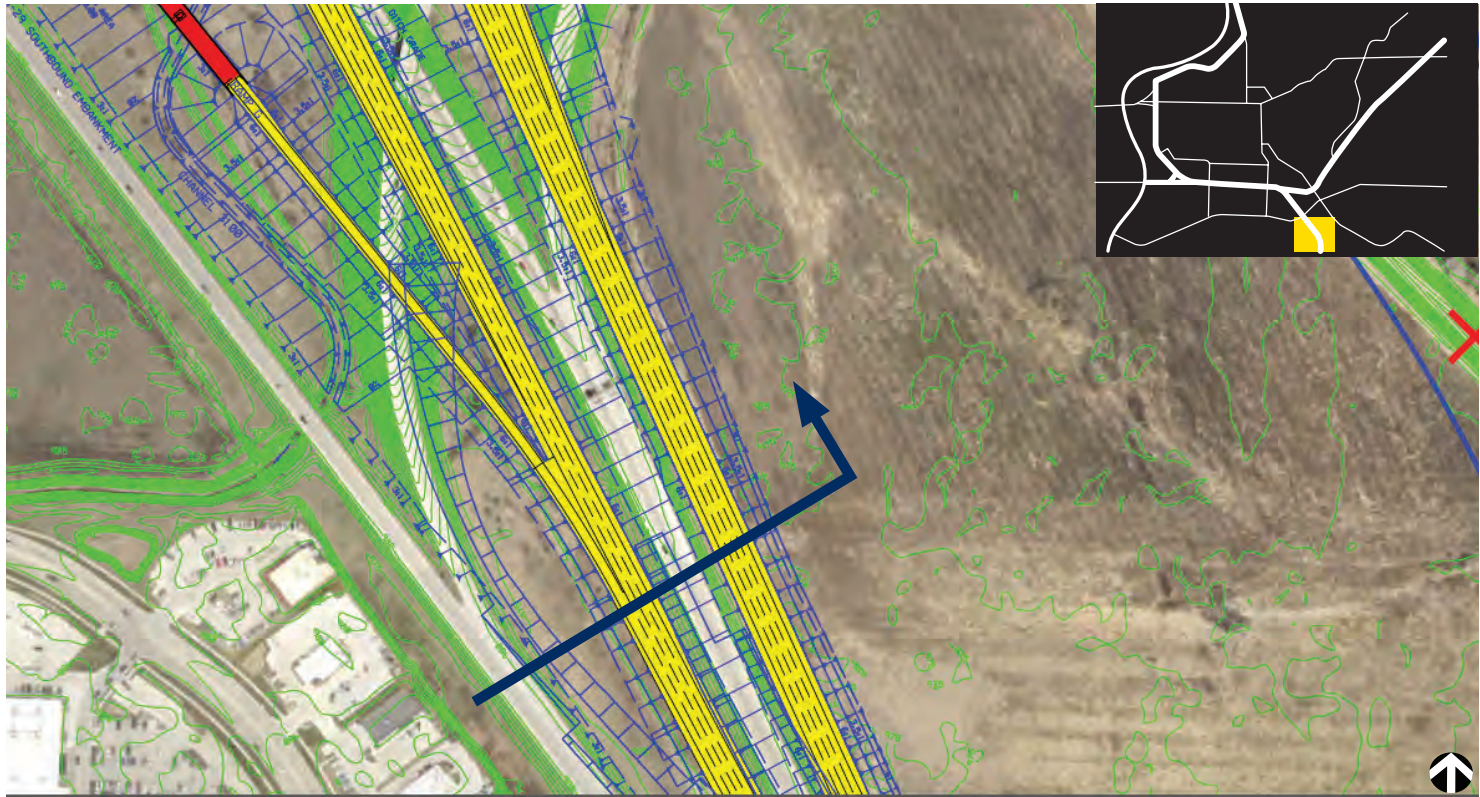
## BLUFFS EDGE PLAN

The “Bluffs” Edge recommendations are for interstate edges that are abutted by forested land that extends onto interstate property. The intention of this design recommendation is to ensure that forest edges are not straight but rather have a “serrated” shape made by carefully placed trees of the same species as the native forest. This design may be implemented only in locations where there is adequate public Right of Way. The Right of Way location must be confirmed prior to developing design plans.

- Bluffs forest edge trees
- Provide an irregular edge.
- Trees@ 25' O.C.







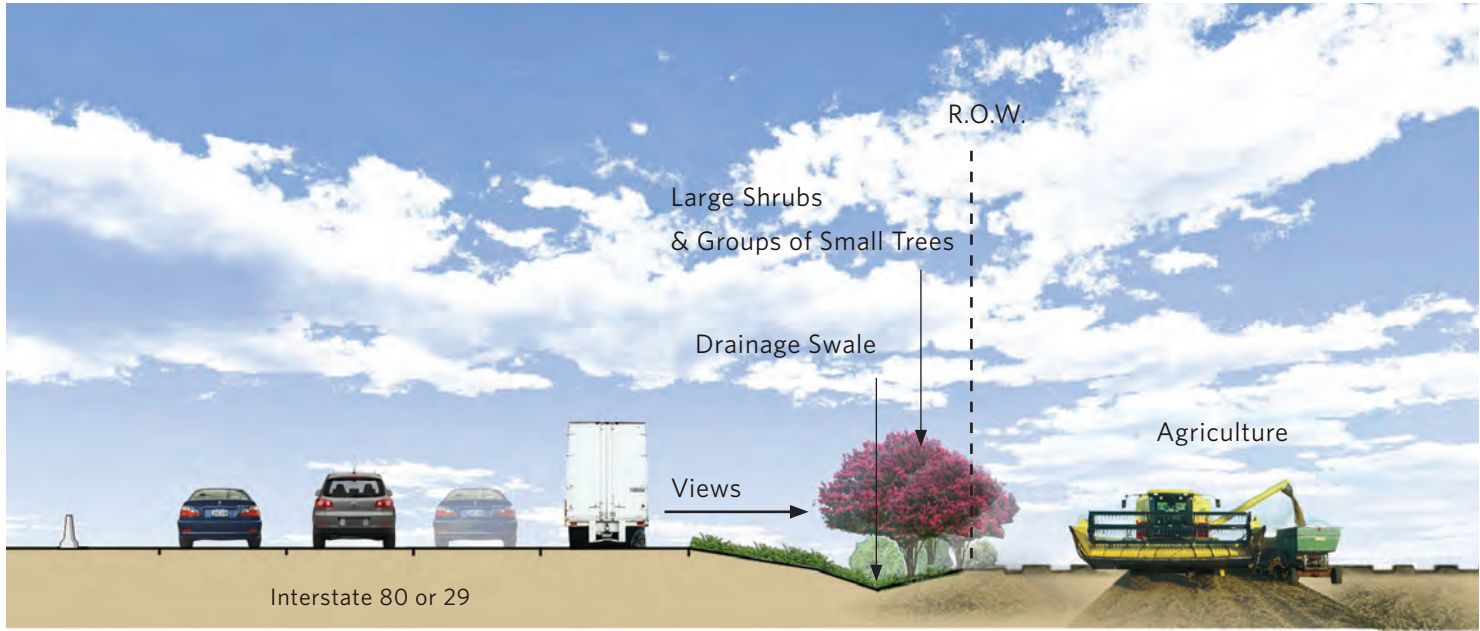
AGRICULTURAL EDGE PLAN

The “Agricultural” Edge recommendations are for interstate edges that are abutted by farm land. The intention of this design plan is to create a planted buffer paralleling the edge of farm fields with a relatively continuous double row of large shrubs and groupings of small flowering trees that will allow for views of the surrounding landscape from the highway. This design may be implemented only in locations where there is adequate public Right of Way. The Right of Way location must be confirmed prior to developing design plans.

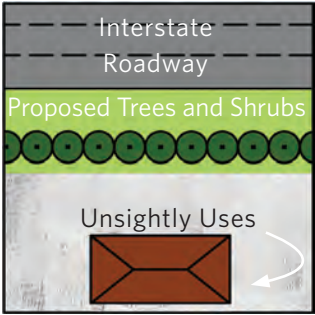
- Native hedgerow trees and shrubs.
- Small trees in groupings of 10 or more with a double row of shrubs.
- Trees @ 20’ O.C., Shrubs @ 5’ O.C.



I-29 AGRICULTURAL EDGE-PRE-CONSTRUCTION



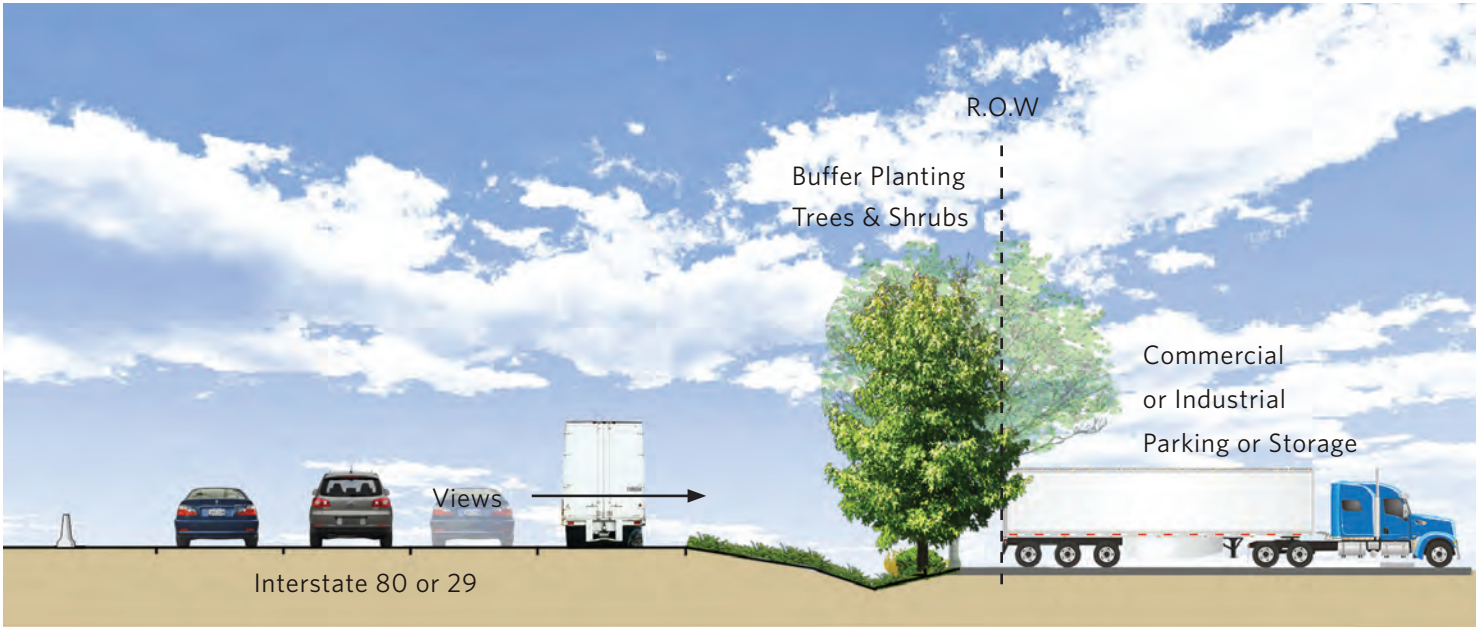




## COMMERCIAL & INDUSTRIAL EDGE PLAN

The “Commercial and Industrial” Edge recommendations are for interstate edges that are abutted by undesirable views of industrial and commercial properties including storage areas, loading docks, trash enclosures, parking lots and other unattractive or poorly maintained locations. The intention of the design plan is to create a visual buffer between the interstate roadway and the commercial properties with a row of large deciduous or evergreen trees and a double row of large deciduous or evergreen shrubs. This design may be implemented only in locations where there is adequate public Right of Way. The Right of Way location must be confirmed prior to developing design plans.

- Single row of large deciduous or evergreen trees with double row of large deciduous or evergreen shrubs below
- Trees @25’ O.C., Shrubs @ 5’ O.C.,

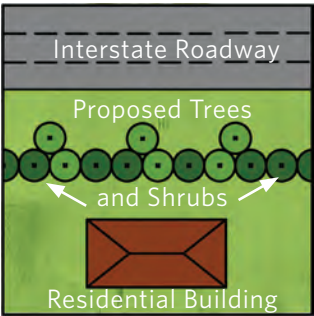


SECTION-COMMERCIAL OR INDUSTRIAL BUFFER PLANTING



I-80/29 COMMERCIAL EDGE-PRE-CONSTRUCTION





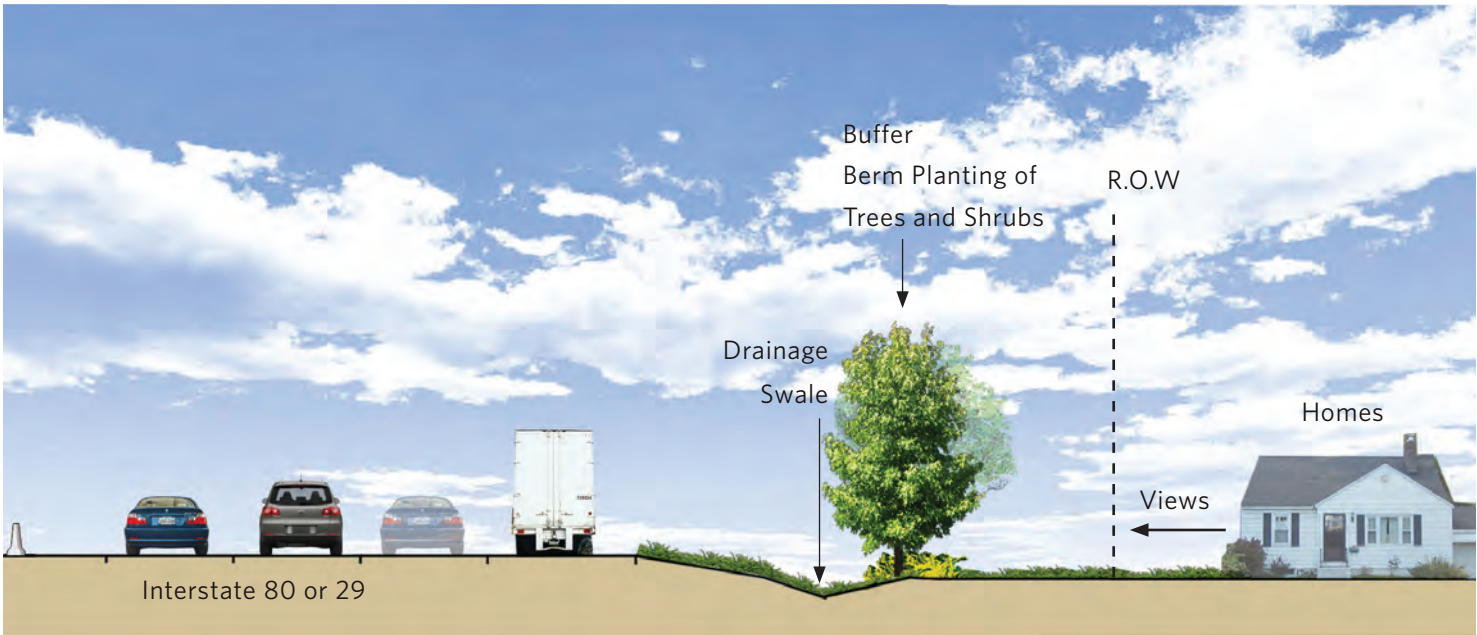
NEIGHBORHOOD EDGE PLAN

The “Neighborhood” Edge recommendations are for interstate edges that are abutted by established or developing residential neighborhoods. The intention of the design plan is to create a visual buffer between the homes in residential areas and the interstate roadway with a single, and sometimes double, row of large deciduous or evergreen trees with a double row of small shrubs beneath. This design may be implemented only in locations where there is adequate public Right of Way. The Right of Way location must be confirmed prior to developing design plans.

- Single and occasional double row of deciduous or evergreen trees with a double row of small deciduous or evergreen shrubs below.
- Trees at 25’ O.C., Shrubs @ 4’ or 3’ O.C.



I-80 EXAMPLE OF PLANTED BERM IN WINTER.



SECTION-RESIDENTIAL BUFFER PLANTINGS



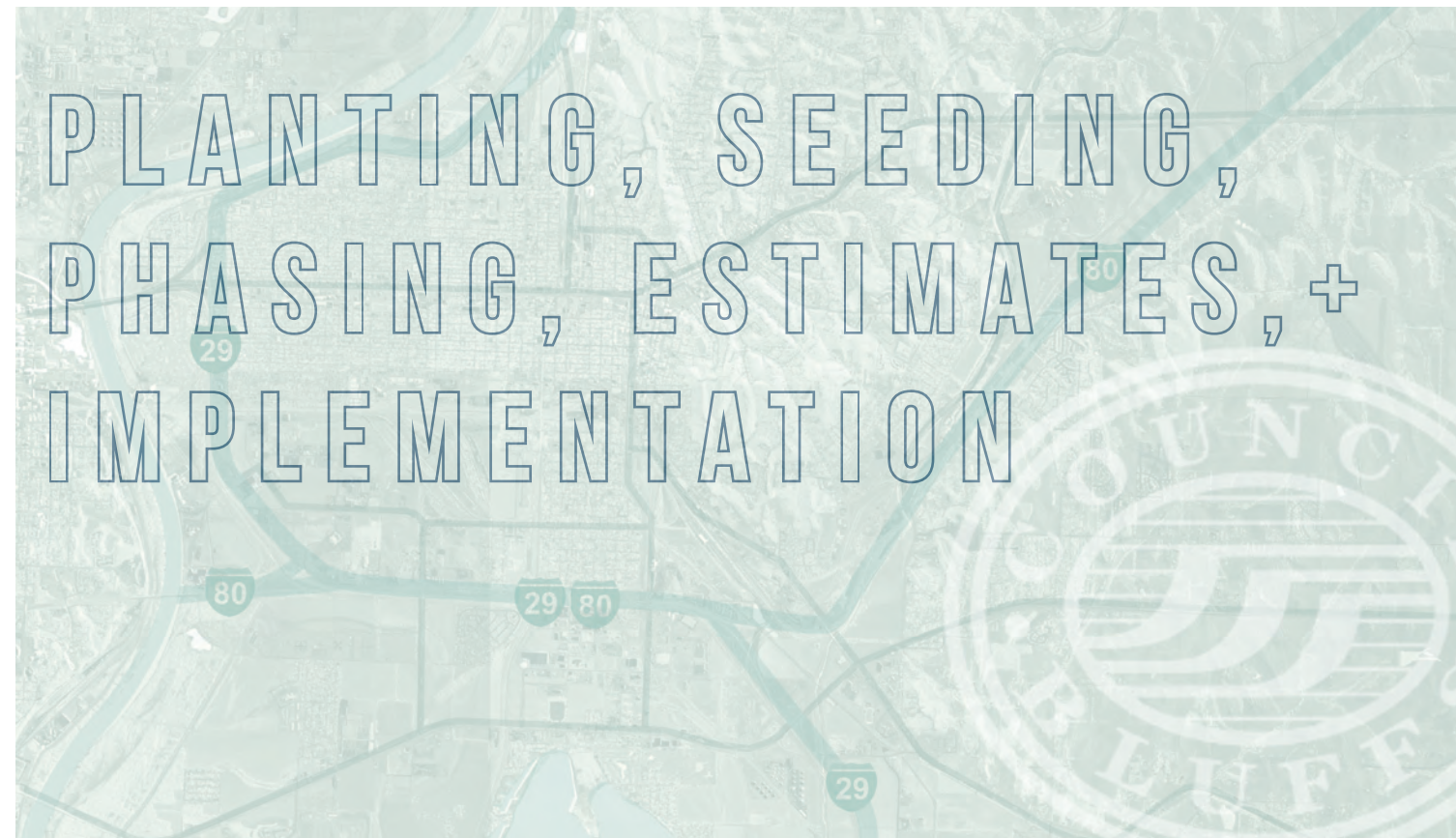
# PART 3:

## PLANTING AND SEEDING GUIDELINES

**Plant List:** The Plant List shown is recommended for implementation of the landscape design recommendations for the CBIS landscapes including interchanges and corridor edges.

**Seeding:** Prior to seeding, existing grasses in proposed seeding and planting areas will be killed with herbicide and mown per specifications. Grass and wildflower seed will be installed in the root mat of the former grasses using the no till drill seed method.

**Lowland Island Planting in Interchanges:** Trees and shrubs will be planted at the small sizes and close spacing indicated with the intention of quickly establishing a branch and foliage canopy to shade out invasive plants and grasses. The layout of trees and shrubs at edges of plant grouping shapes will be smooth and continuous to establish the shapes shown on plans. Tree and shrub planting within the plant grouping shapes will be at the triangular spacing indicated. Trees and shrubs will not be planted in standing water.



PLANT LIST

CBIS Master Plan

TREES, SHRUBS, GRASSES, & WILDFLOWERS: SLOPES & UPLANDS						
LARGE DECIDUOUS TREES : SLOPES & UPLANDS						
Abbr.	No.	Genus	Species	Common Name	Size	Spacing
COC		Celtis	occidentalis	Hackberry	2 1/2" -3" Cal.	25' O.C.
GTS		Gleditsia	triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2 1/2" -3" Cal.	25' O.C.
QMA		Quercus	macrocarpa	Bur Oak	2 1/2" -3" Cal.	25' O.C.
QMA		Quercus	alba	White Oak	2 1/2" -3" Cal.	25' O.C.
UAP		Ulmus	americana 'Princeton'	Princeton American Elm	2 1/2" -3" Cal.	25' O.C.
SMALL DECIDUOUS TREES : SLOPES & UPLANDS						
AGF		Acer	ginnala 'Flame'	Flame Amur Maple	1 1/2" -2" Cal.	20' O.C.
AGA		Amelanchier	grandiflora "Autumn Brilliance"	Autumn Brilliance Serviceberry	1 1/2" -2" Cal.	20' O.C.
CCA		Cercis	canadensis	Eastern Redbud	1 1/2" -2" Cal.	20' O.C.
CCI		Crataegus	crus-galli 'inermis'	Thornless Cockspur Hawthorn	1 1/2" -2" Cal.	20' O.C.
MDW		Malus	Donald Wyman	Donald Wyman Crabapple	1 1/2" -2" Cal.	20' O.C.
DECIDUOUS SHRUBS : SLOPES & UPLANDS						
CRA		Cornus	racemosa	Gray Dogwood	No. 5	5' O.C.
POM		Physocarpus	opulifolius 'Monlo'	Diablo Ninebark	No. 5	5' O.C.
RAG		Rhus	aromatica 'Gro Low'	Grow Low Sumac	No. 3	4' O.C.
SFR		Spirea	fritschiana	Fritschiana Spirea	No.3	3' O.C.
SXC		Symphoricarpos	x chenaultii	Chenault Coralberry	No. 5	5' O.C.
SME		Syringa	meyeri	Meyer Lilac	No. 3	4' O.C.
VLA		Viburnum	lantana	Nannyberry	No. 5	5' O.C.
EVERGREEN TREES : SLOPES & UPLANDS						
PGD		Picea	glauca 'Densata'	Black Hills Spruce	8'-10'	20' O.C.
GRASSES & WILDFLOWERS : SLOPES & UPLANDS						
Abbr.	No.	Genus	Species	Common Name	Size	Spacing
ASC		Andropogon	scoparius	Little Bluestem		
BCU		Bouteloua	curtipendula	Sideoats Gramma		
EPU		Echinacea	purpurea	Purple Coneflower		
LPY		Liatris	pycnostachya	Kansas Gayfeather		
MFI		Monarda	fistulosa	Eastern Beebalm		
PPI		Phlox	pilosa	Prairie Phlox		
SHE		Sporobolus	heterolepsis	Prairie Dropseed		
TOH		Tradescantia	ohiensis	Spiderwort		

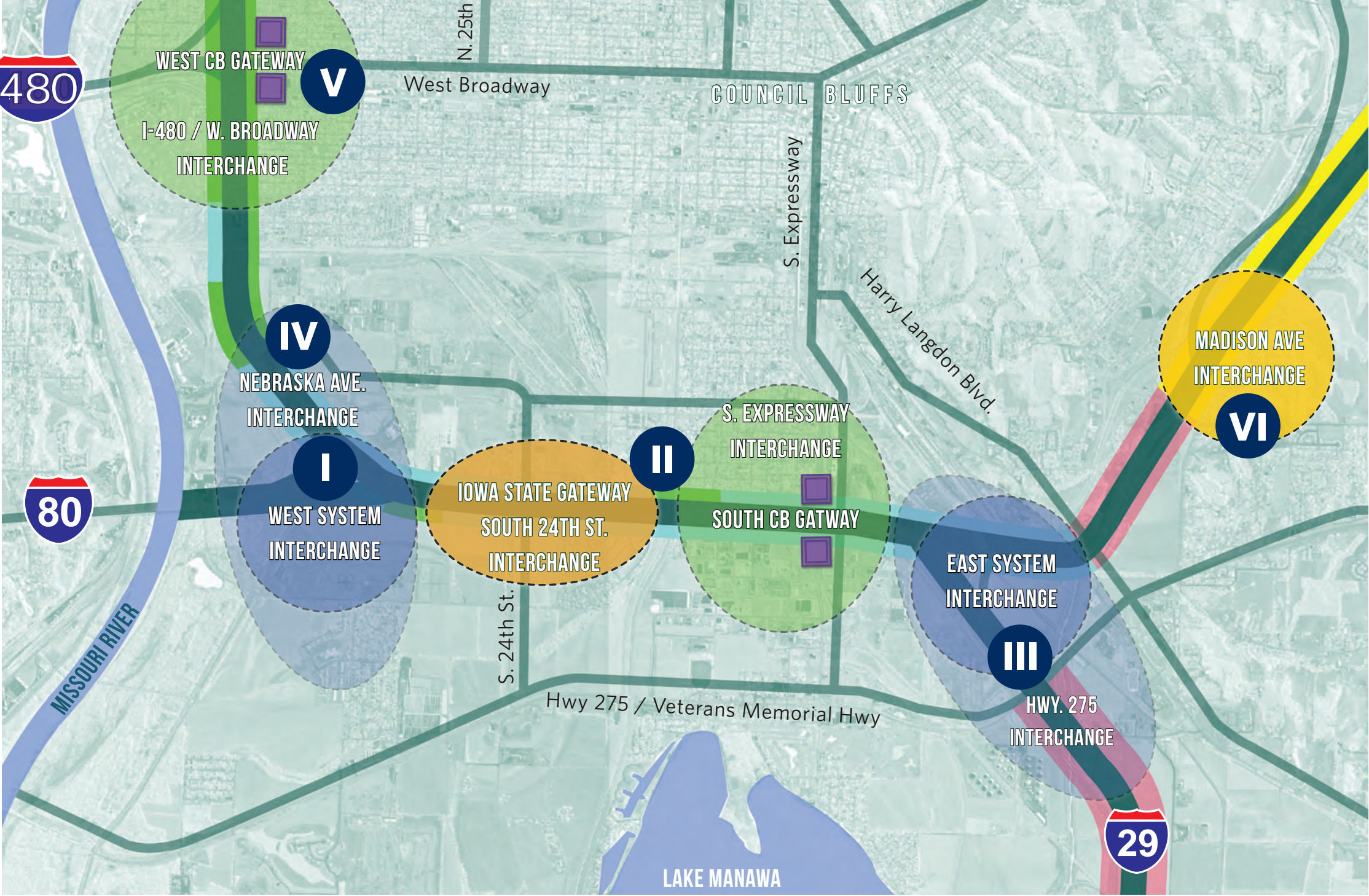
TREES, SHRUBS, GRASSES, & WILDFLOWERS: LOWLANDS						
TREES : LOWLANDS						
Abbr.	No.	Genus	Species	Common Name	Size	Spacing
AFJ		Acer	x freemanii 'Jeffersred'	Autumn Blaze Maple	1 1/2" Cal.	10' O.C.
BNI		Betula	nigra	River Birch	1 1/2" Cal.	10'O.C.
COC		Celtis	occidentalis	Hackberry	1 1/2" Cal.	10' O.C.
QMA		Quercus	bicolor	Swamp White Oak	1 1/2" Cal.	10' O.C.
TDI		Taxodium	distichum	Bald Cypress	1 1/2" Cal.	10' O.C.
UAH		Ulmus	americana 'hybrid'	Princeton or other Am. Elm	1 1/2" Cal.	10' O.C.
SHRUBS : LOWLANDS						
AMI		Aronia	melanocarpa 'Iroquois Beauty'	Iroquois Beauty Chokecherry	No. 3	3' O.C.
CSE		Cornus	sericea 'Cardinal'	Cardinal Redtwig Dogwood	No. 3	3' O.C.
POM		Physocarpus	opulifolius 'Monlo'	Diablo Ninebark	No. 3	3' O.C.
VLA		Viburnum	lantana	Nannyberry	No. 3	4' O.C.
GRASSES & WILDFLOWERS : LOWLAND						
CTI		Coreopsis	tinctoria	Plains Coreopsis		
CVU		Carex	vulpinoidea	Fox Sedge		
EVI		Elymus	virginicus	Virginia Wildrye		
HHE		Heliopsis	helianthoides	Sweet Smooth Oxeye		
WWG		Pascopyrum	smithii	Western Wheatgrass		
ZAU		Zizia	aurea	Golden Alexander's		



# PHASING PLAN

## Phasing Plan

The CBIS Landscape Phasing Plan indicates the proposed prioritized order for implementation of the plan through six phases of interchange and freeway construction. The phases are ordered based on IDOT's anticipated completion date for each area. The landscape in each interchange and on the freeway edges will be installed after the closeout of applicable roadway construction projects. The proposed landscape for all interchange landscapes is illustrated herein. The edge landscape for freeway sections however, is described as a particular landscape edge type and the length and design detail for those edge landscapes will be determined during the preparation of landscape construction documents for each phase. The estimated cost of those edge landscapes will be added to the applicable cost estimate at that time. Construction project limits within each phase will be determined during the construction document phase and will be limited to areas with an estimated construction cost of less than \$500,000 to respond to anticipated state funding budgets and typical bonding limits for Iowa landscape contractors. The scheduled date for each landscape construction phase has not been determined but each project's construction will follow the completion of that location's "grade and pave" contract by not less than two growing seasons. Up to two phases may be constructed in any given year. It is anticipated that the entire CBIS landscape can be constructed within 12 to 15 years. The schedule, order, and size of project implementation phases may be revised in the future based on changes to IDOT planning, construction, and funding.





Phase	Interchanges (13 projects)	Costs
I	West System Interchange, (3 projects)	\$1,560,000
II	South 24th Street Interchange, (2 projects)	\$ 335,000
	South Expressway Interchange	\$ 480,000
III	East System Interchange, (2 projects)	\$ 425,000
	Highway 275 Interchange	\$ 345,000
IV	Nebraska Avenue Interchange	\$ 300,000
V	I480 Interchange, (2 projects)	\$1,015,000
VI	Madison Avenue Interchange	\$ 150,000
	Edges (entire CBIS)	
A	Bluffs Edge	\$110,000
B	Agricultural Edge	\$267,000
C	Commercial & Industrial Edge	\$189,000
D	Neighborhood Edge	\$172,000
	Subtotal	\$5,348,000
	25% Contingency	\$1,337,000
	TOTAL	\$6,685,000

**Estimate of Probable Cost**

The Estimate of Probable Cost includes the cost of each phase of work. It has been prepared using 2018 unit prices and a 25% contingency to cover future soft costs, inflation, and/or changes in the landscape materials and contracting market. Proposed phases are indicated, interstate edges are estimated separately because the length of edge landscape to be added to each interchange will be determined during preparation of the final design contract documents. Estimates do not include soil preparation since that item is covered under the “grade and pave” contracts. A nominal sum has been included for erosion control; the actual cost may vary based on field conditions.

**Funding**

The State of Iowa funds IDOT landscape projects through the IDOT’s Office of Design and specific project funding from that source is determined, based on statewide landscape needs, on a yearly basis. The statewide yearly fund is relatively small, however it is possible that IDOT will fund up to two CBIS landscape construction projects, with values up to \$500,000 each, in a given year. Other funding sources may include the IDOT Transportation Alternatives Program (TAP) under their “environmental mitigation activity” item specifically related to storm water management. This funding would need to be applied for by the local Metropolitan Planning Organization and would compete with trail projects for funding in any given year. IDOT’s Living Roadway Trust Fund is another potential source of funding. Grant proposals are selected on a yearly basis and projects must demonstrate an Integrated Roadside Vegetation Management approach. Applications for the LRTF can be made by private organizations as well as city, county, or state agencies.

## Implementation Process

CBIS landscape construction projects will be scheduled by IDOT based upon the proposed phasing and within the context of on-going roadway construction schedules. Once the upcoming schedule is set for each phase, landscape construction documents will be prepared by IDOT or a private consultant. Bidding and construction for that phase of work will follow.

## Public Outreach

The 2014 first edition of the CBIS Landscape Master Plan was approved by the Council Bluffs City Council in that year. The 2018 addendum adds the design for five interchanges to the plan. The design for the interchanges in the addendum follows the same project vision and design approach as the original. The addendum will be presented to the Council Bluffs City Council to request approval. IDOT has reviewed the 2018 revisions and provided no additional comments. The plan is intended to be posted on the IDOT CBIS website as public information and a follow up to the 2007 CBIS Aesthetics Master Plan. It is also recommended that the CBIS Landscape Master Plan be made available for public review at upcoming IDOT CBIS public meetings and that more detailed landscape plans, for applicable phases, may be discussed at that time.

## Maintenance

Landscape maintenance to be provided by each project's contractor will require three mowings of the seeded areas and spot herbicide applications the first year after installation. Two mowings of those areas and spot herbicide applications will also be required under warranty the second year following installation. In addition, replacements of trees and shrubs under warranty will be made during the first year after installation. IDOT will provide their standard mowing of roadway edges at approximately the width of their mowing equipment and will perform "spot mowing" of problem areas after the contracted maintenance period has expired. Future discussions between IDOT and the City of Council Bluffs will determine whether "clean up" maintenance can be performed by IDOT on an as-needed basis.







## ADDENDUM 1 Corridor Master Plan - West Extension



June 2018





Addendum 1, West Extension  
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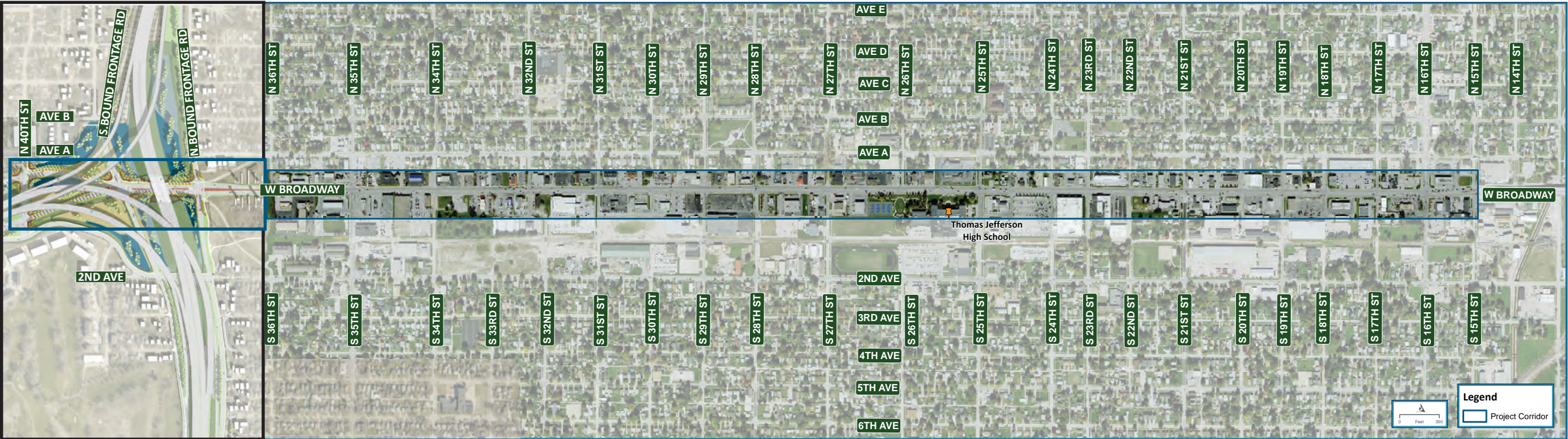
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ADDENDUM 1  
West Extension





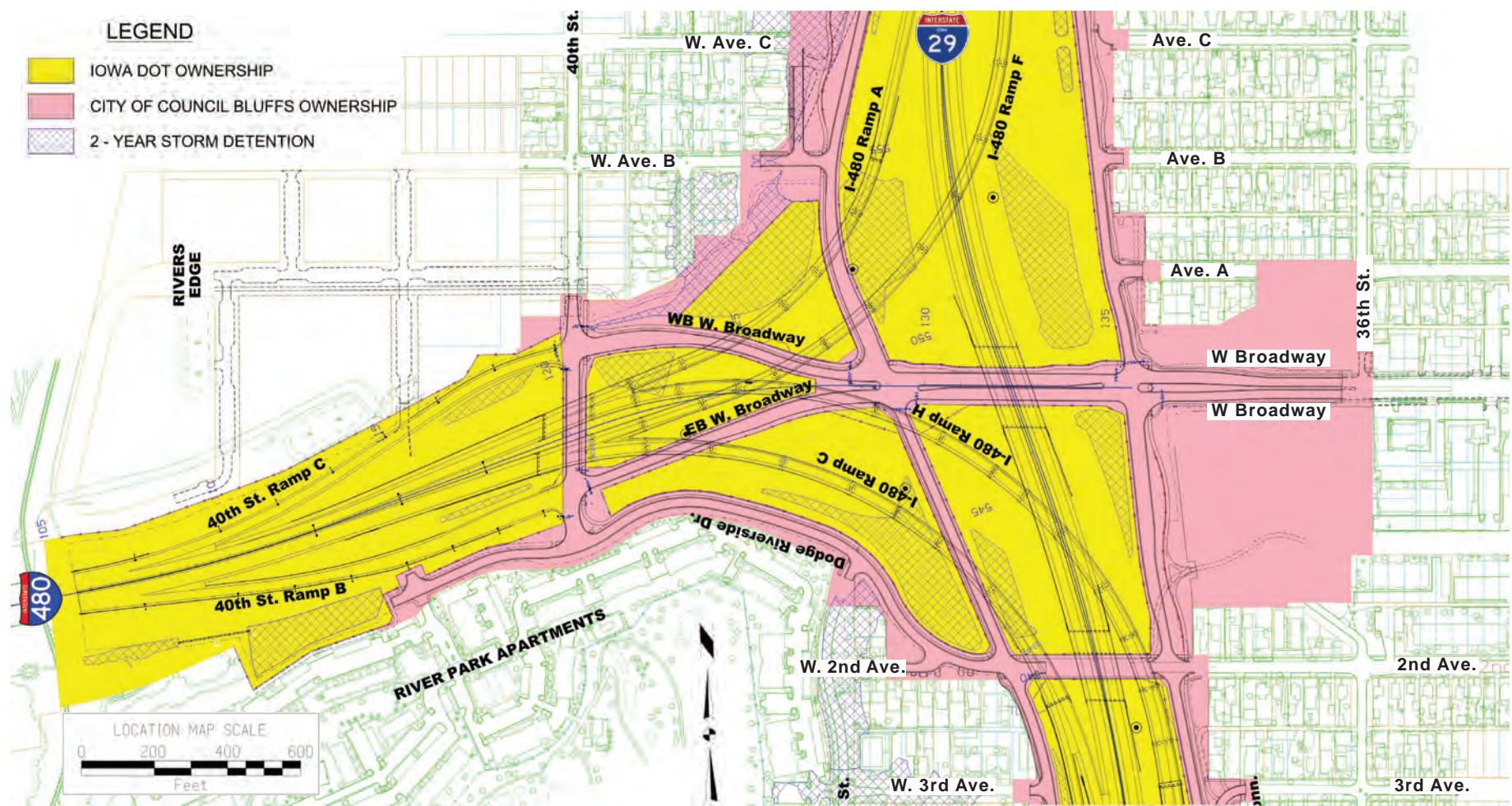
# EXECUTIVE SUMMARY

## West Broadway - West Extension Master Plan

This addendum to the West Broadway Reconstruction Corridor Master Plan provides a streetscape design for the extension of the West Broadway corridor from N. 36th Street to N. 40th Street. The project addresses the new roadway configuration planned by the Iowa Department of Transportation for the I480 and I29 interchange. The redesigned interchange will provide direct access to both freeways from West Broadway. Proposed city ownership of West Broadway through the interchange provides an opportunity to shape its design into an important civic street, connecting the River’s Edge neighborhood to the reconstructed commercial corridor to the east, and downtown Council Bluffs.

The streetscape design for this westernmost threshold to the city will be embedded in a new landscape; one that extends the generous green atmosphere of the existing west city gateway to 40th Street, passing through intersections, under bridges and viaducts and adjacent to the interstate’s open space. This project provides a vision and direction for rebuilding the western limits of West Broadway so that they will function as an accessible and attractive ‘front door’ to the city, uniting the west end of the corridor with the west city gateway and the improved commercial corridor to the east. It will enhance the interstate roadway system with a uniquely attractive landscape that provides multi-modal connections to regional trails, local streets, and public parks.

This document is the result of a three-month process that involved representatives from City of Council Bluffs, IDOT, The Iowa West Foundation, HNTB and HDR engineering firms, and Chroma Design. It has resulted in a master plan that re-imagines this segment of West Broadway as a proud urban street reflecting the community’s concern for its image, transportation options, public spaces, and quality of life.



PROPOSED I-480 INTERCHANGE AT W. BROADWAY, HNTB





A set of "Streetscape Amenities"



Multi-modal transportation framework

## STREETSCAPE DESIGN

### *The Challenge*

The design intent for the master plan addendum is to capitalize on IDOT's intention to reconstruct West Broadway as a city street that passes through the new interchange. The road is planned to include three signalized intersections and to be edged by public land from N. 36th Street to N. 40th Street. The project presents an opportunity to extend the civic corridor between these intersections with a new character that is compatible with the streetscape proposed for the rest of West Broadway. A multi-use trail is planned on the north side of West Broadway in this segment. It will eventually provide a link from the riverfront to downtown and will connect the neighborhoods in between. This adds a key regional transportation component to the corridor, opening it for use by a wider population that will be using more modes of transportation. The west extension's landscape, with its expansive green setting, complements the hard surfaces and narrow frontages of West Broadway east of the city gateway. The design for the west extension streetscape takes advantage of this environment by offering urban green edges that are well maintained and will create an attractive foreground for the interchange landscape beyond.

### *Goals and Objectives*

Project **Goals** include:

- Building a community legacy for the future
- Addressing the applicable initiatives of the 2015 West Broadway Corridor Plan
- Restating the urban design and transportation framework for this segment of the corridor
- Providing clear direction for the final phase of reconstruction
- Preserving and enhancing the existing gateway
- Complementing the west entrance to the City, and tying the West Broadway corridor to the new River's Edge neighborhood

Project **Objectives** include:

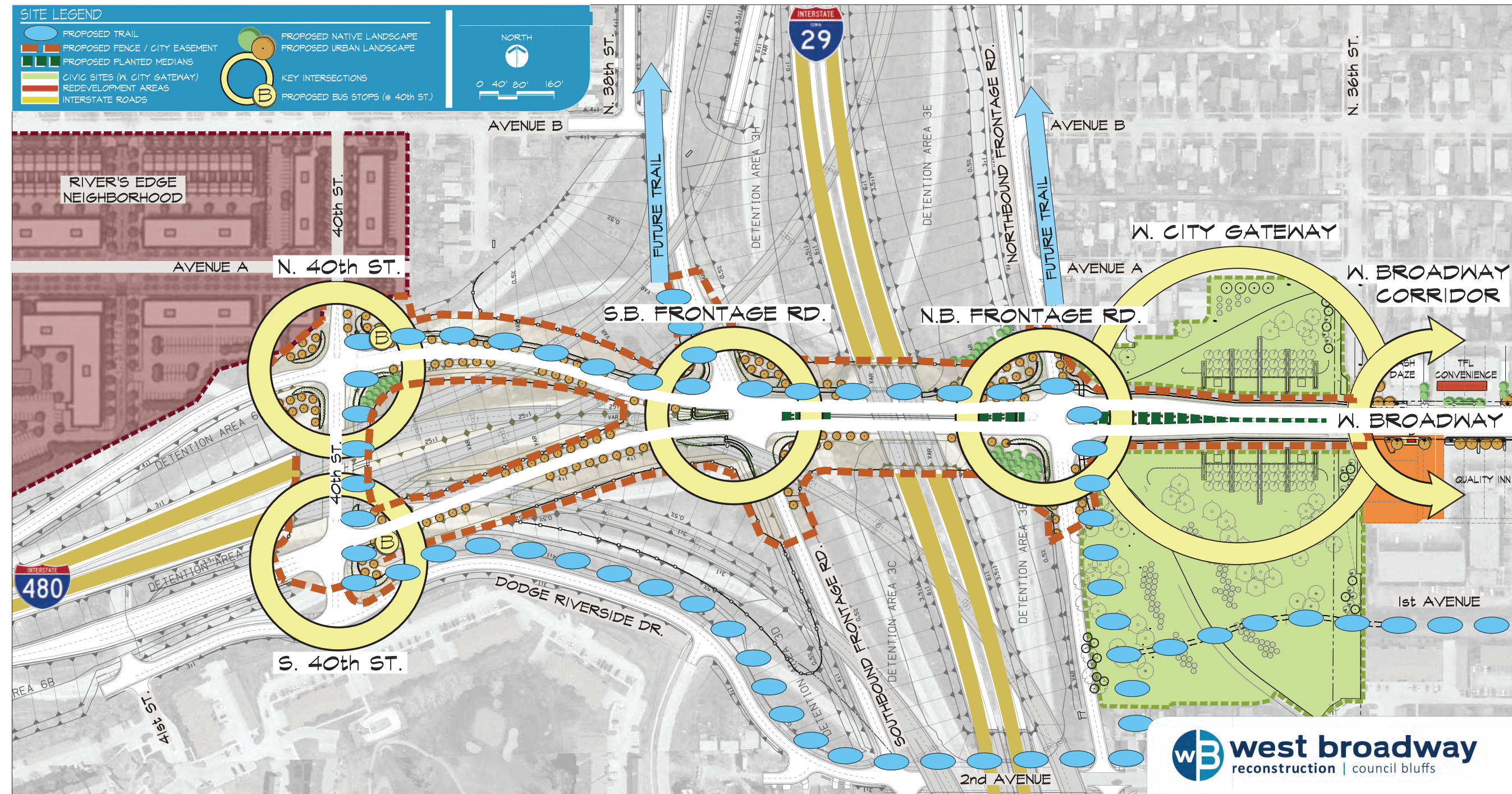
- To reduce the apparent pavement width by adding thematic corner landscapes and corridor edge planting
- To enhance the proposed multi use trail with pedestrian scale lighting and street trees and to emphasize the linear connection between the west end neighborhoods and the riverfront.
- To install a set of "streetscape amenities" that create a welcoming threshold to the city and are compatible with the existing west gateway and West Broadway streetscape.
- To improve pedestrian circulation, meet ADA requirements, and provide neighborhood connections.
- To add significant masses of native trees and shrubs in storm water detention ponds to create an indigenous landscape backdrop.





## PROJECT FRAMEWORK

The Framework Plan for the west extension conveys the project vision and functions as the “backbone” of the master plan addendum. It provides the physical structure upon which all improvements are to be built. The Framework illustrates physical solutions to the connectivity, image and character, and urban design issues and sets the stage for achieving corridor design goals and objectives.





# PUBLIC SAFETY AND ACCESSIBILITY

## Recognizing Public Safety

The plan addresses vehicular and pedestrian safety issues by adding signalized intersections at the north and south Frontage Roads and north and south 40th Street. Pedestrian crossings are restricted to the signalized intersections, and median crossings provide a pedestrian refuge. The multi use trail is separated from the roadway with a wide tree lawn that buffers the trail and provides a more comfortable environment for pedestrians and bicyclists. The design provides clear sight distance so that motorists can see oncoming vehicles in time to safely react.

## Ensuring Corridor-wide Accessibility

Corridor wide accessibility for all people is a goal. Pedestrian crossings include accessible ramps, signs, pedestrian push button signal controls, and designated crossing routes, all of which play an important role in this effort. Universal access is also provided at bus stops.



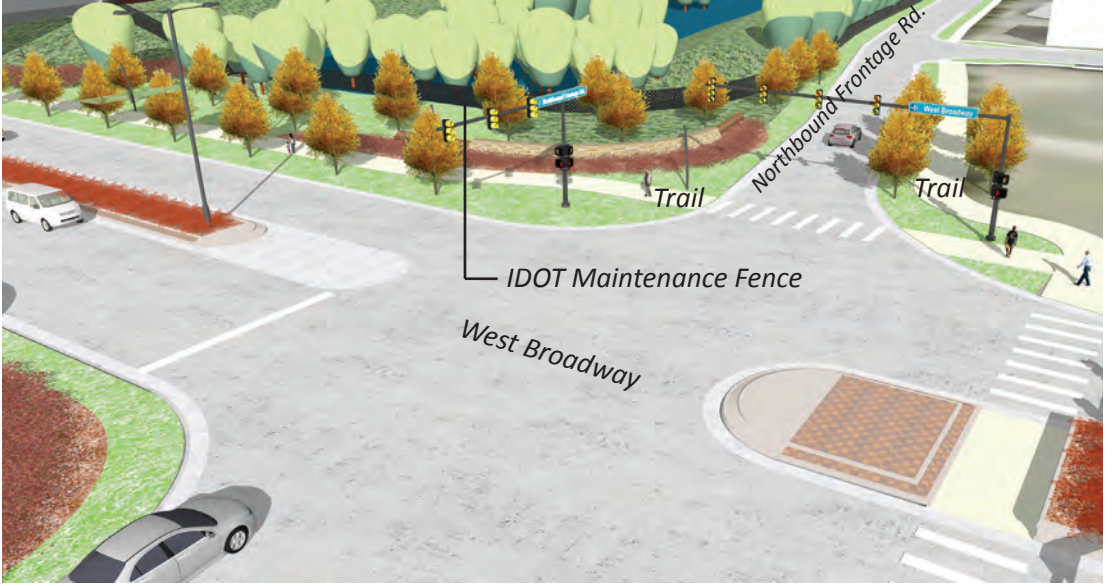
*Protected Crosswalks / Planted Medians*



*Sight Distance / Visibility (facing east)*



*Key Intersections showing protected crosswalks, planted medians, and sight distance / visibility (facing west)*



*Pedestrian safety / planned trail connections (facing north)*



# KIT OF PARTS

## Design Palette

A design palette has been prepared to form the character of the proposed reconstruction and create a more cohesive, attractive, and maintainable streetscape. It includes selections for stone veneer walls, raised and planted medians, pedestrian-scale lighting, bus shelters, wayfinding signs, and planting. For consistency of appearance and quality, a single detail is recommended for each item, many of which have already been specifically designed for and installed along West Broadway. Details for new items including stone faced curving corner walls and planted medians, will be developed in future phases of the project.

## Maintenance

The proposed palette of materials has been designed to be durable and sustainable. However, yearly maintenance will be necessary for all items. During the development of construction documents, steps will be taken to reduce those requirements as much as possible. The City will be responsible for maintaining proposed improvements within the West Broadway easement.



Street Trees, Turf, and Planted Medians



Enhanced Landscape Edge



Bus Stop Shelters



Wayfinding Signs



Stone Veneer Walls at Intersections



Native Landscape Backdrop



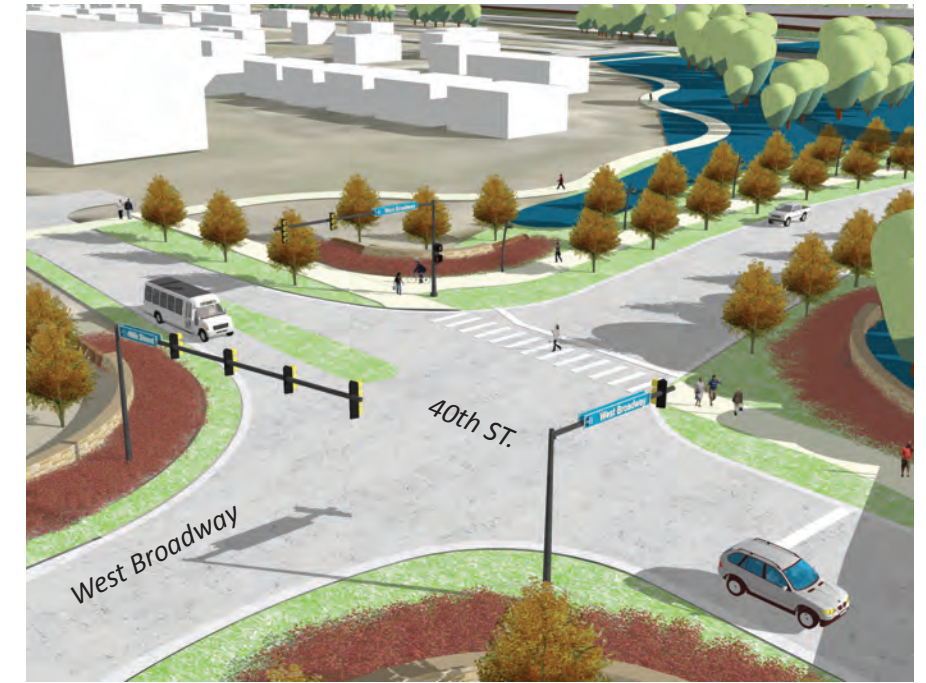
## KIT OF PARTS



*Multi-Use Trail w/ Pedestrian Lights and Street Trees*



*Planted Medians, Street Trees, and Turf*



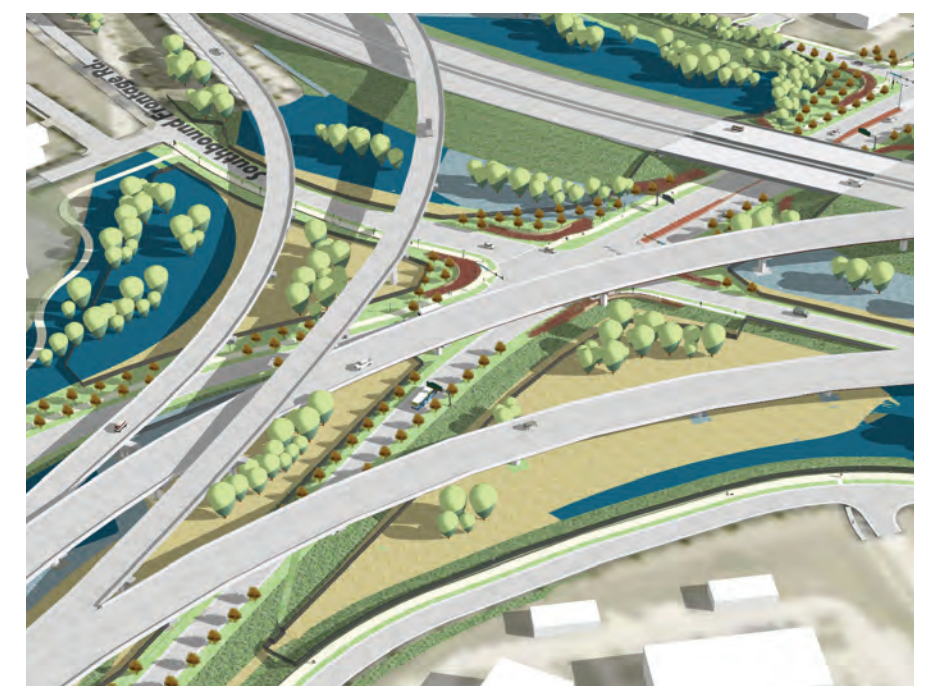
*Enhanced Landscape Edge*



*Median brick paving will match existing street edges*



*Stone Veneer Walls at Intersections and All-America City Sign at 40th St.*



*Native Landscape along Interstate*





# WEST EXTENSION MASTER PLAN

The West Extension Master Plan illustrates the final streetscape design that was developed to fulfill the project Vision. The corridor enhancements are illustrated within the context of the interchange roadways and landscape that will be constructed by IDOT. The West Extension streetscape will be constructed and maintained by the City of Council Bluffs. The two project areas are shown separated by a black “IDOT Maintenance Fence.” The fence will separate areas to be maintained by the city from those to be maintained by IDOT. The proposed landscape design for the IDOT interchange is documented separately in the 2018 CBIS Landscape Master Plan Addendum No. 1.

The West Extension Master Plan addresses district initiatives such as improving transit and trail access within the context of specific physical improvements to fulfill the streetscape design goals and objectives. A distinctive linear landscape is envisioned that will emerge from the surrounding interchange with special treatments for key intersections, medians, and trails.



Facing East (from Interstate 29 Northbound Overpass)



Facing West (from 36th Avenue)



Facing North (from 4th Avenue)

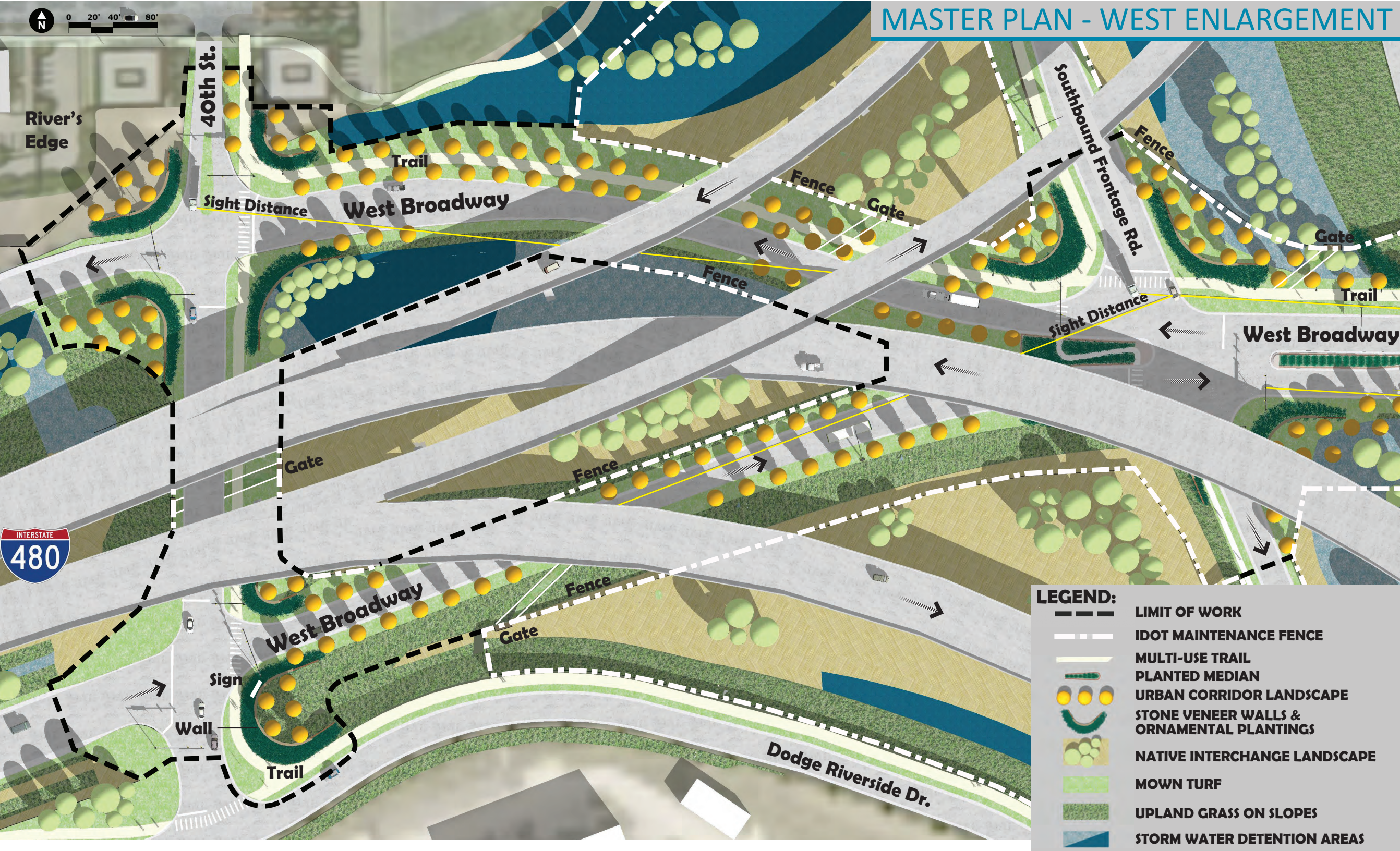


Facing South (from Avenue E)



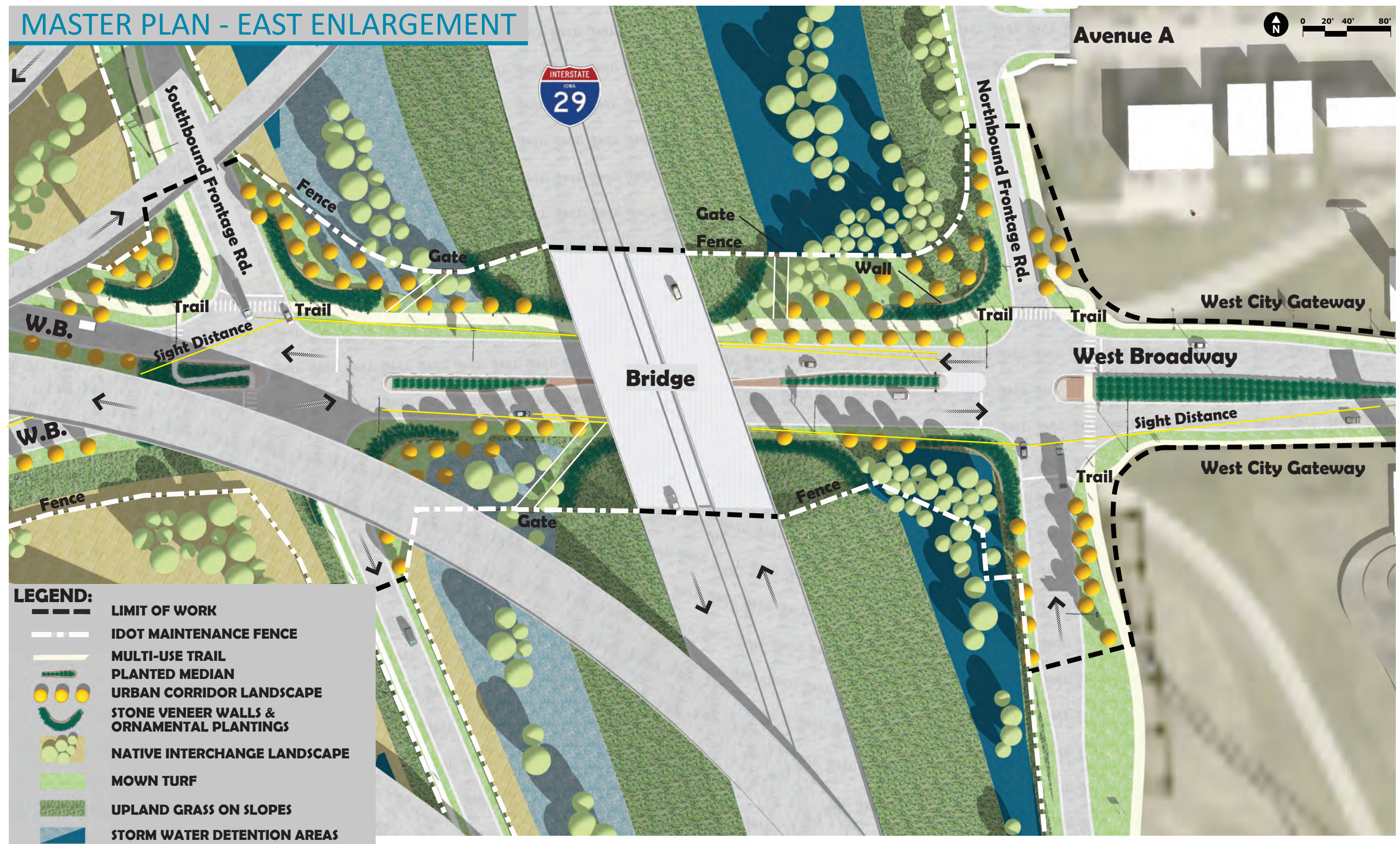








# MASTER PLAN - EAST ENLARGEMENT







Proposed West Broadway facing east from 40th Street



The typical West Broadway cross section is taken at the east side of the Southbound Frontage Road intersection and illustrates the layout of the vehicular lanes and roadway edges, including the multi use trail, median, planting, lighting, and the associated grading. The city's proposed easement width along West Broadway varies but typically includes a mown turf shoulder, tree planting edge, and a wider strip of adjacent landscape to provide

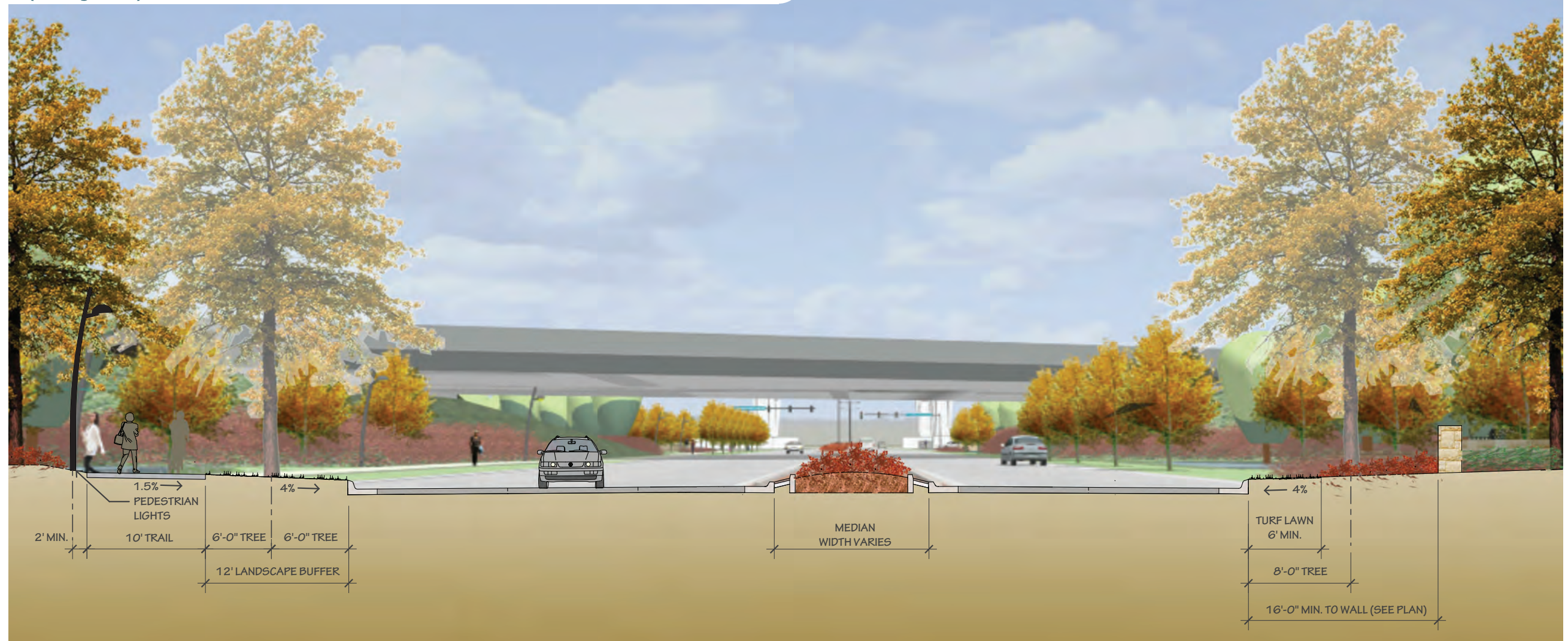
an attractive backdrop. Pedestrian lights are set behind the trail to separate them from the roadway. Street trees are set back from the curb where they will align with street lights and traffic signs wherever possible.

There are two types of medians proposed: the West Gateway's decorative barrier planted median and the lower brick-edged medians west of that location.

The west gateway median will be replaced in kind. The new lower medians will be edged with red brick and planted where space allows. Elsewhere, their full width will be paved with red brick. The ends of all medians, will be paved with concrete.

## TYPICAL STREET CROSS SECTION (facing east)

Scale : 1/4" = 1'-0"  
0 2' 4' 8'  
NORTH





# IMPLEMENTING THE PLAN

The City of Council Bluffs will use this master plan to guide the upcoming design phase of this project. Based on the current IDOT project schedule, the I480 interchange will be complete in late 2023. Construction of the streetscape, as a separate follow up project, could begin in early 2024. Funding must be secured for implementation. Once it is confirmed, this master plan will be developed into more detailed plans and construction documents.

LEGEND:

LIMIT OF WORK

MULTI-USE TRAIL

PLANTED MEDIAN

URBAN CORRIDOR LANDSCAPE

STONE VENEER WALLS & ORNAMENTAL PLANTINGS

NATIVE INTERCHANGE LANDSCAPE

MOWN TURF

UPLAND GRASS ON SLOPES

STORM WATER DETENTION AREAS

A 3D perspective rendering of the West Broadway reconstruction project. It shows a multi-level interchange with a multi-use trail running alongside it. The design includes landscaped medians with trees and plantings, stone veneer walls, and storm water detention areas. The surrounding urban environment with buildings and streets is visible in the background.

An aerial map view of the West Broadway reconstruction project. A dashed black line indicates the limit of work, which follows West Broadway from Avenue A to 36th Street. Key streets shown include Avenue A, 40th St, 36th Street, West Broadway, and West City Gateway. The I-480 interchange is also visible. The map includes a north arrow and a scale bar (0, 50, 100, 200 feet).

13

203

west broadway reconstruction



## ESTIMATE OF PROBABLE COSTS

The following estimate of probable construction costs is provided for project budgeting and fund raising purposes. It is based on the master plan and provides items and quantities as shown herein. However, the design will change as it is developed, quantities will be adjusted, updated unit costs will be applied, and new items may be added. A contingency is included in the total to account for these changes and inflation.

<i>Item Description</i>	<i>Cost</i>
Site Preparation & Earthwork	\$ 43,000
Topsoil & Drainage	\$ 175,000
Brick & Concrete Paving and Edging	\$ 135,000
Irrigation	\$ 177,000
Planting	\$ 395,000
Walls & Signs	\$1,063,000
Lighting & Electrical	\$ 417,000
 Subtotal	 \$2,405,000
 25% Contingency	 \$ 601,250
General Conditions of the Contract	\$ 56,000
Contractor Overhead & Profit	\$ 240,500
Soft Costs: Project Design / Const. Admin.	\$ 350,000
 TOTAL	 \$3,652,750

*Project Size = 200,000 Square Feet*  
*Estimated Cost / SF = \$18.26*



**RESOLUTION**  
**NO 18-233**

**RESOLUTION APPROVING THE  
COUNCIL BLUFFS INTERSTATE SYSTEM  
LANDSCAPE MASTER PLAN ADDENDUM 1 (MAY 2018)**

WHEREAS, the Council Bluffs Interstate System Landscape Master Plan was developed in 2014 to serve as a Design strategy for the interstate landscaping; and

WHEREAS, the CBIS segment 4 (I-480/I-29/West Broadway) was not included in the original plan because multiple alternatives were under consideration at that time; and

WHEREAS, Addendum 1 adds CBIS segment 4 to the plan; and

WHEREAS, the City Council deems approval of said Addendum 1 to be in the best interest of the City of Council Bluffs.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the Council Bluffs Interstate System Landscape Master Plan Addendum 1 (May 2018) is hereby approved.

ADOPTED  
AND  
APPROVED

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk



**RESOLUTION**  
**NO 18-234**

**RESOLUTION APPROVING THE  
WEST BROADWAY RECONSTRUCTION CORRIDOR  
MASTER PLAN WEST EXTENSION ADDENDUM 1 (JUNE 2018)**

- WHEREAS,           The West Broadway Reconstruction Corridor Master Plan was created to guide the construction of the physical improvements to the West Broadway corridor; and
- WHEREAS,           The plan was approved by city council in 2016 and amended to remove the medians in 2017; and
- WHEREAS,           Addendum 1 adds West Broadway from 36<sup>th</sup> Street to 40<sup>th</sup> Street to the plan; and
- WHEREAS,           the City Council deems approval of said Addendum 1 to be in the best interest of the City of Council Bluffs.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the West Broadway Reconstruction Corridor Master Plan Addendum 1 (June 2018) is hereby approved.

ADOPTED  
AND  
APPROVED

July 23, 2018

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: City Clerk

Case/Project No.:

Submitted by:

Liquor License Renewal

Council Action: 7/23/2018

### Description

1) Quaker Steak & Lube, 3320 Mid America Drive

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description

Application

Type

Other

Upload Date

7/17/2018





State of Iowa  
ALCOHOLIC  
BEVERAGES DIVISION  
About  
Alcohol  
Tobacco  
Links  
Contact

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>en</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
HEALTH _____	Issued _____	
BUILDING <u>2</u>	Expires _____	
ZONING <u>C</u>	_____	

Help License Search License List On-Demand Reporting Keg Registration Search User Profile Logoff

### Applicant LC0035587, Quaker Steak and Lube,

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.  
The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): QSL, LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Quaker Steak and Lube

Address of Premise: 3320 Mid America Dr

Address Line 2: \_\_\_\_\_

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 322-0101

Cell / Home Phone: (402) 689-6634

Same Address

Mailing Address: 3320 Mid America Dr

Mailing Address Line 2: \_\_\_\_\_

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Chris Morris

Phone: (712) 322-0101

Email Address: chrisecm2@gmail.com

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## Applicant LE\_V\_79452, Avenue G Store, Council Bluffs

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Corporation Name/Sole Proprietor: ZEEW, LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):

Name of Business (D/B/A): Avenue G Store

Address of Premise: 1602 Avenue G

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (402) 321-8664

Cell / Home Phone: (402) 321-8664

☐ Same Address

Mailing Address: 6918 Spring Street Apt. 220

Mailing Address Line 2:

City: Omaha

State: Nebraska

Zip: 68106

Contact Name: Zemichael B. Mehari

Phone: (402) 321-8664

Email Address: zemichael282004@yahoo.co

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## Applicant LC\_V\_80807, Rverfront Ribfest, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Riverfront Promotions LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Rverfront Ribfest

Address of Premise: 1 N River Drive

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (402) 968-6820

Cell / Home Phone: (402) 968-6820

Same Address

Mailing Address: 2414 S 10th Street

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Eric Wilson

Phone: (402) 968-6820

Email Address: iowaewl@hotmail.com

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*Ribfest  
Aug. 10<sup>th</sup>, 11<sup>th</sup> + 12<sup>th</sup>*





- |                        |                           |
|------------------------|---------------------------|
| BBQ's                  | Other Food Vendors        |
| Bars                   | Smaller Vendors           |
| Alcohol Ticket Station | Washbay, Grease, Dumpster |
| Stage                  | Portable Toilets          |

CITY OF COUNCIL BLUFFS  
CITY HALL – 209 PEARL ST

**NOISE VARIANCE REQUEST**

APPLICATION DATE: 7-9-18

REQUESTING PERSON:

NAME: Eric Wilson

MAILING ADDRESS: 2414 South 10<sup>th</sup> Street, Council Bluffs, IA 51501

PHONE NUMBER: 402-968-6820

EMAIL: [iowaew@hotmai.com](mailto:iowaew@hotmai.com)

ORGANIZATION/EVENT: Riverfront Ribfest

EVENT LOCATION: Tom Hanafan's River Edge Park

EVENT DATE: August 11, 2018

EVENT TIME: Band until 11:30 pm

EXPLAIN SOURCE OF NOISE AND SPECIFIC HOURS OF NOISE:

With Stir having a band the same night, allowing our Music till 11:30 p.m. will allow time for some of the Stir traffic to clear before Ribfest traffic starts.

APPROVED ( ☒ )

City Council Approval 7-23-18

DISAPPROVED ( ☐ )

APPROVED WITH STIPULATION ( ☐ )

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The Police have the authority to cease music or require reduction of volume for the remainder of event if complaints are received.

\_\_\_\_\_  
Steve Carmichael, Chief Building Official

\_\_\_\_\_  
Date