



**Study Session Agenda
City of Council Bluffs, Iowa
November 26, 2018, 3:45 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

STUDY SESSION AGENDA

- A. Mark Eckman - CVB FY20 Budget
- B. Paula Hazlewood - Advanced Southwest Iowa
- C. Linda Kemp - Midlands Humane Society
- D. Brandon Garrett - Arbor Creek Information
- E. Review Agenda

Executive Session

- A. Jon Finnegan - Union Contract Negotiation Strategy



**Council Agenda, City of Council Bluffs, Iowa
Regular Meeting November 26, 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 November 5, 2018 City Council Meeting Minutes.
- C. Ordinance 6372
Ordinance to amend Chapter 15.05, A-2/Parks, Estates and Agricultural District of the 2015 Municipal Code (Zoning Ordinance) by amending Section 15.05.030 "Conditional Uses" to include "Greenhouse, Commercial" and setting Public Hearing for December 17, 2018 at 7:00 pm. ZT-18-003
- D. Ordinance 6374
Ordinance to amend Chapter 15.18-P-C/Planned Commercial District of the 2015 Municipal Code by amending Section 15.18.020 "Principal Uses" to include "School" and setting Public Hearing for December 17, 2018 at 7:00 pm. ZT-18-004
- E. Ordinance 6376
Ordinance to amend the zoning map and setting Public Hearing for December 17, 2018 at 7:00 pm as adopted by reference in Section 15.02.070 of the 2015 Municipal Code, by rezoning properties legally described Lots 4, 5, and 6, Block A, Curtis and Ramsey's Addition, from C-1/Commercial District to R-3/Low Density Multifamily Residential District as defined in Chapter 15.10. ZC-18-011
- F. Resolution 18-320
Resolution of intent to vacate Murphy Road right-of-way and setting Public Hearing for December 17, 2018 at 7:00 p.m., property lying West of Indian Creek and East of South 19th Street right-of-way, and abutting properties legally described as being part of the SE1/4 NW1/4 of Section 14.74-44, lying West of Indian Creek and North of Murphy Road right-of-way, along with Government Lot 2 in the NE1/4 SW1/4 of Section 14-74-44, lying East of Gifford Road and West of Indian Creek. SAV-18-014

- G. Resolution 18-321
Resolution setting a Public Hearing for 7:00 p.m. on December 17, 2018 for the Mid-America Center Parking Lots Rehab, Phase 1.
Project # BM19-01
- H. October FY19 Financial Reports
- I. Mayor's Appointments
Parks, Recreation & Public Property Commission
- J. Claim

4. PUBLIC HEARINGS

- A. Resolution 18-313 (Postponed from 11-5-18)
Resolution to amend the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)*, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek from "Rural Residential/Agricultural" to "Medium-Density Residential". Location: Generally located at the Northwest corner of College Road and Railroad Avenue. CP-18-001
- B. Ordinance 6371 (Public Hearing continued from 11-5-18)
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a P-R/Planned Residential Overlay; as set forth and defined in Chapters 15.10 and 15.28. Location: Generally located at the Northwest corner of College Road and Railroad Avenue. ZC-18-013 and PR-18-003
- C. Resolution 18-322
Resolution to adopt a planned residential development plan for the Valley Ridge Apartments. Location: Generally located at the northwest corner of College Road and Railroad Avenue. PR-13-003
- D. Resolution 18-310 (Postponed from 11-5-18)
Resolution to dispose of City property legally described as Lot 2, Arbor Creek. Location: Northwest Corner of College Road and Railroad Avenue. OTB-18-028
- E. Resolution 18-323
Resolution to dispose of City property legally described as Lot 2, Arbor Creek.
OTB-18-029
- F. Resolution 18-324
Resolution postponing the Public Hearing for the Arbor Creek Urban Revitalization Area to January 28, 2019

- G. Resolution 18-325
Resolution approving the Urban Revitalization Plan for the South
Pointe Urban Revitalization Area. URV-18-007
- H. Resolution 18-326
Resolution approving the plans and specifications for the S. 6th Street
Reconstruction. Project #PW18-08

5. ORDINANCES ON 1ST READING

- A. Ordinance 6375
Ordinance establishing the South Pointe Urban Revitalization Area
within the City of Council Bluffs. URV-18-007

6. RESOLUTIONS

- A. Resolution 18-327
Resolution confirming the appointment of Jon Finnegan as the City's
Representative to engage in collective bargaining negotiations with the
American Federation of State, County and Municipal Employees
(AFSCME, Local 2844) employees.
- B. Resolution 18-328
Resolution approving the use of 2019 Community Development Block
Grant (CDBG) and Home Investment Partnership (HOME) program
funds and directing the Mayor to submit the 2019 Annual Plan to the
City of Omaha and the U.S. Department of Housing and Urban
Development (HUD).
- C. Resolution 18-329
Resolution authorizing for annual certification for Tax Increment
Financing Indebtedness.
- D. Resolution 18-330
Resolution of the City Council of the City of Council Bluffs approving
the Annual Urban Renewal Report for Fiscal year 2017-2018.
- E. Resolution 18-331
Resolution to modify the Corridor Master Plan for the Reconstruction
of West Broadway to include raised medians in Segments 3, 4 & 5.
- F. Resolution 18-332
Resolution authorizing the Mayor to execute an agreement for the
future voluntary annexation of property at 13667 192nd Street.

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses

- 1) 712, 1851 Madison Avenue, Suite 700
- 2) Applebee's, 3000 Dial Drive
- 3) Hy-Vee #2, 1745 Madison Avenue
- 4) Squirrel Cage Jail, 226 Pearl Street (New Applications)
- 5) Wal-Mart #3150, 1800 N 16th Street

8. OTHER BUSINESS

9. CITIZENS REQUEST TO BE HEARD

10. 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 November 5, 2018

CALL TO ORDER

A regular meeting was called to order by Mayor Matthew J. Walsh on Monday November 5, 2018 at 7:00 p.m.

Council Members 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 October 22, 2018 City Council Meeting Minutes.

Resolution 18-305

Resolution setting a public hearing for November 26, 2018 at 7:00 p.m. for the S. 6th Street Reconstruction. Project #PW18-08

Resolution 18-306

Resolution accepting the work of Meco-Henne Contracting, Inc. in connection with the Pavilion, River's Edge Phase II Project (Project Number 00158) as complete and authorizing release of retainage without a thirty (30) day wait period.

Resolution 18-307

Resolution of intent to dispose of City property and setting Public Hearing for November 26, 2018 at 7:00 p.m. on property legally described as Lot 2, Arbor Creek. Location: Northwest Corner of College Road and Railroad Avenue. OTB-18-029

Resolution 18-308

Resolution accepting the work of Lametti & Sons Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in conjunction with the WPCP Manhole #1 Rehab. Project # PW17-24.

Mayor's Appointments

Council Bluffs Arena & Convention Center Commission

Offer to Buy (2) and Claims

Nate Watson and Mike Wolf moved and seconded approval of Consent Agenda as amended to postpone Items 5C & 5F till November 26, 2018 at 7:00 p.m.. Unanimous, 5-0 vote.

MAYORS PROCLAMATIONS

A. Small Business Saturday - November 24, 2018

PUBLIC HEARINGS

Ordinance 6371

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a P-R/Planned Residential Overlay; as set forth and defined in Chapters 15.10 and 15.28. Location: Generally located at the Northwest corner of College Road and Railroad Avenue. ZC-18-013 and PR-18-003

Motion by White, seconded by Watson to Receive and File 2 petitions received by Marti Nerenstone, on behalf of the College Road/Indian Hills Neighborhood Association. Unanimous. Wade explained that because the petitions represent more than 20% of the homeowners within 200 feet, the Council would have to have a super majority (4/5) to pass the item. Heard from:

- 1) Ron Wolf, 536 College Road, opposing
- 2) Jeff Beckler of Zimmerman Properties, in favor
- 3) Ed Cain, 26 Indian Hills, opposing
- 4) Missy Brunow, 624 Oakland Drive, in favor

Motion by White, seconded by Head to Receive and File, Unanimous.

- 5) Kristy Hassey, 1116 College Road, opposing
- 6) Goldie Nielsen, 1117 Collage Road, opposing
- 7) Mary McCumber, 20 Indian Hills Road, opposing
- 8) Marti Nerestone, 33 Indian Hills Road, opposing
- 9) Michael Osborn, Engineer for Zimmerman, in favor
- 10) Sharlene Anderson, 1468 Indian Hills Road, opposing
- 11) Mary Ann Knot, 192 Dayan Drive, opposing
- 12) Rae Woods, 11448 Woodland Trail, opposing
- 13) Deborah Peterson, 215 Main Street, opposing
- 14) Alex Gum, 19394 Perry Road, opposing
- 15) Nikki Cruickshank, 19762 Honeysuckle Road, opposing
- 16) Tom Ackley, Attorney for Zimmerman, in favor
- 17) Linda Kemp, 11801 Gow Cir, Bellevue, NE, opposing
- 18) David Tompson, 800 College Road, opposing
- 19) Rick Stone, 125 Forest Glen, opposing
- 20) Rob Cervený, 40 Indian Hills, opposing

Sharon White and Nate Watson moved and seconded approval of Motion to keep Public Hearing on Ordinance 6371 open till November 26, 2018 at 7:00 p.m.. Withdrawn, 0-0 vote.

Nate Watson moved and seconded approval of Motion to move Ordinance 6371 to 3rd Reading. Died for lack of Second, 0-0 vote.
Roger Sandau and Melissa Head moved and seconded approval of Motion to Deny Ordinance 6371. Failed, 2-3 vote. (Nays: Watson, White, Wolf)
Sharon White and Nate Watson moved and seconded approval of Motion to Keep Public Hearing on Ordinance 6371 open till November 26, 2018 at 7:00 p.m.. Unanimous, 3-2 vote. (Nays: Head, Sandau)

Resolution 18-309

Resolution authorizing the Mayor to execute an easement agreement with the Council Bluffs Board of Water Works Trustees.

Sharon White and Mike Wolf moved and seconded approval of Resolution 18-309. Unanimous, 5-0 vote.

Resolution 18-310

Resolution to dispose of City property legally described as Lot 2, Arbor Creek. Location: Northwest Corner of College Road and Railroad Avenue. OTB-18-028

Resolution 18-310 postponed to November 26, 2018 at 7:00 p.m. via consent agenda motion.

Resolution 18-311

Resolution granting final plat approval of a seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, being a replat of Lots 1 through 9, Block 9, Benson's First Addition and the North one-half vacated alley adjacent. Location: Between North 29th and North 30th Street, south of Avenue K. SUB-18-017

Roger Sandau and Nate Watson moved and seconded approval of Resolution 18-311. Unanimous, 5-0 vote.

Resolution 18-312

Resolution authorizing the Mayor and City Clerk to execute an easement and right-of-way grant across Mosquito Creek Drainage District #22 in connection with an underground pipeline installation by Buckeye Pipe Line Transportation LLC.

Sharon White and Nate Watson moved and seconded approval of Resolution 18-312. Unanimous, 5-0 vote.

Resolution 18-313

Resolution to amend the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)*, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek from "Rural Residential/Agricultural" to "Medium-Density Residential". Location: Generally located at the Northwest corner of College Road and Railroad Avenue. CP-18-001

Resolution 18-313 postponed to November 26, 2018 at 7:00 p.m. via consent agenda motion.

ORDINANCES ON 2ND READING

Ordinance 6373

Ordinance to amend Title 1 "Administration and Personnel" by amending Chapter 1.12 "City Council" Section 1.12.020 "Compensation for office of City Council".

Roger Sandau and Nate Watson moved and seconded approval of Second reading of Ordinance 6373. Passed, 4-1 vote. (Nays: White)
Roger Sandau and Nate Watson moved and seconded approval of Motion to waive 3rd Reading on Ordinance 6373. Ordinance passes to Law. Passed, 4-1 vote. (Nays: White)

RESOLUTIONS

Resolution 18-314

Resolution setting the dates and times to permit the discharge of consumer fireworks for the New Year's holiday.

Sharon White and Melissa Head moved and seconded approval of Resolution 18-314, setting the hours the same as last year and that these same days and times are hereby approved for the discharge of fireworks for all subsequent years until such time that the City Council passes a resolution altering the dates and times.. Unanimous, 5-0 vote.

Resolution 18-315

Resolution accepting the bid of Bluffs Paving and Utility Company Inc. for the Steven Road East Construction. Project # PW18-16A

Sharon White and Melissa Head moved and seconded approval of Resolution 18-315. Unanimous, 5-0 vote.

Resolution 18-316

Resolution authorizing the Mayor and City Clerk to execute an agreement with Snyder and Associates for engineering services in connection with the First Avenue Multi-Modal Corridor Project.

Location: From Ave A to 2nd Ave & from 16th St. to 35th St.

Nate Watson and Mike Wolf moved and seconded approval of Resolution 18-316. Unanimous, 5-0 vote.

Resolution 18-317

Resolution accepting the bid of Sibbensen Excavating for the Mosquito Creek West Bank Floodplain Improvements. Project # PW18-16C

Sharon White and Mike Wolf moved and seconded approval of Resolution 18-317. Unanimous, 5-0 vote.

Resolution 18-318

Resolution authorizing the transfer of title of a 2002 Ford E550 Mobile Command Center to the Pottawattamie County Emergency Management Agency.

Melissa Head and Roger Sandau moved and seconded approval of Resolution 18-318. Unanimous, 5-0 vote.

Resolution 18-319

Resolution authorizing the agreement between the City of Council Bluffs and Pottawattamie County Emergency Management Agency in relation to the joint storage facility.

Roger Sandau and Nate Watson moved and seconded approval of Resolution 18-319. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

- 1) Great Wall, 900 Woodbury Avenue
- 2) Iowa Western Community College, 2700 College Road
- 3) Lighthouse Lounge, 401 Veterans Memorial Hwy.
- 4) Oskies for Sports, 1851 Madison Avenue, Suite 724
- 5) Puerto Vallarta, 3312 West Broadway
- 6) White Oak Stateion #52, 154 Bennett Avenue
- 7) White Oak Station #53, 2024 5th Avenue

Sharon White and Melissa Head moved and seconded approval of Application for Permits and Cancellations, Liquor License Renewals 8A 1-7. Unanimous, 5-0 vote.

CITIZENS REQUEST TO BE HEARD

None

OTHER BUSINESS

White has two requests of Other Business:

- 1) White requests that the City establish a Policy with training for Mayor's Appointees to Commissions, to better understand procedures and the process of abstaining from items.
- 2) White and Watson moved and seconded that the West Broadway Master Plan be placed on the November 26, 2018 agenda to consider the utilization of medians in the next and future phases of the West Broadway Project. I would ask that staff present to the Council the Medians as they were initially proposed in the Master Plan prior to its amendment. I would also ask that the Mayor and or his Staff communicate this consideration to the IWF so that they can provide comment to the Council regarding this change in design and their willingness to continue to fund the West Broadway Project at the level they had previously committed to.

ADJOURNMENT

Mayor Walsh adjourned the meeting at 9:42 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.

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: Community

Development

Case/Project No.: ZT-18-003

Ordinance 6372

Council Action: 11/26/2018

Submitted by: Chris Meeks,

Planner

Description

Ordinance to amend Chapter 15.05, A-2/Parks, Estates and Agricultural District of the 2015 Municipal Code (Zoning Ordinance) by amending Section 15.05.030 "Conditional Uses" to include "Greenhouse, Commercial" and setting Public Hearing for December 17, 2018 at 7:00 pm. ZT-18-003

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
ZT-18-003 Staff Report Including Attach	Other	11/15/2018
ZT-18-003 Commercial Greenhouse as CUP in a A-2 District PH Notice CC	Other	11/14/2018
Ordinance 6372	Ordinance	11/16/2018

Council Communication

Department: Community Development Case #ZT-18-003 Applicant: Johnson Enterprises, LTD d/b/a Dallas Johnson Greenhouses 2802 Twin City Drive Council Bluffs, IA 51501	Ordinance No.	City Council: November 26, 2018 Planning Commission: November 13, 2018
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Subject/Title

CASE #ZT-18-003: Public hearing on the request of Johnson Enterprises, LTD, to amend Section 15.05.030 of the Council Bluffs Municipal Code (Zoning Ordinance) to allow "Greenhouse, Commercial", as defined in Section 15.03.312, as a conditional use in the A-2/Parks, Estates, and Agricultural District.

Background

The Community Development Department has received a request of Johnson Enterprises, LTD, for a text amendment to Title 15 of the Municipal Code (Zoning Ordinance) for:

- An amendment to §15.05.030, Conditional uses in the A-2/Parks, Estates, and Agricultural District, to add "10. Greenhouse, Commercial".

The purpose of this text amendment is to bring the Dallas Johnson Greenhouses, located at 2802 Twin City Drive, into conformance with city zoning so that they may expand their greenhouse facility. The Dallas Johnson Greenhouses were established in 1991 when the property was zoned A-2. At that time, a greenhouse was allowed as a principal use in the A-2 District. On August 26, 1996, the Council Bluffs City Council adopted Ordinance #5285 which amended the principal uses in the A-2 Zoning District, and greenhouses were removed as a principal use. Subsequently, the Dallas Johnson Greenhouses became a nonconforming use due to this text amendment. The proposed text amendment will bring the Dallas Johnson Greenhouses into conformance with the Council Bluffs Municipal Code, and will also allow other greenhouse uses to occur in the A-2 District upon issuance of a conditional use permit.

Commercial greenhouses or hoop houses are defined in Section 15.03.312 of the Municipal Code as "an establishment engaged in the propagation and growth of plant material for gardening, landscaping, and/or food production purposes, intended for wholesale or retail sales". Commercial greenhouses are currently allowed as Principal uses in only the I-1/Light Industrial District and I-2/General Industrial District. Commercial greenhouse are required to adhere to all applicable site development regulations for the zoning district which they are located within. The current zoning ordinance does not have specific off-street parking standards for a commercial greenhouse. Due to the differing operating characteristics of the property, (e.g. manufacturing space, warehousing space, and office space) parking requirements will be set forth using Schedule A of Chapter 15.23 of the Municipal Code, as follows:

- Office or administrative activity: 1 space per 300 square feet
- Indoor sales, display, or service area: 1 space per 500 square feet
- Outdoor sales, display, or service area: 1 space per 2,000 square feet
- Equipment servicing or manufacturing: 1 space per 1,000 square feet
- Indoor or outdoor storage or warehousing: 1 space per 5,000 square feet

The applicant would also have the option to conduct a professional parking study for their site to determine the appropriate parking which could be approved by the Zoning Board of Adjustment as part of the conditional use permit review.

All City departments and utility providers received a copy of the proposed text amendment. The Council Bluffs Public Works Department, Black Hills Energy, Council Bluffs Water Works, and MidAmerican Energy all responded that they have no comments on the request.

No other comments have been received.

Recommendation

The Community Development Department recommends approval of the request for an amendment to §15.05.030, by adding “10. Greenhouse, Commercial” as a Conditional use in the A-2/Parks, Estates and Agricultural District.

Public Hearing

Speakers in favor:

1. Peter Hult, Dallas Johnson Greenhouse, 2802 Twin City Drive, Council Bluffs, IA 51501

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval of the request for an amendment to §15.05.030, by adding “10. Greenhouse, Commercial” as a Conditional use in the A-2/Parks, Estates and Agricultural District.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 2 Motion: Carried

Attachment

Attachment A: Proposed text amendment

Prepared by: Chris Meeks, Planner

Chapter 15.05

A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT

Sections:

15.05.010	Statement of intent
15.05.020	Principal uses
15.05.030	Conditional uses
15.05.040	Accessory uses
15.05.050	Site development regulations
15.05.060	Additional regulations
15.05.070	Signs

15.05.010 Statement of intent. This district is intended to preserve lands best suited for agricultural, recreational, and large-parcel residential uses. It is also intended to preserve land suited for eventual development, pending proper timing for economical and practical provisions of streets, utilities, schools and other facilities so that reasonably compact development will occur.

15.05.020 Principal uses. The following principal uses shall be permitted outright in an A-2 district:

1. Animal production
2. Cemetery
3. Dwelling, single family detached
4. Family home
5. Government maintenance facility
6. Horticulture and crop production
7. Local utility services
8. Park and recreation services
9. Public campground
10. Public safety services
11. Religious assembly (Ord. #5523, Sec. 1, 10/23/00)
12. Secondary airports and private light plane landing strips, when laid out and operated in accordance with all applicable regulations of the Federal Aviation Administration (FAA) and when situated on a site containing not less than thirty (30) acres. (Ord. 6055, Sec. 1, 3/8/10)

13. Animal shelter (non-profit). (Ord. #6081, Sec. 1, 5/24/10)

15.05.030 Conditional uses. The following conditional uses shall be permitted in an A-2 district in accordance with the requirements set forth in Chapter 15.02: (Ord. 6055, Sec 2, 3/8/10)

1. Agricultural sales and service
2. Commercial recreation (outdoor)
3. Day care services
4. Extraction activity
5. Funeral service in conjunction with a cemetery
6. Outdoor firing range
7. Private campground
8. Sanitary landfill
9. Rubble dump (Ord. #5523, Sec. 2, 10/23/00)

10. Greenhouse, Commercial

15.05.040 Accessory uses. Accessory uses shall include uses of land or structures customarily incidental and subordinate to one of the principal uses, unless otherwise excluded. In an A-2 District only, an accessory structure may exceed the ground floor coverage of the principal structure.

15.05.050 Site development regulations.

Minimum Lot Size

Lot area: 3 acres
Lot width: 150 feet
Lot depth: 200 feet

<u>Minimum Setbacks</u>	<u>Principal Structure</u>	<u>Accessory Structure</u>
Front yard:	50 feet	greater of 50 feet or existing front setback line of principal structure
Street side yard:	20 feet	20 feet
Side yard:	10% of lot width or 10 feet whichever is greater	10% of lot width or 10 feet whichever is greater

Rear yard:	20 feet	20 feet
Maximum height:	35 feet	25 feet

Lot coverage - all structures 10% maximum

15.05.060 Additional regulations.

1. Reserved

15.05.070 Signs. Signage in this district shall comply with Chapter 15.33 "Signs".
(Ord. 5285, 8/26/96)

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 17th day of December, 2018 at 7:00 p.m. in the City Council Chambers, 2nd 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 §15.05.030 of the Council Bluffs Municipal Code (Zoning Ordinance) by adding 'Greenhouse, Commercial', as defined by §15.03.312, as a conditional use in an A-2/Parks, Estates, and Agricultural District.

(CASE ZT-18-003)

ORDINANCE NO. 6372

AN ORDINANCE TO AMEND CHAPTER 15.05, A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT OF THE 2015 MUNICIPAL CODE (ZONING ORDINANCE) OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.05.030 “CONDITIONAL USES” TO INCLUDE “GREENHOUSE, COMMERCIAL”.

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

SECTION 1. That Chapter 15.05 “A-2/Parks, Estates, and Agricultural District” of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.05.030 “Conditional uses” to read as follows:

15.05.030 - Conditional uses.

The following conditional uses shall be permitted in an A-2 district in accordance with the requirements set forth in Chapter 15.02:

- (1) Agricultural sales and service;
- (2) Commercial recreation (outdoor);
- (3) Day care services;
- (4) Extraction activity;
- (5) Funeral service in conjunction with a cemetery;
- (6) Outdoor firing range;
- (7) Private campground;
- (8) Sanitary landfill;
- (9) Rubble dump; **and**
- (10) Greenhouse, Commercial.**

(Ord. No. 6055, § 2, 3-8-2010).

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
APPROVED

December 17, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11-26-18
Second Consideration: 12-17-18
Public Hearing: 12-17-18
Third Consideration: _____

Council Communication

Department: Community

Development

Case/Project No.: ZT-18-004

Ordinance 6374

Council Action: 11/26/2018

Submitted by: Christopher

Gibbons, Planning coordinator

Description

Ordinance to amend Chapter 15.18-P-C/Planned Commercial District of the 2015 Municipal Code by amending Section 15.18.020 "Principal Uses" to include "School" and setting Public Hearing for December 17, 2018 at 7:00 pm. ZT-18-004

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
ZT-18-004 Staff Report Final Including Attach	Other	11/15/2018
ZT-18-004 Schools in a PC District PH Notice	Other	11/15/2018
Ordinance 6374	Ordinance	11/16/2018

Council Communication

Department: Community Development Case #ZT-18-004 Applicant: City of Council Bluffs	Ordinance No. _____	City Council: 11/26/18 Planning Commission: 11/13/2018
Subject/Title CASE #ZT-18-004: Public hearing on the request of the Community Development Department to amend §15.18.020 of the Council Bluffs Municipal Code (Zoning Ordinance) by adding 'School' as a principal use in a P-C/Planned Commercial District.		
Background The Community Development Department is requesting to amend Title 15 of the <u>Municipal Code</u> (Zoning Ordinance) relative to 'schools' as follows: <ul style="list-style-type: none">• Amend §15.18.020, <i>Principal uses, P-C/Planned Commercial District</i>, of the <u>Municipal Code</u> (Zoning Ordinance) by adding §15.18.020(20) 'School' as a principal use <p>Per Section 15.03.595 of the Municipal Code (Zoning Ordinance) a 'school' is defined as "public or non-public, at all levels from prekindergarten level through grade twelve, which meet the requirements of the State Board of Public Instruction, and accredited schools that provide post-secondary education. Said "School" shall include the buildings and all land contiguous to said buildings". On November 13, 2017, the Council Bluffs City Council approved Ordinance No. 6311, which amended the definition of a 'school' to include post-secondary education. The purpose of the text amendment was to allow EQ School of Hair to adaptively reuse the former Petersen School at 2600 S. 9th Street as their new educational facility.</p> <p>Schools are allowed as a principal use in the following zoning districts, as per the Council Bluffs Zoning Ordinance:</p> <ul style="list-style-type: none">• R-1/Single-Family Residential District;• R-1M/Single-Family Mobile Home Residential District;• R-2/Two-Family Residential District;• R-3/Low Density Multi-Family Residential District;• R-4/High Density Multi-Family Residential District;• C-1/Neighborhood Commercial District;• C-2/Commercial District; and• C-3/Central Business District <p>The proposed text amendments will allow a 'school', as defined in Section 15.03.595, as a principal use in the P-C/Planned Commercial District. Properties zoned P-C District in the City of Council Bluffs generally include all major retail shopping centers (e.g., Lake Manawa Power Center, Marketplace, Metro Crossing, Mall of the Bluffs, and Bluffs Northway), the Mid-America Center area, and several large acre tracts of vacant land located along S. 24th Street, S. 35th Streets, and 23rd Avenue. The proposed text amendments would allow for office and retail spaces in the areas identified above to be used for public, private, and/or secondary education facilities. A recent inquiry by the Council Bluffs Community School District to locate classrooms in the former Target building while Kim and Wilson Middle Schools are being renovated has necessitated this text amendment. An anticipated positive side effect of locating a school in the Mall of the Bluffs area is that the increased pedestrian traffic has the potential to reinvigorate the facility.</p>		

All City departments and utility providers received a copy of the proposed text amendment. The Building Division, Council Bluffs Fire Department, Council Bluffs Police Department, Council Bluffs Water Works, Black Hills Energy and MidAmerican Energy stated they have no comments with the proposed amendment.

No other comments have been received.

Recommendation

The Community Development Department recommends approval to amend §15.18.020, *Principal uses, P-C/ Planned Commercial District*, of the Municipal Code (Zoning Ordinance) by adding §15.18.020(20) 'School' as a principal use.

Public Hearing

Speakers in favor:

1. Christopher Gibbons, Planning Coordinator, City of Council Bluffs, Community Development Department, 209 Pearl Street, Council Bluffs, IA 51503

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval to amend §15.18.020, *Principal uses, P-C/ Planned Commercial District*, of the Municipal Code (Zoning Ordinance) by adding §15.18.020(20) 'School' as a principal use.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 2 Motion: Carried

Attachment

Attachment A: Proposed text amendment to Chapter 15.18.020, P-C District relative to a 'school'.

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

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 (Ord. 6344, Sec. 1, 8/13/18)
20. School

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:

- a. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and phasing.
- b. The development name and legal description of the boundary.
- c. A north arrow, scale, bar scale and date.
- d. The names and addresses of the owner, and the architect or engineer preparing the plan.
- e. A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas.
- f. All established floodway or floodway fringe encroachment limits.
- g. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development.
- h. Location and size of any sites to be considered for dedication to public use.
- i. Layout, numbers and dimensions of proposed lots.
- j. The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred feet of the site.
- k. The location and width of other public ways, railroad right-of-ways, utility and all other easements, existing or proposed within the development and within two hundred feet.
- l. Existing and proposed contour intervals of not more than five feet.
- m. All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities.
- n. The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets, and landscaping.
- o. Proposed landscaping plan.

- p. Proposed signage plan.
- q. Traffic impact study to include: 1) data on existing peak hour traffic volumes and conditions; 2) directional distribution estimates of added traffic; 3) projections of added traffic volumes for all of the appropriate critical hours; 4) determination of needed improvements, controls, driving locations, and their design; and 5) identification of any need for additional right-of-way which could be secured from the developer.
- r. Architectural drawings, renderings, or other visual documents which illustrate proposed building design.

The community development director shall determine the adequacy and completeness of the development plan application. The community development director may require additional information prior to scheduling review by the city planning commission.

1. Review by city planning commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements herein set forth, the commission in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, required screening and landscaping where necessary to reduce noise and glare, and designation of responsibility for maintenance of the property.
2. Review by city council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
3. Building permit review. The community development director shall review all building and public works construction permits for compliance with the approved development plan. No building or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. However,

the community development director shall have the authority to approve minor changes to the development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.

4. Amendment to development plan. Proposed amendments to an approved development plan shall be subject to the same review and approval procedure as an initial application.

15.18.070 Signs. In addition to the signage approved in the development plan, signage in this district shall comply with Chapter 15.33 "Signs" (Ord. #5469, Sec. 2, 8/99)

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 17th day of December, 2018 at 7:00 p.m. in the City Council Chambers, 2nd 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 §15.18.020 of the Council Bluffs Municipal Code (Zoning Ordinance) by adding 'Schools', as defined by §15.03.595, as a principle use in a P-C/Planned Commercial District.

(CASE ZT-18-004)

ORDINANCE NO. 6374

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 “SCHOOL”.

**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; and
- (20) School**

(Ord. 5634 § 1, 2001).

(Ord. No. 6333, § 1, 6-11-2018, Ord. No. 6344, § 1, 8-13-18).

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
APPROVED

December 17, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11-26-18

Second Consideration: 12-17-18

Public Hearing: 12-17-18

Third Consideration: _____

Council Communication

Department: Community

Development

Case/Project No.: ZC-18-011

Ordinance 6376

Council Action: 11/26/2018

Submitted by: Chris Meeks,

Planner

Description

Ordinance to amend the zoning map and setting Public Hearing for December 17, 2018 at 7:00 pm as adopted by reference in Section 15.02.070 of the 2015 Municipal Code, by rezoning properties legally described Lots 4, 5, and 6, Block A, Curtis and Ramsey's Addition, from C-1/Commercial District to R-3/Low Density Multifamily Residential District as defined in Chapter 15.10. ZC-18-011

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
ZC-18-011 Samar Realty Jeanette Fox Staff Report Including Attachs	Other	11/19/2018
ZC-18-011 Samar Realty Jeanette Fox PH Notice	Other	11/19/2018
Ordinance 6376	Ordinance	11/19/2018

Council Communication

Department: Community Development CASE # ZC-18-011 Applicant/Property Owner: Samar Realty by Jeannette Fox 3110 Gold Rush Road Council Bluffs, IA 51501 Representative: John Huston Hunter Key Real Estate 501 S. Main Street Council Bluffs, IA 51503	Ordinance No. _____	City Council: 12/17/18 Planning Commission: 8/14/18
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Subject/Title

Request: Rezone property legally described as being the South 87 feet of Lot 6, Block A, Curtis and Ramsey's Addition from C-1/Commercial District to R-3/Low Density Multi-Family Residential District.

The Community Development Department expanded the request to rezone properties legally described as Lots 4 and 5, Block A and the North 43 Feet of Lot 6, Block A, all in Curtis and Ramsey's Addition from C-1/Commercial District to R-3/Low Density Multi-Family Residential District.

Location: 1000 5th Avenue, 1006 5th Avenue, 1010 5th Avenue, and 410 S. 10th Street.

Background

The Community Development Department has received an application from Samar Realty LLC, by Jeanette Fox, represented by John Huston Hunter of Key Real Estate, to rezone the property legally described as the South 87 feet of Lot 6, Block A, Curtis and Ramsey's Addition from C-1/Commercial District to R-3/Low Density Multifamily Residential. The applicant is proposing this rezoning to allow an existing building on the site to be renovated and used as a four unit multifamily dwelling. The building has historically been used as a multifamily dwelling, but has been vacant for many years, and has therefore lost the status as a legally nonconforming use in the C-1/Commercial District. The building is addressed as 1000 5th Avenue.

The Community Development Department has expanded the request to include surrounding properties that are also currently legally nonconforming uses in the C-1/Commercial District. These properties are described as Lot 4, Lot 5, and the North 43 Feet of Lot 6, all in Block A, Curtis and Ramsey's Addition. The addresses of these properties are 1006 5th Avenue, 1010 5th Avenue, and 410 S. 10th Street. The expansion of the request also prevents the applicant's property from being spot-zoned in the C-1/Commercial District. The property owners included in the expansion of this rezoning have been notified, and the applicant was able to secure signatures from these property owners showing their approval.

Land Use and Zoning

The following land uses surround the subject properties:

North: Residential structures that are zoned in the R-3/Low Density Multifamily Residential District.

South: A commercial building that is zoned in the C-2/Commercial District
East: A commercial building that is zoned in the C-1/Commercial District
West: Residential structures that are zoned in the R-3/Low Density Multifamily Residential

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as Low-Density Residential.

Public notices were mailed to all property owners within 200 feet of the request. No comments were received for the request.

All City Departments and local utilities were notified of the proposed rezoning. The following comments were received:

- The Council Bluffs Fire Marshall stated they have no comments on the request.
- The Permits and Inspections Division stated the property has been vacant for a long time, and has lost its nonconforming provisions. The building will need to be brought up to current fire and building code requirements for multi-family dwellings.
- The Public Works Department stated they have no comments regarding the rezoning request, though feel that the availability of off-street parking for the multi-family dwelling needs to be addressed.
- Council Bluffs Water Works stated they have no comments on the request.

The following attachments are included with the case staff report:

- Attachment A: Location/zoning map
- Attachment B: Site Photos
- Attachment C: Approval of Owners of Properties Included in the Rezoning Request

Discussion

1. If approved, the subject properties will be zoned to the same district as properties located in the area.
2. The proposed rezoning is consistent with the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
3. As stated in Section 15.26.030 – *Nonconforming uses* – (3) Abandonment of Nonconforming Use- “If any nonconforming use ceases for a continuous period of more than six months, any subsequent use shall conform to the regulations of this title.”. The applicant has stated that the subject four-unit multifamily dwelling (addressed as 1000 5th Avenue) has been vacant for approximately 12 years, meaning that the use is to be considered abandoned per the Zoning Ordinance. The proposed multifamily dwelling would not be an allowable use in the C-1/Commercial District, as it is currently zoned, but would be allowed in the proposed R-3/Low Density Multifamily Residential Zoning District as a Principal use.
4. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the R-3/Low Density Multi-Family Residential District.

Recommendation

The Community Development Department recommends approval of the request to rezone the properties legally described Lots 4, 5, and 6, Block A, Curtis and Ramsey’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from C-1/Commercial District to R-3/Low Density Multifamily Residential District., based on reasons stated above.

Public Hearing

Speakers in favor:

1. John Huston Hunter, 4208 Savage Street, Council Bluffs, IA 51501

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval of the request to rezone the properties legally described Lots 4, 5, and 6, Block A, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from C-1/Commercial District to R-3/Low Density Multifamily Residential District., based on reasons stated above.

VOTE: AYE 7 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 4 Motion: Carried

Attachments

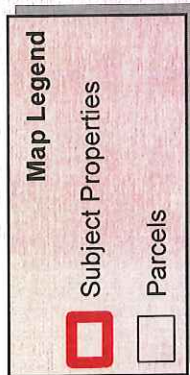
Attachment A: Location/zoning map

Attachment B: Site Photos

Attachment C: Approval of Owners of Properties Included in the Rezoning Request

Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #ZC-18-011 LOCATION/ZONING MAP



0 50 100
1 Inch = 100 Feet



Last Amended: 7/19/18

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. Users of this map are advised to verify the information contained on this map with the appropriate authorities. The City assumes no legal responsibility for the information contained on this map.



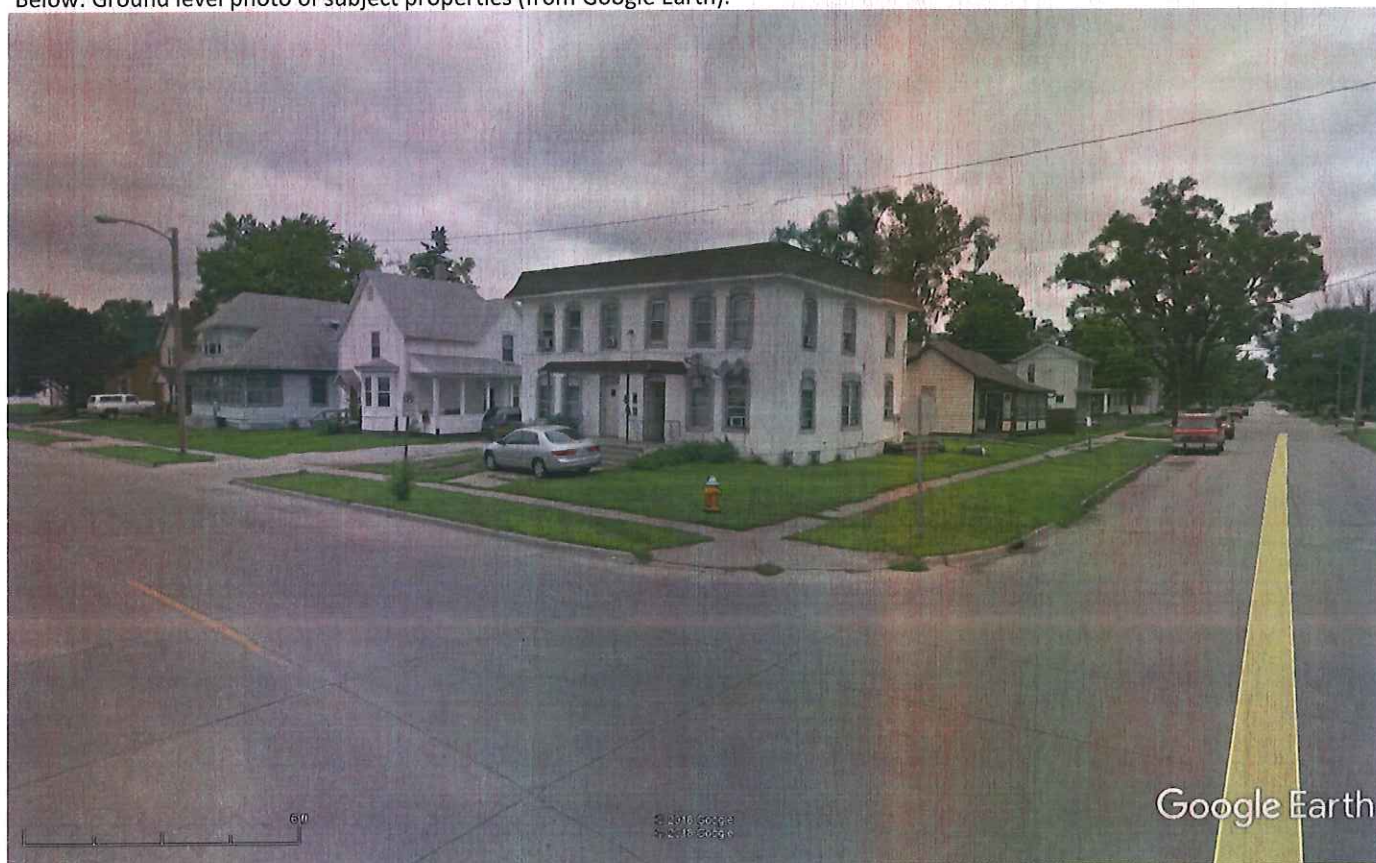
Attachment B:

Site Photos

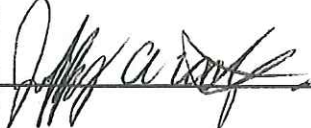




Above: Aerial photo of subject properties (highlighted in red).

Below: Ground level photo of subject properties (from Google Earth).



PETITION TO REZONE TO R3 MULTIFAMILY**1000 S 10TH St****Council Bluffs, IA 51501****7/25/2018**

	Name	Address	City/State/Zip	Signature
1	Coats Realty LLC	1006 5th Ave	CB/IA/51501	
2	John Skradski	410 S 10th St	CB/IA/51501	
3	Sean Thomsen	1010 5th Ave	CB/IA/51501	

Notes:

Any questions Please contact:

PLANNING & COMMUNITY
DEVELOPMENT
209 PEARL STREET
COUNCIL BLUFFS, IA 51503
OFFICE: 712-328-4629
FAX: 712-328-4915

CHRIS MEEKS
PLANNER

email: cmeeks@councilbluffs-ia.gov

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 properties legally described as Lots 4-6, Block A Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa from C-1/Commercial District to R-3/Low Density Multifamily Residential 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 17th day of December, 2018, in the City Council Chambers, 2nd 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. 6376

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 PROPERTIES LEGALLY DESCRIBED LOTS 4, 5, AND 6, BLOCK A, CURTIS AND RAMSEY'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM C-1/COMMERCIAL DISTRICT TO R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT AS DEFINED IN CHAPTER 15.10 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 by rezoning properties legally described Lots 4, 5, and 6, Block A, Curtis and Ramsey's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from C-1/Commercial District to R-3/Low Density Multifamily Residential District.

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
APPROVED

December 17, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11-26-18
Second Consideration 12-17-18
Public Hearing: 12-17-18
Third Consideration: _____

Planning Case No. #ZC-18-011

Council Communication

Department: Community

Development

Case/Project No.: SAV-18-014

Resolution 18-320

Council Action: 11/26/2018

Submitted by: Christopher

Gibbons, Planning Coordinator

Description

Resolution of intent to vacate Murphy Road right-of-way and setting Public Hearing for December 17, 2018 at 7:00 p.m., property lying West of Indian Creek and East of South 19th Street right-of-way, and abutting properties legally described as being part of the SE1/4 NW1/4 of Section 14.74-44, lying West of Indian Creek and North of Murphy Road right-of-way, along with Government Lot 2 in the NE1/4 SW1/4 of Section 14-74-44, lying East of Gifford Road and West of Indian Creek. SAV-18-014

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
SAV-18-014 Staff Report	Other	11/14/2018
SAV-18-014 Attach A	Other	11/14/2018
SAV-18-014 Attach B and C	Other	11/14/2018
SAV-18-014 Attach D	Other	11/14/2018
SAV-18-014 PH Notice	Other	11/14/2018
Resolution 18-320	Resolution	11/16/2018

Council Communication

<p>Department: Community Development</p> <p>CASE #SAV-18-014</p> <p>Applicant/Owner: Council Bluffs Industrial Foundation 149 West Broadway Council Bluffs, Iowa 51503</p> <p>Representatives: Matthew G. O'Reilly, President Council Bluffs Industrial Foundation 312 East Ferndale Drive Council Bluffs, IA 51503</p> <p>A.W. Tauke 310 West Kanesville Blvd, 2nd Floor Council Bluffs, IA 51503</p>	<p>Resolution No. _____</p>	<p>City Council: 11/26/18</p> <p>Public Hearing: 11/13/18</p>
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Subject/Title

Request: Vacate and dispose of Murphy Road right-of-way, lying west of Indian Creek and East of South 19th Street right-of-way, and abutting properties legally described as being part of the SE1/4 NW1/4 of Section 14.74-44, lying West of Indian Creek and north of Murphy Road right-of-way, along with Government Lot 2 in the NE1/4 SW1/4 of Section 14-74-44, lying east of Gifford Road and West of Indian Creek, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Lying West of Indian Creek and East of South 19th Street/Gifford Road.

Background/Discussion

On September 24, 2018, the Council Bluffs City Council adopted Resolution No. 18-272, which granted final plat approval for a five lot industrial subdivision known as South Pointe Subdivision, Phase 2. Included in this subdivision is a former County right-of-way known as 'Murphy Road', which bisects Lot 5, South Pointe Subdivision, Phase 2 (see Attachments A and B). The subject Murphy Road is an unimproved street that contains 42,876 square feet (0.984 acres) of land and was established on the subject property prior to it being annexed into the City (see Attachment C). The right-of-way extends from Indian Creek to South 19th Street/Gifford Road and is not needed for required vehicular access to said Lot 5, South Pointe Subdivision, Phase 2.

Based on the existing condition and function of Murphy Road right-of-way, the Community Development Department and Public Works Department recommended the right-of-way be vacated and disposed of to the applicant so that it can be platted as part of said Lot 5. The resolution to approve the South Pointe Subdivision, Phase 2 preliminary subdivision plan and final plat included a requirement that the applicant must vacate and acquire Murphy Road right-of-way prior to their final plat being executed by the City. The applicant requests approval to vacate said right-of-way so that they can combine the right-of-way area with said Lot 5 in order to execute their South Pointe Subdivision, Phase 2 final plat.

The following attachments are included with this report for reference purposes:

Attachment A: Location and zoning Map

Attachment B: South Pointe Subdivision, Phase 2 final plat

Attachment C: Murphy Road right-of-way exhibit

Attachment D: Letter from A.W. "Tony" Tauke regarding the purchasing of Murphy Road right-of-way.

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.*
The applicant owns all of the land that abuts the subject Murphy Road right-of-way. The Community Development mailed the applicant and their representative a petition asking if they are in favor of/opposed to and if they are willing to/not willing to acquire the right-of-way, if vacated. The response to this petition is summarized in Comment #10 below.
2. *To ensure that no property owner is deprived of required and reasonable access.*
The subject right-of-way bisects Lot 5, South Pointe Subdivision, Phase 2, which has road frontage along South 19th Street, and Gifford Road. The request to vacate and dispose of the subject right-of-way will not deprive the property owner of required and/or reasonable access to said Lot 5.
3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.* This request will eliminate a dead-end street as Murphy Road extends from Indian Creek to the South 19th Street.
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:
 - Council Bluffs Parks, Recreation, and Public Properties Department stated they have no comment on the request.
 - Council Bluffs Public Works Department stated they have a storm sewer within the subject right-of-way and that an easement must be retained, if vacated.
 - Council Bluffs Fire Department stated they no comments for the request.
 - Council Bluffs Permits and Inspections stated they have no comments for the request.
 - Council Bluffs Water Works stated they have no utilities in the subject right-of-way.
 - MidAmerican Energy Company stated they have no utilities in the right-of-way and have no objection to the request.
 - Black Hills Energy stated they have no concerns with the vacation request.
 - Cox Communication stated they have no issues with the vacation request.
 - CenturyLink stated they have an active copper line that is located within the subject right-of-way and that an easement must be retained, if vacated. CenturyLink also stated that any cost to move or relocate this line will be at the expense of the applicant.

Based on the information stated above an easement must be retained over the subject right-of-way, if vacated.

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 all of Murphy Road right-of-way from Indian Creek to South 19th Street/Gifford Road.
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.* The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).
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.*

The Community Development Department mailed the applicant and their representative, A.W. 'Tony' Tauke, a petition to sign stating if they are in favor of/opposed to vacation request and if they are willing to/not willing to acquire the right-of-way for a total cost \$19,613.00. The applicant signed the petition stating that they are in favor of the vacation request but are not willing to acquire it for the cost of \$19,613.00. The applicant's representative provided the City with a letter outlining their opinion of why the applicant is not legally obligated to purchase the right-of-way (see Attachment 'D'). The Community Development Department and the Legal Department reviewed this letter and concurred with their reasoning as to why the applicant is not legally obligated to purchase the Murphy Road right-of-way from the City. The applicant has requested the City vacate and dispose of their interest in Murphy Road as a roadway and has verbally agreed to establish an easement over the vacated right-of-way on the South Pointe Subdivision, Phase 2 final plat for utility access and maintenance purposes.

Recommendation

The Community Development Department recommends approval to vacate and dispose of the City's interest in the Murphy Road right-of-way, as legally described on Attachment 'C', as a roadway subject to an easement being retained over the right-of-way on the South Pointe Subdivision, Phase 2 final plat for utility access and maintenance purposes.

Public Hearing

Speakers in favor:

1. Tony Tauke. Stuart Tinley Law Firm, 310 West Kanesville Boulevard, Council Bluffs, IA 51503

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval to vacate and dispose of the City's interest in the Murphy Road right-of-way, as legally described on Attachment 'C', as a roadway subject to an easement being retained over the right-of-way on the South Pointe Subdivision, Phase 2 final plat for utility access and maintenance purposes.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 0 VACANT 2 Motion: Carried

Attachments

Attachment A: Location and Zoning Map

Attachment B: South Pointe Subdivision, Phase 2 final plat

Attachment C: Murphy Road Right-of-way Exhibit

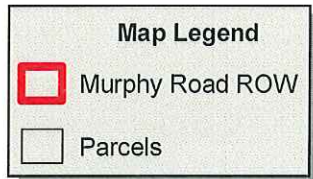
Attachment D: Letter from A.W. "Tony" Tauke regarding the purchasing of Murphy Road ROW.

Surveyor: Johnathan M. Leisinger, L.S., HGM Associates Inc., 640 5th Avenue, Council Bluffs, Iowa 51501

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

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #SAV-18-014 STREET/ALLEY/ROW VACATION MAP



0 200 400
1 Inch = 400 Feet

2016 Aerial Photograph



Note: Subject properties are highlighted in red.

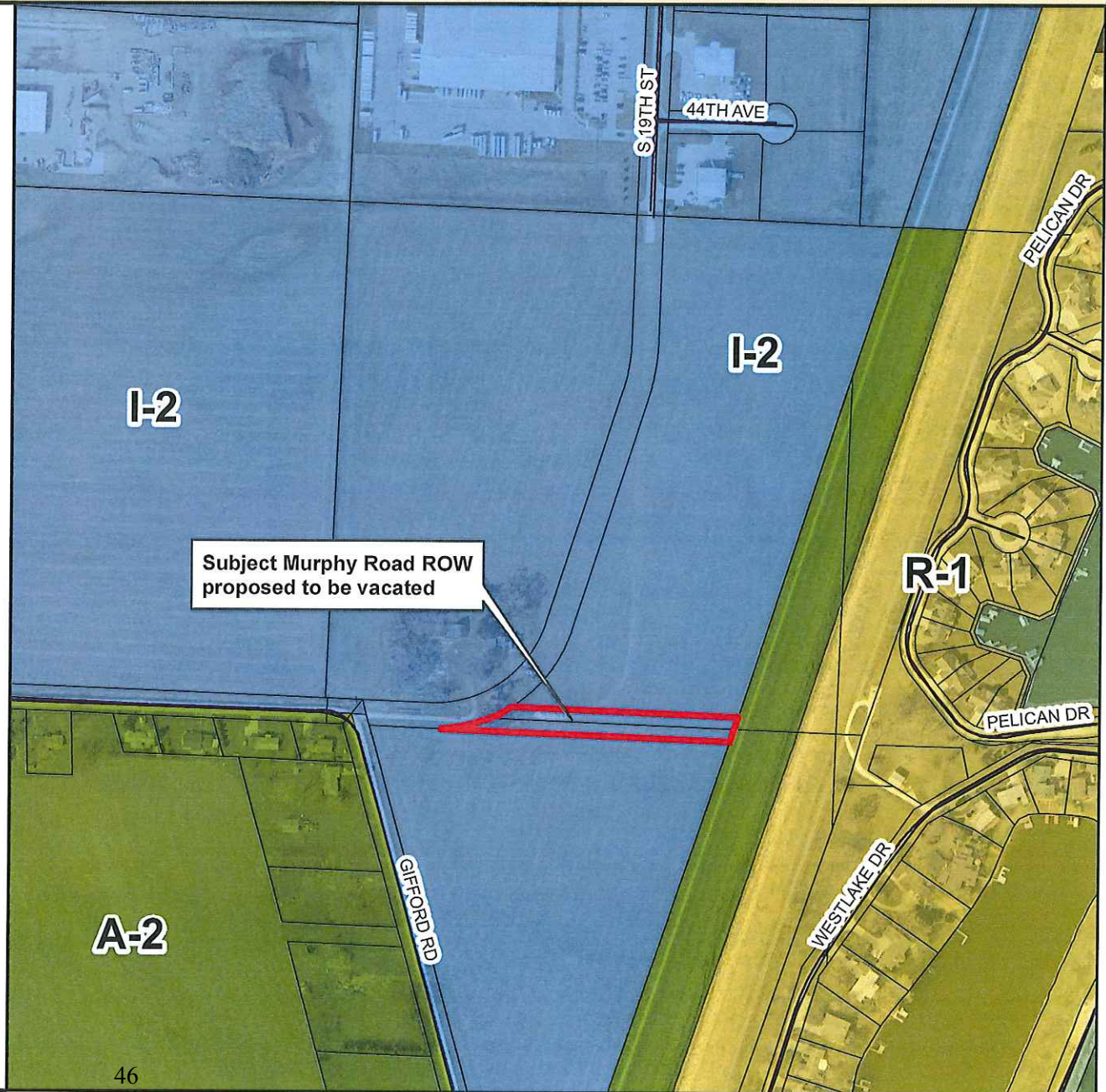


Last Amended: 10/22/18



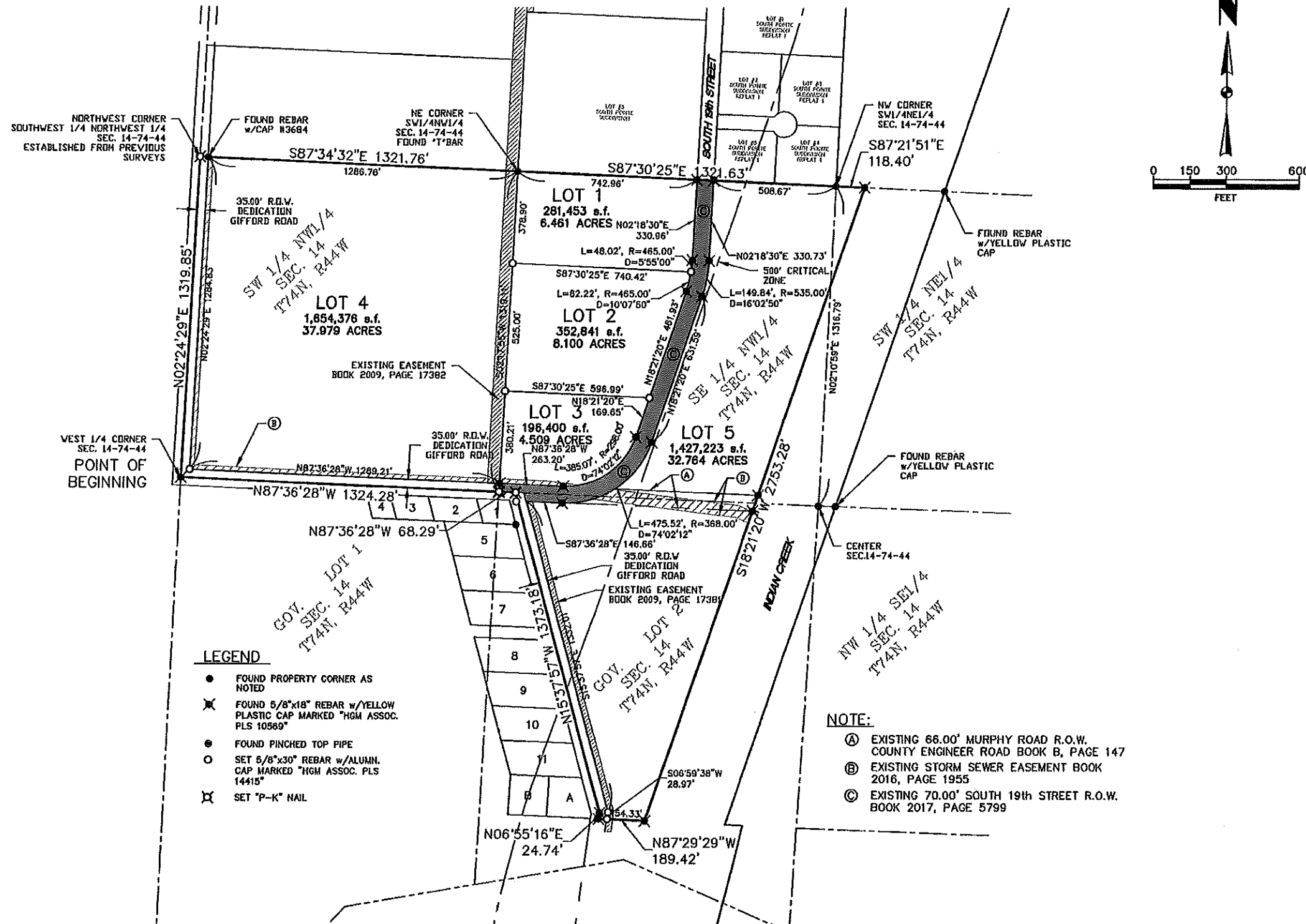
Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER
This map is prepared and compiled from
City documents, plans and other public
records data. Users of this map are
informed that the City expressly
disclaims any and all responsibility for
any, in the information contained on this
map, the reliance of the user by the user
or anyone else. The user should verify the
accuracy of information/data contained on
this map before using it. The City assumes
no legal responsibility for the information
contained on this map.



FINAL PLAT OF SOUTH POINTE SUBDIVISION, PHASE 2

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2NW1/4), A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) AND A PORTION OF GOVERNMENT LOT 2, ALL IN SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



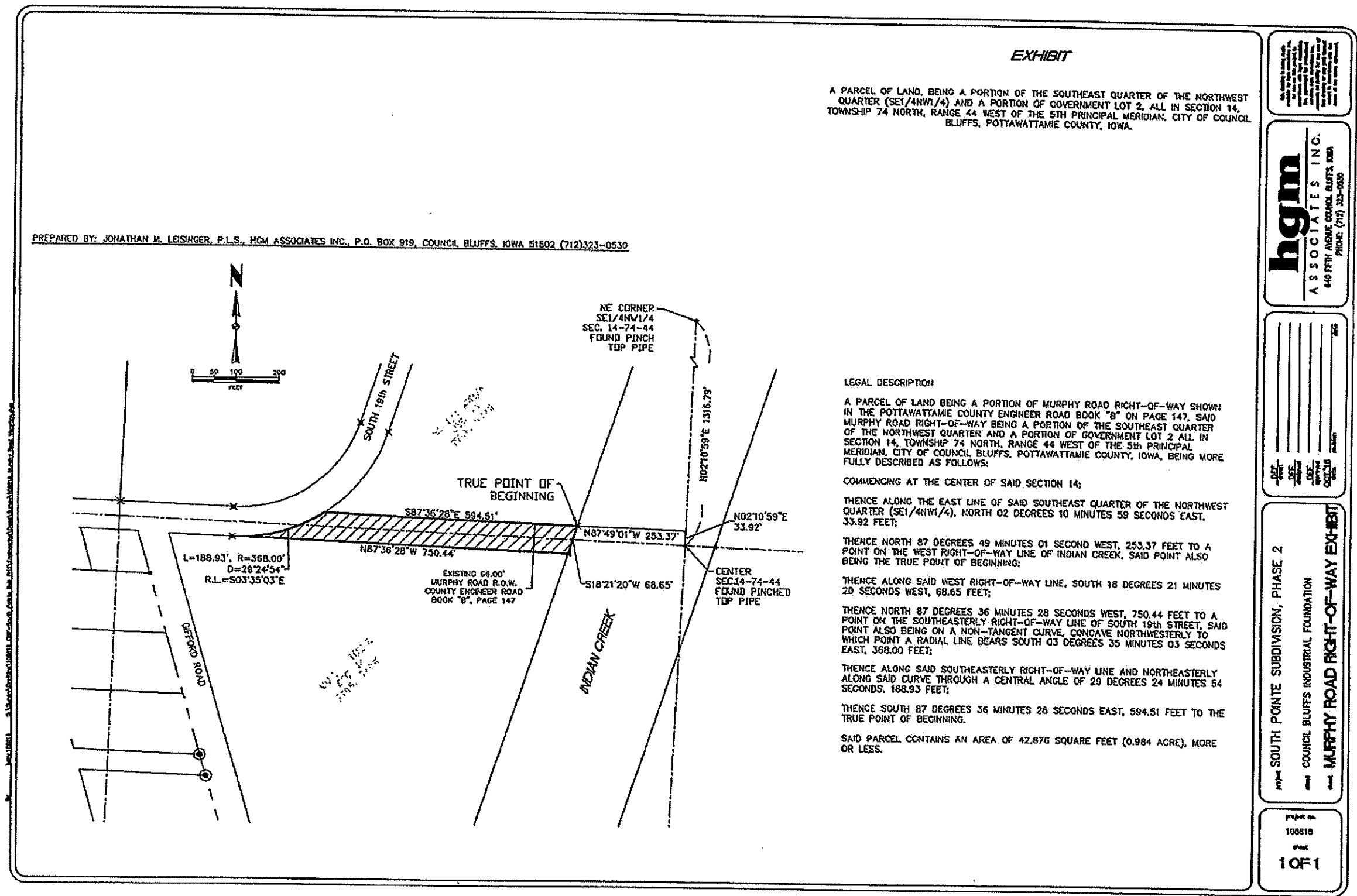
hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council bluffs iowa

hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council bluffs iowa

DEF. 10/18/18
DEF. 10/18/18
JML 10/18/18
AUS 10/18/18

SOUTH POINTE SUBDIVISION, PHASE 2
S1/2NW1/4, SW1/4NE1/4 AND GOV. LOT 2, SEC. 14-74-44
COUNCIL BLUFFS INDUSTRIAL FOUNDATION
FINAL PLAT

project no.
108618
sheet
2 OF 2





Kristopher K. Madsen*
Partner

October 31, 2018

Rick D. Crowl*
Partner

Robert M. Livingston*
Partner

City of Council Bluffs
Community Development and Planning Department
City Planning Commission
Attn: Chris Gibbons
209 Pearl Street
Council Bluffs, IA 51503

Jennifer A. Carlson*
Partner

Michael G. Reilly
Partner

Zachary M. Winter*
Associate

Re: VACATION OF MURPHY RIGHT-OF-WAY

William R. Hughes, Jr.*
Of Counsel

A. W. "Tony" Tauke
Of Counsel

* Admitted in Iowa & Nebraska

As a follow up of our previous discussions with staff of Community Development and City Attorney and on behalf of the Council Bluffs Board of Directors, it is our opinion that Murphy "street" is a right-of-way easement for a public road obtained by Pottawattamie County before annexation by the City. The County, contrary to a city, has a right-of-way easement over the land for a road rather than a dedicated fee title given to a city for a city street.

Robert M. Stuart
1914-1986

Annexation by a city gives the city only those rights held by the County. The interest in the road right-of-way does not become a "dedicated street" with fee title to the city after annexation but rather remains as it was titled and held by the County. In this case and similar cases, a county has a right-of-way easement with the underlying property owned by the adjoining landowners.

Jack W. Peters
1931-1993

Emmet Tinley
1916-2002

James E. Thorn
1935-2009

Consequently, when the right-of-way easement is vacated the land underlying the easement reverts to the adjoining landowners as fee titled property free of the easement. The City has no ownership interest in the land and therefore it has no right of payment from the landowners for the vacated land.

Gary R. Faust
1944-2014

The Council Bluffs Industrial Foundation has purchased and owns the land underlying the Murphy right-of-way. It is also to be noted that Murphy right-of-way was not platted or shown on the title when it was purchased by the Foundation. The land underlying the right-of-way was included by the assessor as part of the total acreage which was the basis for the purchase price.

For these reasons, the Foundation is unwilling to pay the City for the vacated right-of-way and is requesting your approval for vacating the right-of-way without any payment to the City.

October 31, 2018

We appreciate your consideration and approval of this request. If you require any additional information or if you have any questions, please contact me.

Yours very truly,

STUART TINLEY LAW FIRM LLP

By

A handwritten signature in cursive script, appearing to read "A. W. Tauke".

A. W. Tauke

Direct email: awtauke@stuarttinley.com

Cc: Dan Koenig, Matt O'Reilly, Paula Hazelwood by email

**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 the Council Bluffs Industrial Foundation, to vacate and dispose of Murphy Road right-of-way, lying west of Indian Creek and East of South 19th Street right-of-way, and abutting properties legally described as being part of the SE1/4 NW1/4 of Section 14.74-44, lying West of Indian Creek and north of Murphy Road right-of-way, along with Government Lot 2 in the NE1/4 SW1/4 of Section 14-74-44, lying east of Gifford Road and West of Indian Creek, City of 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 17th day of December, 2018, in the City Council Chambers, 2nd 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-18-014)

RESOLUTION NO. 18-320

A RESOLUTION OF INTENT TO VACATE MURPHY ROAD RIGHT-OF-WAY, LYING WEST OF INDIAN CREEK AND EAST OF SOUTH 19TH STREET RIGHT-OF-WAY, AND ABUTTING PROPERTIES LEGALLY DESCRIBED AS BEING PART OF THE SE1/4 NW1/4 OF SECTION 14.74-44, LYING WEST OF INDIAN CREEK AND NORTH OF MURPHY ROAD RIGHT-OF-WAY, ALONG WITH GOVERNMENT LOT 2 IN THE NE1/4 SW1/4 OF SECTION 14-74-44, LYING EAST OF GIFFORD ROAD AND WEST OF INDIAN CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Council Bluffs Industrial Foundation has requested vacation of Murphy Road right-of-way, lying west of Indian Creek and East of South 19th Street right-of-way, and abutting properties legally described as being part of the SE1/4 NW1/4 of Section 14.74-44, lying West of Indian Creek and north of Murphy Road right-of-way, along with Government Lot 2 in the NE1/4 SW1/4 of Section 14-74-44, lying east of Gifford Road and West of Indian Creek; 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 vacate this property is hereby set for December 17, 2018.

ADOPTED
AND
APPROVED:

November 26, 2018

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: BM19-01
Submitted by: Matthew Cox, City
Engineer

Resolution 18-321

Council Action: 11/26/2018

Description

Resolution setting a Public Hearing for 7:00 p.m. on December 17, 2018 for the Mid-America Center Parking Lots Rehab, Phase 1. Project # BM19-01

Background/Discussion

The Entertainment District located between 23rd Avenue and I-80/29 and from 24th Street to 35th Street is a premier destination location within the City of Council Bluffs. The area includes the Mid-America Center, Horseshoe Casino, Bass Pro Shop store, and several hotels and restaurants. The recent construction of the Field House and another hotel are adding to the amenities offered in the area.

The parking lots that surround the Mid-America Center are owned by the City. The paving has degraded to the point where maintenance is difficult and there are safety concerns because of the poor condition. A study was performed in 2011 and updated in 2015, which recommended the replacement of the parking lots. The conceptual plan suggested that the work could be performed in multiple phases over a few years. Proceeding with replacement is now necessary and five phases have been programmed in the CIP. The phase 1 limits are a portion of the parking lot south of the main entrance to the convention center and a portion of the lot west of the U.S. Social Security Administration offices.

This project was included in the FY19 CIP with a budget of \$1,000,000 from the General Fund.

The project schedule is as follows:	Set Public Hearing	November 26, 2018
	Hold Public Hearing	December 17, 2018
	Bid Letting	January 15, 2019
	Award	January 28, 2019
	Construction Start	March 2019

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Other	11/16/2018
Map	Map	11/16/2018
Resolution 18-321	Resolution	11/16/2018

Notice of Public Hearing
on the
Plans, Specifications, Form of Contract and Cost Estimate
for the
Mid-America Center Parking Lots Rehab, Phase 1
Project #BM19-01

A public hearing will be held on December 17, 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 Mid-America Center Parking Lots Rehab, Phase 1 project. The project will include construction of 12,432 square yards of concrete pavement, 12,432 square yards pavement removal and 9,488 lineal feet parking lot striping. 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

24TH AVE

BM 19-01
MID-AMERICA CENTER
PARKING LOT REHAB PH I

ARENA WAY

S 29TH ST

MID
AMERICA
CENTER

PROJECT LOCATION

PROJECT LOCATION

PLAZA VIEW DR

BASS PRO DR

HORSESHOE

MARC BLVD

HORSESHOE

Legend



BM19-01

RESOLUTION
NO 18-321

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE
AND SETTING A PUBLIC HEARING ON THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
MID-AMERICA CENTER PARKING LOTS REHAB, PHASE 1
PROJECT #BM19-01**

WHEREAS, the City wishes to make improvements known as the Mid-America Center Parking Lots Rehab, Phase 1 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 Mid-America Center Parking Lots Rehab, Phase 1.

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

November 26, 2018

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Finance

Case/Project No.:

October FY19 Financial Reports

Council Action: 11/26/2018

Submitted by:

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Receipts and Expenditures by Fund	Other	11/16/2018
Expenditures by Payee	Other	11/16/2018
Expenditures by Amount	Other	11/16/2018

City of Council Bluffs

Receipts by Fund For the Month of October FY19

General Fund	20,460,446.10
Special Revenue	3,601,855.12
Debt Service	2,898,570.95
Capital Project	635,524.82
Enterprise	1,540,805.53
Total Receipts	<u>29,137,202.52</u>

Expenditures by Fund For the Month of October FY19

General Fund	6,484,486.98
Special Revenue	741,857.15
Debt Service	0.00
Capital Project	3,980,699.73
Enterprise	678,150.91
Total Expenditures	<u>11,885,194.77</u>

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
3M COMPANY	3,250.80	SUPPLIES
A & L HYDRAULICS INCORPORATED	201.62	EQUIPMENT/PARTS
A + UNITED RADIATOR REPAIR INC.	350.00	REPAIRS
ABS TREE CARE	400.00	TREE WORK
ABSTRACT PAINTING & DECORATING INC	750.00	CONTRACTURAL SVC
ACUSHNET COMPANY	389.29	DODGE OPERATING EXPENDITURES
ADIDAS AMERICA INC	4,870.66	DODGE OPERATING EXPENDITURES
ADPI EMS BILLING INC	5,992.26	AMBULANCE BILLING FEE
ADVANCE SERVICES, INC	7,744.98	CONTRACT LABOR
ADVANCE SOUTHWEST IOWA	25,000.00	CONTRACTURAL SVC
AFSCME IOWA PUBLIC COUNCIL 61	1,530.12	DUES EMPLOYEE
AGRILAND F S INC	301.10	SUPPLIES
AGRIVISION EQUIPMENT GROUP	1,080.74	EQUIPMENT/PARTS
AHLERS & COONEY PC	1,289.00	ATTORNEY FEES
AHS RESCUE LLC	95.49	SUPPLIES
ALEXANDER OPEN SYSTEMS, INC.	165,000.00	HARDWARE/SOFTWARE
AMERICAN FIRE PROTECTION LLC	220.00	SUPPLIES
AMERICAN MESSAGING SERVICES LLC	13.26	TELEPHONE
AMERICAN NATIONAL BANK	3,594.62	BANK SERVICES
ANDERSON EXCAVATING CO. INC.	22,040.00	CONTRACTURAL SVC
ANNA HARTMANN	137.99	TRAVEL REIMBURSEMENT
A-PLUS PRINTING	235.00	PRINTING/BINDING
AQUA-CHEM INCORPORATED	264.00	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	1,714.36	EQUIPMENT/PARTS
ARROW TOWING	4,445.00	TOWING/STORAGE/AUCTION
ASHLEY KRUSE	115.54	REIMBURSEMENT
ASPHALT AND CONCRETE MATERIALS CO	4,803.07	STREET MAINTENANCE SUPLS
AUTOZONE STORES LLC	82.72	EQUIPMENT/PARTS
B G PETERSON COMPANY	549.00	SUPPLIES
BACKYARD TREE EXPERTS	4,020.00	TREE WORK
BAKER & TAYLOR INC	11,535.79	BOOKS/PERIODICALS/SUB
BARKER LEMAR AND ASSOCIATES INC	855.00	ENGINEERING
BARTON SOLVENTS INC	4,158.63	SUPPLIES
BAUM HYDRAULICS CORP	425.01	EQUIPMENT/PARTS
BEST CARE EMPLOYEE ASSISTANCE PROGRAM	1,510.52	MEDICAL SUPPLIES
BGNE INC.	54.36	SUPPLIES
BILLY'S ICE	400.00	SUPPLIES
BLACK & VEATCH CORPORATION	6,118.01	CONSULTANT
BLACK CLOVER ENTERPRISES LLC	1,169.33	DODGE OPERATING EXPENDITURES
BLACK HILLS IOWA GAS UTILITY CO LLC	5,163.20	NATURAL GAS
BLUFFS ELECTRIC INC	6,230.45	ELECTRICAL REPAIR
BOBCAT OF OMAHA	4,277.45	EQUIPMENT/PARTS
BOFA	129.76	MAC OPERATING EXPENDITURES

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
BOMGAARS SUPPLY INC	297.93	SUPPLIES
BOOKPAGE	528.00	SUBSCRIPTION
BOUND TO STAY BOUND BOOKS INC	1,178.47	BOOKS/PERIODICALS/SUB
BRYAN PREGON	110.00	FEES
BUCK'S INC.	228.09	VEHICLE WASH
C & J INDUSTRIAL SUPPLY	377.50	JANITORIAL SERVICE
CABANA COFFEE	751.94	MAC OPERATING EXPENDITURES
CADY THYGESSEN	35.00	REFUND
CAESARS ENTERTAINMENT	50,000.00	MAC OPERATING EXPENDITURES
CANON SOLUTIONS AMERICA INC	236.65	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	80,500.67	CONSTRUCTION
CAROLINA SOFTWARE INC	300.00	HARDWARE/SOFTWARE
CB PRF FIRE FIGHTERS #15	158.00	DUES EMPLOYEE
CCL SUPPLY, LLC	271.25	SUPPLIES
CENGAGE LEARNING INC	964.47	BOOKS/PERIODICALS/SUB
CENTURYLINK	1,054.80	TELEPHONE
CFI TIRE SERVICE	3,216.32	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	1,770.00	TIRE DISPOSAL
CHEMSEARCHFE	1,034.00	SUPPLIES
CHILD SUPPORT SERVICES DIVISION	514.32	GARNISHMENT
CHRISTINE D ANDERSON	28.89	TRAVEL REIMBURSEMENT
CITY OF COUNCIL BLUFFS	3,897.52	DODGE OPERATING EXPENDITURES
CITY OF COUNCIL BLUFFS-DEPENDENT	4,674.94	EMPLOYEE CONTRIB
CITY OF COUNCIL BLUFFS-FLEX	9,170.58	EMPLOYEE CONTRIB
CITY WIDE MAINTENANCE OF OMAHA	8,156.50	JANITORIAL SERVICE
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	11,438.61	CONTRACTURAL SVC
CLEAR TITLE & ABSTRACT LLC	328.00	PROFESSIONAL SVCS
CLERK OF THE DISTRICT COURT	150.00	GARNISHMENT
CLEVELAND GOLF/SRIXON	4,494.50	DODGE OPERATING EXPENDITURES
COBERLY'S REAL IMAGES	766.92	UNIFORMS
COLLECTION SERVICES CENTER	9,649.94	GARNISHMENT
COMPASS UTILITY LLC	147,452.59	CONSTRUCTION
COMPUTER CABLE CONNECTION	16,744.07	HARDWARE/SOFTWARE
CONQUER DIAMONDS MFG CO	896.00	SUPPLIES
CONSOLIDATED ELECTRICAL DISTR, INC	54.63	SUPPLIES
CONSTELLATION NEWENERGY-GAS DIVISION, LLC	1,319.95	NATURAL GAS
CORNHUSKER INTERNATIONAL TRUCKS	1,766.64	EQUIPMENT/PARTS
COUNCIL BLUFFS AIRPORT AUTHORITY	254,917.04	AIRPORT AUTH TAX
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	156,250.00	CONTRACTURAL SVC
COUNCIL BLUFFS WATER WORKS	15,844.24	WATER
COUNCIL BLUFFS WINSUPPLY	153.47	SUPPLIES
COUNCIL HITCH SERVICE INC	72.00	EQUIPMENT/PARTS
COX BUSINESS	19,784.33	PHONE/INTERNET SVC

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
COX BUSINESS	116.20	DODGE OPERATING EXPENDITURES
CREDIT INFORMATION SYSTEMS	11.00	CONTRACTURAL SVC
CSI/SSP INC DBA	191.73	PRINTING/BINDING
CUMMINS INC.	558.60	EQUIPMENT/PARTS
CUSTOM AUTO REBUILDERS	5,580.50	VEHICLE REPAIR
CUSTOM TREE CARE INC	45,825.00	TREE WORK
D & K PRODUCTS	7,000.00	SUPPLIES
D&K PRODUCTS	13,291.58	DODGE OPERATING EXPENDITURES
DAILY NONPAREIL	3,532.46	PUBLICATION/ADVERTISEMENT
DALTON PREGON	27.50	FEES
DANIELSON TECH SUPPLY	172.25	SUPPLIES
DANKO EMERGENCY EQUIPMENT CO	1,336.75	SUPPLIES
DATA POWER TECHNOLOGY LLC	1,268.00	REPAIRS
DATASHIELD CORPORATION	50.00	CONTRACTURAL SVC
DELL MARKETING L P	9,413.48	HARDWARE/SOFTWARE
DEMCO INC	376.70	SUPPLIES
DENNIS SUPPLY COMPANY	1,836.73	SUPPLIES
DESIGN 8 STUDIOS	75.00	REFUND
DEX MEDIA EAST LLC	39.00	ADVERTISEMENT
DIAMOND MOWERS INC	239.81	REPAIRS
DIAMOND OIL COMPANY	272.00	EQUIPMENT/PARTS
DICK DEAN SERVICE STORE	69.95	REPAIRS
DISCOVER	0.04	MAC OPERATING EXPENDITURES
DODGE PAYROLL	46,138.35	DODGE OPERATING EXPENDITURES
DODGE RIVERSIDE GOLF CLUB	3,261.20	REC CART LEASE
DOG & PONY PRODUCTIONS INC	1,900.00	MAC OPERATING EXPENDITURES
DOLL DISTRIBUTING INC	1,476.69	MAC OPERATING EXPENDITURES
DOLL DISTRIBUTING LLC	2,094.85	DODGE OPERATING EXPENDITURES
DON SHAFER DISPLAY INCORPORATED	85.60	SUPPLIES
DOSTALS CONSTRUCTION CO INC	102,960.00	CONSTRUCTION
DOUGLAS COUNTY SHERIFF	245.00	TRAINING
DOUGLAS COUNTY TREASURER	25.59	FEES
DPS LLC	1,555.00	CONTRACTURAL SVC
DULTMEIER SALES	2,914.22	SUPPLIES
DUNCAN PARKING TECHNOLOGIES INC	950.75	EQUIPMENT/PARTS
DXP ENTERPRISES INC	426.96	EQUIPMENT/PARTS
EAGLE SERVICES	4,362.50	RENTAL EXPS
EC DESIGN	3,500.00	DODGE OPERATING EXPENDITURES
ECHO ELECTRIC SUPPLY	572.86	MAC OPERATING EXPENDITURES
ECHO GROUP	2,331.38	SUPPLIES
ECOSOLUTIONS LLC	269.36	SUPPLIES
EDS WIRE ROPE & RIGGING	80.00	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	420.17	EQUIPMENT/PARTS

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
EFTPS	500,076.40	EMPLOYEE TAXES
EHRHART GRIFFIN & ASSOCIATES INC	22,612.25	PROFESSIONAL SVCS
ELAVON INC	5,301.55	FEES
ELBA E CERA	120.00	PROFESSIONAL SVCS
EMPLOYEE BENEFIT SYSTEMS	1,599,366.10	HEALTH INSURANCE
ENDRESS & HAUSER	1,117.50	SUPPLIES
ENTERPRISE RENT A CAR MIDWEST	689.74	RENTAL EXPS
ERIKSEN CONSTRUCTION CO INC	23,275.00	CONSTRUCTION
ESTATE OF EDWARD A O'DONALD	11,769.23	DECEASED EMPLOYEE WAGES
EXECUTIVE SECURITY OF OMAHA	561.00	MAC OPERATING EXPENDITURES
FACTORY MOTOR PARTS	3,075.69	SUPPLIES
FAMOUS DAVES	1,782.94	MAC OPERATING EXPENDITURES
FIRE SERVICE TRAINING BUREAU	100.00	TRAINING
FIRESRING	60.46	PRINTING/BINDING
FIRST CHRISTIAN CHURCH	98,030.00	PROPERTY ACQUISITION
FIRST NATIONAL BANK PCARDS ACH	3,441.57	DODGE OPERATING EXPENDITURES
FIRST WIRELESS INC	946.00	EQUIPMENT/PARTS
FLEETPRIDE INC	108.60	EQUIPMENT/PARTS
FLOYD PHOX, TERRENCE PHOX	8.89	REFUND
FOSTER COACH SALES	56.98	EQUIPMENT/PARTS
FRATERNAL ORDER OF POLICE	3,045.00	EMPLOYEE CONTRIB
FUNNEL CCAKE	1,126.18	MAC OPERATING EXPENDITURES
GALLS LLC	3,830.60	EQUIPMENT/PARTS
GARAGE DOOR SERVICES	5,544.00	CONTRACTURAL SVC
GENIE PEST CONTROL	605.00	PEST CONTROL
GENIE PEST CONTROL	35.00	DODGE OPERATING EXPENDITURES
GEOFFREY HUBBARD	267.60	TRAVEL REIMBURSEMENT
GIBBS RENTAL	229.00	RENTAL EXPS
GOVDEALS INC	773.47	ONLINE PAYMENT FEES
GRAINGER	581.02	EQUIPMENT/PARTS
GREAT AMERICA FINANCIAL SERV	162.90	DODGE OPERATING EXPENDITURES
GREEN ACRES RECYCLING	953.12	SOLID WASTE DISPOSAL
GREGORY A PETERSON CONSULTING INC	3,800.00	CONSULTANT
GUNDERSON LAWN CARE	9,260.49	CONTRACTURAL SVC
HACH COMPANY	137.15	EQUIPMENT/PARTS
HAWKINS CONSTRUCTION COMPANY	1,176,056.34	CONSTRUCTION
HDR ENGINEERING INC	21,220.65	PROFESSIONAL SVCS
HEARTLAND CO-OP	523.00	FUEL
HEARTLAND TIRES & TREADS INC	5,896.76	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	235.00	CONTRACTURAL SVC
HEININGER CONSTRUCTION LLC	4,985.00	CONTRACTURAL SVC
HGM ASSOCIATES INC	222,326.82	PROFESSIONAL SVCS
HOEFER WYSOCKI ARCHITECTS, LLC	12,026.24	PROFESSIONAL SVCS

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
HTM SALES INCORPORATED	2,335.20	EQUIPMENT/PARTS
HUBER CHEVROLET CO INC	35.84	EQUIPMENT/PARTS
HYDRONIC ENERGY INC	108.27	MAC OPERATING EXPENDITURES
I-80 LIQUOR & TOBACCO	1,019.78	DODGE OPERATING EXPENDITURES
ICMA RETIREMENT TRUST - 457	10,194.30	EMPLOYEE CONTRIB
INDUSTRIAL SALES COMPANY INC	158.38	SUPPLIES
INTEGRATED SOLUTIONS	3,496.00	PROFESSIONAL SVCS
INTERSTATE ALL BATTERY CENTER	522.20	SUPPLIES
INTERSTATE POWER SYSTEMS INC	50.61	EQUIPMENT/PARTS
IOWA DEPARTMENT OF PUBLIC SAFETY	400.00	CONTRACTURAL SVC
IOWA DEPARTMENT OF REVENUE	17,292.00	MAC OPERATING EXPENDITURES
IOWA DEPARTMENT OF REVENUE	10,554.00	DODGE OPERATING EXPENDITURES
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	117.00	CONTRACTURAL SVC
IOWA DEPT OF REVENUE	125,456.00	EMPLOYEE TAXES
IOWA DIVISION OF LABOR SERVICES	870.00	FEES
IOWA ONE CALL	618.70	CONTRACTURAL SVC
IOWA PRISON INDUSTRIES	1,411.20	SUPPLIES
IOWA WASTE SERVICES LLC	45,044.49	SOLID WASTE DISPOSAL
IOWA WESTERN COMMUNITY COLLEGE	15.00	QUARTERLY CONTRACT PAYMENT
IP PATHWAYS LLC	24,208.50	HARDWARE/SOFTWARE
IPERS	200,840.36	RETIREMENT
J & S AUDIO VISUAL COMM INC	6,150.00	MAC OPERATING EXPENDITURES
J&M GOLF	149.25	DODGE OPERATING EXPENDITURES
JAMES MINGE	1,830.00	MAC OPERATING EXPENDITURES
JAMIE N RUPPERT	22.45	TRAVEL REIMBURSEMENT
JAMMIN CONSTRUCTION	66.60	REFUND
JEO CONSULTING GROUP INC	15,102.88	CONSULTANT
JIM HAWK TRUCK TRAILERS INC	123.72	EQUIPMENT/PARTS
JOHNSON CONTROLS INCORPORATED	543.50	EQUIPMENT/PARTS
JOHNSTONE SUPPLY	2,469.60	SUPPLIES
JONATHAN C FINNEGAN	281.88	TRAVEL REIMBURSEMENT
JONES AUTOMOTIVE INCORPORATED	74,118.41	EQUIPMENT/PARTS
JONES BARREL CO	337.75	SUPPLIES
KAL CONSTRUCTION INC	500.00	CONSTRUCTION
KATHY A RIEGER	277.95	TRAVEL REIMBURSEMENT
KAY PARK RECREATION	7,431.00	EQUIPMENT/PARTS
KIMBERLY K RIEBE	12.26	TRAVEL REIMBURSEMENT
KIRVIDA FIRE INC	3,895.00	CONTRACTURAL SVC
KRIHA FLUID POWER COMPANY	66.58	EQUIPMENT/PARTS
KRIS ENGINEERING INC	34,477.00	SUPPLIES
LAMETTI & SONS INC	193,847.50	CONSTRUCTION
LANDSCAPES MGMT COMPANY	5,364.55	DODGE OPERATING EXPENDITURES
LANDSCAPES UNLIMITED	2,113.10	DODGE OPERATING EXPENDITURES

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
LANDSCAPES UNLIMITED LLC	223,057.96	CONTRACTURAL SVC
LARSON BACKHOE & EXCAVATING LLC	33,979.12	CONSTRUCTION
LAWSON PRODUCTS INCORPORATED	1,171.98	SUPPLIES
LEONARDO DEGANTE	378.50	REFUND
LIKES MEYERSON HATCH LLC	166.50	CONSULTANT
LOESS HILLS LANDSCAPING-TURF PROGRAM	10,000.00	CONTRACTURAL SVC
LOGAN CONTRACTORS SUPPLY INC	279.40	SUPPLIES
LOGHRY LAWNS	2,620.00	MOWING/GROUNDS MAINT
LORETTA GOESCHEL	27.80	TRAVEL REIMBURSEMENT
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	3,940.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	280.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	3,480.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	1,000.00	EMPLOYEE CONTRIB
LYMAN-RICHEY SAND & GRAVEL CO	2,105.76	DODGE OPERATING EXPENDITURES
M & R WELDING	75.00	WELDING SUPPLIES/SERVICE
M.S. FOSTER & ASSOCIATES INC	77.58	EQUIPMENT/PARTS
MALLOY ELECTRIC	2,348.52	EQUIPMENT/PARTS
MANGOLD ENVIRONMENTAL TESTING INC	45.00	CONSULTANT
MARCO INC.	278.93	LOAN PAYMENTS
MARCO TECHNOLOGIES LLC	3,120.18	COPY/PRINTER MAINTANCE
MARLYS LIEN	294.85	TRAVEL REIMBURSEMENT
MATERIAL MATTERS INC	140.00	HARDWARE/SOFTWARE
MATHESON TRI GAS INC	126.50	MAC OPERATING EXPENDITURES
MATHESON TRI GAS INC.	1,240.31	WELDING SUPPLIES/SERVICE
MAX I WALKER UNIFORM & APPAREL	698.34	UNIFORMS
MCMULLEN FORD INC	701.21	EQUIPMENT/PARTS
MECHANICAL SALES PARTS INC	671.94	SUPPLIES
MELANIE DEVANEY	300.00	CONTRACTURAL SVC
MENARDS	703.66	SUPPLIES
MERSINO DEWATERING INC	465.00	CONTRACTURAL SVC
METROPOLITAN AREA PLANNING AGENCY	1,800.00	CONSULTANT
MFPRSI	452,019.70	RETIREMENT
MICHAEL O'BRADOVICH	2,400.00	CONSULTANT
MID STATES BANK	123.10	MAC OPERATING EXPENDITURES
MID-AMERICA CLEANING SYSTEMS INC	276.25	EQUIPMENT/PARTS
MIDAMERICAN ENERGY	328,068.55	ELECTRICITY
MIDLAND SCIENTIFIC INC	28.68	SUPPLIES
MIDLANDS HUMANE SOCIETY	10,328.17	CONTRACTURAL SVC
MIDSTATES BANK, NA	103,653.95	BANK SERVICES
MIDWEST GLASS	568.00	REPAIRS
MIDWEST LABORATORIES INC	152.00	CONTRACTURAL SVC
MIDWEST SOUND & LIGHTING INC	817.48	MAC OPERATING EXPENDITURES
MIDWEST STORAGE SOLUTIONS INC	139,760.16	EQUIPMENT/PARTS

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
MIDWEST TAPE	4,991.88	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	1,121.30	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	413.46	DODGE OPERATING EXPENDITURES
MILLS COUNTY SHERIFF'S DEPARTMENT	3,084.00	GRANT REIMBURSEMENT
MINITEX	1,596.00	SUPPLIES
MISTEREK & CARLBERG RENTAL PROPERTIES	1,260.00	PROPERTY ACQUISITION
MITCHELL AND ASSOCIATES INC	2,400.00	CONTRACTURAL SVC
MONROE TRUCK EQUIPMENT	166.14	EQUIPMENT/PARTS
MORRIS EXCAVATING CO INC	839.16	CONTRACTURAL SVC
MUNICIPAL EMERGENCY SERVICES INC	338.00	EQUIPMENT/PARTS
MURPHY TRACTOR & EQUIPMENT CO CORP	152.40	SUPPLIES
MYRON WILDER	220.00	FEES
NAPA AUTO PARTS	4,657.72	EQUIPMENT/PARTS
NATHAN KORVER	150.00	REIMBURSEMENT
NATIONWIDE RETIREMENT SOLUTIONS INC	61,349.22	EMPLOYEE CONTRIB
NEBRASKA AIR FILTER INC	1,099.44	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	496.62	GARNISHMENT
NEBRASKA DISTRIBUTING	244.01	MAC OPERATING EXPENDITURES
NEBRASKA SPORTING GOODS/SOCCERZONE	9,969.00	EQUIPMENT/PARTS
NEBRASKA-IOWA SUPPLY CO INC	4,550.40	FUEL
NMC INC.	124,567.70	EQUIPMENT/PARTS
NODDLE DEVELOPMENT COMPANY	16,666.66	CONSULTANT
NOVA FITNESS EQUIPMENT	325.00	EQUIPMENT/PARTS
NRG MEDIA LLC	2,300.00	DODGE OPERATING EXPENDITURES
OCLC INC	1,209.50	SUBSCRIPTION
ODEYS INC	2,729.50	EQUIPMENT/PARTS
OLSSON	800.00	CONSULTANT
OMAHA DOOR & WINDOW CO INC	544.40	REPAIRS
OMAHA DOOR & WINDOW INC	940.53	MAC OPERATING EXPENDITURES
OMAHA PNEUMATIC EQUIPMENT COMPANY	777.03	SUPPLIES
OMAHAWORKSTAFFING	1,284.80	CONTRACTURAL SVC
OMNI ENGINEERING	142.80	STREET MAINTENANCE SUPLS
OREGON DEPARTMENT OF JUSTICE	1,276.62	EMPLOYEE CONTRIB
O'REILLY AUTOMOTIVE INC	708.59	SUPPLIES
OUTDOOR RECREATION PRODUCTS	5,355.71	SUPPLIES
OVERDRIVE INC	3.99	BOOKS/PERIODICALS/SUB
PAPILLION SANITATION	4,737.37	SOLID WASTE DISPOSAL
PARAMOUNT LINEN & UNIFORMS	211.33	DODGE OPERATING EXPENDITURES
PASSPORT LABS INC	740.50	PARK FEES
PATTON EQUIPMENT COMPANY INC	340.66	EQUIPMENT/PARTS
PAULA S DINGMAN	50.00	REFUND
PAYPAL INC	19.95	CONTRACTURAL SVC
PAYROLL	1,783,657.07	CITY EMPLOYEE PAYROLL

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
PAYROLL	89,803.24	MAC OPERATING EXPENDITURES
PEERLESS WIPING CLOTH CO	735.00	SUPPLIES
PEPSI BEVERAGES CO	838.07	DODGE OPERATING EXPENDITURES
PETERS LAW FIRM PC	5,391.50	ATTORNEY FEES
PETROLEUM TRADERS CORPORATION	33,726.28	FUEL
PITNEY BOWES CORPORATION	4,484.82	POSTAGE & LEASE COST
PLACZEK STUDIOS INC	450.00	CONTRACTURAL SVC
PLC	300.75	MOWING/GROUNDS MAINT
POTTAWATTAMIE ARTS, CULTURE, & ENTERTAINMENT	1,500.00	CONTRACTURAL SVC
POTTAWATTAMIE COUNTY RECORDER	236.00	FEES
POTTAWATTAMIE COUNTY SHERIFF	32,722.00	INMATE COST
PREMIER MIDWEST BEVERAGE CO	935.90	DODGE OPERATING EXPENDITURES
PRESTO X	55.00	PROFESSIONAL SVCS
PROJECT ADVOCATES	37,543.57	CONTRACTURAL SVC
PROQUEST	1,075.00	SUBSCRIPTION
R J THOMAS MANUFACTURING COMPANY INC	3,974.00	EQUIPMENT/PARTS
RADIATOR DEPOT	139.00	EQUIPMENT/PARTS
RASMUSSEN MECHANICAL SERVICES INC	1,708.17	EQUIPMENT/PARTS
RDG GEOSCIENCE & ENGINEERING INC	332.25	PROFESSIONAL SVCS
READING EQUIPMENT & DISTRIBUTION, LLC	226.93	EQUIPMENT/PARTS
READY MIXED CONCRETE	46,629.30	SUPPLIES
RECORDED BOOKS LLC	1,036.41	DVD/AUDIO/CD
RED RIVER WASTE SOLUTIONS LP	292,818.83	REFUSE COLLECTION
RED RIVER WASTE SOLUTIONS LP	435.94	DODGE OPERATING EXPENDITURES
RELIANT FIRE APPARATUS INC	1,428.27	EQUIPMENT/PARTS
RESPOND FIRST AID SYSTEMS	383.95	MEDICAL SUPPLIES
RICOH USA INC	72.79	EQUIPMENT/PARTS
RIVERSIDE BUILDING MAINTENANCE INC	1,071.00	JANITORIAL SERVICE
ROAD BUILDERS MACH & SUPPLY CO INC	750.00	EQUIPMENT/PARTS
ROBERT G CHRISTENSEN	195.00	CONTRACTURAL SVC
ROSE EQUIPMENT INC	2,462.38	EQUIPMENT/PARTS
ROTARY CLUB OF COUNCIL BLUFFS	325.00	DUES/MEMBERSHIP
SAFETY KLEEN CORPORATION	511.42	CONTRACTURAL SVC
SAMPSON CONSTRUCTION CO INC	1,058,433.00	CONSTRUCTION
SANDAU BROS SIGN CO INC	37.00	CONTRACTURAL SVC
SANDRY FIRE SUPPLY LLC	3,068.54	SUPPLIES
SAPP BROTHERS INC	33,937.83	FUEL
SECURITY EQUIPMENT INCORPORATED	79,310.28	CONTRACTURAL SVC
SERVICE ONE	230.04	REFUND
SETCOM CORP	495.50	EQUIPMENT/PARTS
SHA BEMBA	250.00	REFUND
SIEMENS INDUSTRY INC	17,195.00	EQUIPMENT/PARTS
SIOUX CITY TRUCK SALES INC	401.78	EQUIPMENT/PARTS

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
SMARTWAVE TECHNOLOGIES LLC	26,637.80	HARDWARE/SOFTWARE
SNYDER & ASSOCIATES INC	10,937.71	PROFESSIONAL SVCS
SOLARWINDS INC	1,654.00	HARDWARE/SOFTWARE
SOUTHWEST IOWA ECI	30.00	TRAINING
SOUTHWEST IOWA NARCOTICS	3,421.00	REIMBURSEMENT
SOUTHWEST IOWA PLANNING COUNCIL	23,338.92	CONTRACTURAL SVC
SPRINT SOLUTIONS INC	57.94	CELL PHONE
ST PETERS CATHOLIC CHURCH	25.00	CONSULTANT
STACIA L OLSEN	765.00	REFUND
STRYKER MEDICAL	92.45	EQUIPMENT/PARTS
STUDIO 15 COMMERCIAL INTERIORS INC	148,536.56	CONTRACT LABOR
SUPPLYWORKS	134.76	SAFETY EQUIPMENT
SWAGIT PRODUCTIONS LLC	1,375.00	CONTRACTURAL SVC
SYSCO - LINCOLN	3,843.02	DODGE OPERATING EXPENDITURES
TED'S MOWER SALES & SERVICE INC	73.16	EQUIPMENT/PARTS
TEMPLE UNIVERSITY	50.00	MAC OPERATING EXPENDITURES
THE FOUNTAIN PEOPLE INC	4,020.00	EQUIPMENT/PARTS
THE OFFICE CLEANERS	3,102.05	JANITORIAL SERVICE
THE SCOTTS COMPANY	6,631.96	REFUSE COLLECTION
THE WALMAN OPTICAL COMPANY	121.95	SAFETY EQUIPMENT
THERESA CANNON DEWITT	26.16	REIMBURSEMENT
THERMO KING CHRISTENSEN	18.60	SUPPLIES
THOMSON REUTERS	675.21	SUBSCRIPTION
TOYNE INC	2,303.38	EQUIPMENT/PARTS
TRAFFIC CONTROL CORP	7,870.00	EQUIPMENT/PARTS
TRAIL PERFORMANCE COATINGS INC	915.00	CONTRACTURAL SVC
TRANE U.S. INC	345.00	REPAIRS
TRANSALARM INC	111.00	DODGE OPERATING EXPENDITURES
TRANS-IOWA EQUIPMENT INC	306.15	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	60,805.00	BUS SERVICE
TREASURER STATE OF IOWA	296.71	
TREASURER STATE OF IOWA/SALES TAX	14,647.00	SALES TAX
TRIPLE PLAY TURF	1,235.00	DODGE OPERATING EXPENDITURES
TRISHA D ALFERS	4.91	TRAVEL REIMBURSEMENT
TURFWERKS	573.07	EQUIPMENT/PARTS
TURFWERKS	289.00	DODGE OPERATING EXPENDITURES
TYLER TECHNOLOGIES INC	42,328.00	HARDWARE/SOFTWARE
U S AUTO FORCE/U S LUBRICANTS	259.28	SUPPLIES
ULTRAMAX AMMUNITION	8,448.00	SUPPLIES
UNION BANK & TRUST FSA	5.50	DODGE OPERATING EXPENDITURES
UNITED LABORATORIES INC	278.40	SUPPLIES
UNITED PARCEL SERVICE	31.99	FREIGHT/POSTAGE
UNITYPOINT CLINIC	168.00	CONSULTANT

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
UNIVERSITY OF NEBRASKA AT OMAHA	450.00	TRAINING
US BANK	97,100.87	BANK SERVICES
US BANK	205,696.58	BASS PRO LOAN
USABUEBOOK	799.68	SUPPLIES
USM WEAR TECHNOLOGIES, LLC.	780.50	EQUIPMENT/PARTS
UTILITY EQUIPMENT COMPANY	170.61	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	4,610.54	CELL PHONE
VERMEER SALES & SERVICE INC	1,097.84	EQUIPMENT/PARTS
VOICE & DATA SYSTEMS INC	228.00	TELEPHONE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	6,730.00	EMPLOYEE CONTRIB
VULCAN INDUSTRIES INCORPORATED	6,168.00	SUPPLIES
WATER ENGINEERING INC	254.57	CONTRACTURAL SVC
WATEROUS COMPANY	4,035.42	EQUIPMENT/PARTS
WENDY K SCHULTZ	57.23	TRAVEL REIMBURSEMENT
WESTERN ENGINEERING COMPANY INC	80,914.05	CONSTRUCTION
WILLIAM URBAN	250.00	REFUND
WILLIAMS RESTORATION CO.	3,820.00	REPAIRS
WINDSTREAM CORPORATION	2,507.16	TELEPHONE
WYSS ASSOCIATES, INC	4,415.29	CONTRACTURAL SVC
YAMAHA MOTOR CORP USA	26,396.30	LEASE
YANT EQUIPMENT	277.50	REPAIRS
YMCA OF GREATER OMAHA	780.00	CONTRACTURAL SVC
	11,885,194.77	

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
PAYROLL	1,783,657.07	CITY EMPLOYEE PAYROLL
EMPLOYEE BENEFIT SYSTEMS	1,599,366.10	HEALTH INSURANCE
HAWKINS CONSTRUCTION COMPANY	1,176,056.34	CONSTRUCTION
SAMPSON CONSTRUCTION CO INC	1,058,433.00	CONSTRUCTION
EFTPS	500,076.40	EMPLOYEE TAXES
MFPRSI	452,019.70	RETIREMENT
MIDAMERICAN ENERGY	328,068.55	ELECTRICITY
RED RIVER WASTE SOLUTIONS LP	292,818.83	REFUSE COLLECTION
COUNCIL BLUFFS AIRPORT AUTHORITY	254,917.04	AIRPORT AUTH TAX
LANDSCAPES UNLIMITED LLC	223,057.96	CONTRACTURAL SVC
HGM ASSOCIATES INC	222,326.82	PROFESSIONAL SVCS
US BANK	205,696.58	BASS PRO LOAN
IPERS	200,840.36	RETIREMENT
LAMETTI & SONS INC	193,847.50	CONSTRUCTION
ALEXANDER OPEN SYSTEMS, INC.	165,000.00	HARDWARE/SOFTWARE
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	156,250.00	CONTRACTURAL SVC
STUDIO 15 COMMERCIAL INTERIORS INC	148,536.56	CONTRACT LABOR
COMPASS UTILITY LLC	147,452.59	CONSTRUCTION
MIDWEST STORAGE SOLUTIONS INC	139,760.16	EQUIPMENT/PARTS
IOWA DEPT OF REVENUE	125,456.00	EMPLOYEE TAXES
NMC INC.	124,567.70	EQUIPMENT/PARTS
MIDSTATES BANK, NA	103,653.95	BANK SERVICES
DOSTALS CONSTRUCTION CO INC	102,960.00	CONSTRUCTION
FIRST CHRISTIAN CHURCH	98,030.00	PROPERTY ACQUISITION
US BANK	97,100.87	BANK SERVICES
PAYROLL	89,803.24	MAC OPERATING EXPENDITURES
WESTERN ENGINEERING COMPANY INC	80,914.05	CONSTRUCTION
CARLEY CONSTRUCTION LLC	80,500.67	CONSTRUCTION
SECURITY EQUIPMENT INCORPORATED	79,310.28	CONTRACTURAL SVC
JONES AUTOMOTIVE INCORPORATED	74,118.41	EQUIPMENT/PARTS
NATIONWIDE RETIREMENT SOLUTIONS INC	61,349.22	EMPLOYEE CONTRIB
TRANSIT AUTHORITY OF THE CITY OF OMAHA	60,805.00	BUS SERVICE
CAESARS ENTERTAINMENT	50,000.00	MAC OPERATING EXPENDITURES
READY MIXED CONCRETE	46,629.30	SUPPLIES
DODGE PAYROLL	46,138.35	DODGE OPERATING EXPENDITURES
CUSTOM TREE CARE INC	45,825.00	TREE WORK
IOWA WASTE SERVICES LLC	45,044.49	SOLID WASTE DISPOSAL
TYLER TECHNOLOGIES INC	42,328.00	HARDWARE/SOFTWARE
PROJECT ADVOCATES	37,543.57	CONTRACTURAL SVC
KRIS ENGINEERING INC	34,477.00	SUPPLIES
LARSON BACKHOE & EXCAVATING LLC	33,979.12	CONSTRUCTION
SAPP BROTHERS INC	33,937.83	FUEL
PETROLEUM TRADERS CORPORATION	33,726.28	FUEL

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
POTTAWATTAMIE COUNTY SHERIFF	32,722.00	INMATE COST
SMARTWAVE TECHNOLOGIES LLC	26,637.80	HARDWARE/SOFTWARE
YAMAHA MOTOR CORP USA	26,396.30	LEASE
ADVANCE SOUTHWEST IOWA	25,000.00	CONTRACTURAL SVC
IP PATHWAYS LLC	24,208.50	HARDWARE/SOFTWARE
SOUTHWEST IOWA PLANNING COUNCIL	23,338.92	CONTRACTURAL SVC
ERIKSEN CONSTRUCTION CO INC	23,275.00	CONSTRUCTION
EHRHART GRIFFIN & ASSOCIATES INC	22,612.25	PROFESSIONAL SVCS
ANDERSON EXCAVATING CO. INC.	22,040.00	CONTRACTURAL SVC
HDR ENGINEERING INC	21,220.65	PROFESSIONAL SVCS
COX BUSINESS	19,784.33	PHONE/INTERNET SVC
IOWA DEPARTMENT OF REVENUE	17,292.00	MAC OPERATING EXPENDITURES
SIEMENS INDUSTRY INC	17,195.00	EQUIPMENT/PARTS
COMPUTER CABLE CONNECTION	16,744.07	HARDWARE/SOFTWARE
NODDLE DEVELOPMENT COMPANY	16,666.66	CONSULTANT
COUNCIL BLUFFS WATER WORKS	15,844.24	WATER
JEO CONSULTING GROUP INC	15,102.88	CONSULTANT
TREASURER STATE OF IOWA/SALES TAX	14,647.00	SALES TAX
D&K PRODUCTS	13,291.58	DODGE OPERATING EXPENDITURES
HOEFER WYSOCKI ARCHITECTS, LLC	12,026.24	PROFESSIONAL SVCS
ESTATE OF EDWARD A O'DONALD	11,769.23	DECEASED EMPLOYEE WAGES
BAKER & TAYLOR INC	11,535.79	BOOKS/PERIODICALS/SUB
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	11,438.61	CONTRACTURAL SVC
SNYDER & ASSOCIATES INC	10,937.71	PROFESSIONAL SVCS
IOWA DEPARTMENT OF REVENUE	10,554.00	DODGE OPERATING EXPENDITURES
MIDLANDS HUMANE SOCIETY	10,328.17	CONTRACTURAL SVC
ICMA RETIREMENT TRUST - 457	10,194.30	EMPLOYEE CONTRIB
LOESS HILLS LANDSCAPING-TURF PROGRAM	10,000.00	CONTRACTURAL SVC
NEBRASKA SPORTING GOODS/SOCCERZONE	9,969.00	EQUIPMENT/PARTS
COLLECTION SERVICES CENTER	9,649.94	GARNISHMENT
DELL MARKETING L P	9,413.48	HARDWARE/SOFTWARE
GUNDERSON LAWN CARE	9,260.49	CONTRACTURAL SVC
CITY OF COUNCIL BLUFFS-FLEX	9,170.58	EMPLOYEE CONTRIB
ULTRAMAX AMMUNITION	8,448.00	SUPPLIES
CITY WIDE MAINTENANCE OF OMAHA	8,156.50	JANITORIAL SERVICE
TRAFFIC CONTROL CORP	7,870.00	EQUIPMENT/PARTS
ADVANCE SERVICES, INC	7,744.98	CONTRACT LABOR
KAY PARK RECREATION	7,431.00	EQUIPMENT/PARTS
D & K PRODUCTS	7,000.00	SUPPLIES
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	6,730.00	EMPLOYEE CONTRIB
THE SCOTTS COMPANY	6,631.96	REFUSE COLLECTION
BLUFFS ELECTRIC INC	6,230.45	ELECTRICAL REPAIR
VULCAN INDUSTRIES INCORPORATED	6,168.00	SUPPLIES

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
J & S AUDIO VISUAL COMM INC	6,150.00	MAC OPERATING EXPENDITURES
BLACK & VEATCH CORPORATION	6,118.01	CONSULTANT
ADPI EMS BILLING INC	5,992.26	AMBULANCE BILLING FEE
HEARTLAND TIRES & TREADS INC	5,896.76	TIRE REPLACEMENT/REPAIR
CUSTOM AUTO REBUILDERS	5,580.50	VEHICLE REPAIR
GARAGE DOOR SERVICES	5,544.00	CONTRACTURAL SVC
PETERS LAW FIRM PC	5,391.50	ATTORNEY FEES
LANDSCAPES MGMT COMPANY	5,364.55	DODGE OPERATING EXPENDITURES
OUTDOOR RECREATION PRODUCTS	5,355.71	SUPPLIES
ELAVON INC	5,301.55	FEES
BLACK HILLS IOWA GAS UTILITY CO LLC	5,163.20	NATURAL GAS
MIDWEST TAPE	4,991.88	DVD/AUDIO/CD
HEININGER CONSTRUCTION LLC	4,985.00	CONTRACTURAL SVC
ADIDAS AMERICA INC	4,870.66	DODGE OPERATING EXPENDITURES
ASPHALT AND CONCRETE MATERIALS CO	4,803.07	STREET MAINTENANCE SUPLS
PAPILLION SANITATION	4,737.37	SOLID WASTE DISPOSAL
CITY OF COUNCIL BLUFFS-DEPENDENT	4,674.94	EMPLOYEE CONTRIB
NAPA AUTO PARTS	4,657.72	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	4,610.54	CELL PHONE
NEBRASKA-IOWA SUPPLY CO INC	4,550.40	FUEL
CLEVELAND GOLF/SRIXON	4,494.50	DODGE OPERATING EXPENDITURES
PITNEY BOWES CORPORATION	4,484.82	POSTAGE & LEASE COST
ARROW TOWING	4,445.00	TOWING/STORAGE/AUCTION
WYSS ASSOCIATES, INC	4,415.29	CONTRACTURAL SVC
EAGLE SERVICES	4,362.50	RENTAL EXPS
BOBCAT OF OMAHA	4,277.45	EQUIPMENT/PARTS
BARTON SOLVENTS INC	4,158.63	SUPPLIES
WATEROUS COMPANY	4,035.42	EQUIPMENT/PARTS
BACKYARD TREE EXPERTS	4,020.00	TREE WORK
THE FOUNTAIN PEOPLE INC	4,020.00	EQUIPMENT/PARTS
R J THOMAS MANUFACTURING COMPANY INC	3,974.00	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	3,940.00	EMPLOYEE CONTRIB
CITY OF COUNCIL BLUFFS	3,897.52	DODGE OPERATING EXPENDITURES
KIRVIDA FIRE INC	3,895.00	CONTRACTURAL SVC
SYSO - LINCOLN	3,843.02	DODGE OPERATING EXPENDITURES
GALLS LLC	3,830.60	EQUIPMENT/PARTS
WILLIAMS RESTORATION CO.	3,820.00	REPAIRS
GREGORY A PETERSON CONSULTING INC	3,800.00	CONSULTANT
AMERICAN NATIONAL BANK	3,594.62	BANK SERVICES
DAILY NONPAREIL	3,532.46	PUBLICATION/ADVERTISEMENT
EC DESIGN	3,500.00	DODGE OPERATING EXPENDITURES
INTEGRATED SOLUTIONS	3,496.00	PROFESSIONAL SVCS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	3,480.00	EMPLOYEE CONTRIB

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
FIRST NATIONAL BANK PCARDS ACH	3,441.57	DODGE OPERATING EXPENDITURES
SOUTHWEST IOWA NARCOTICS	3,421.00	REIMBURSEMENT
DODGE RIVERSIDE GOLF CLUB	3,261.20	REC CART LEASE
3M COMPANY	3,250.80	SUPPLIES
CFI TIRE SERVICE	3,216.32	TIRE REPLACEMENT/REPAIR
MARCO TECHNOLOGIES LLC	3,120.18	COPY/PRINTER MAINTANCE
THE OFFICE CLEANERS	3,102.05	JANITORIAL SERVICE
MILLS COUNTY SHERIFF'S DEPARTMENT	3,084.00	GRANT REIMBURSEMENT
FACTORY MOTOR PARTS	3,075.69	SUPPLIES
SANDRY FIRE SUPPLY LLC	3,068.54	SUPPLIES
FRATERNAL ORDER OF POLICE	3,045.00	EMPLOYEE CONTRIB
DULTMEIER SALES	2,914.22	SUPPLIES
ODEYS INC	2,729.50	EQUIPMENT/PARTS
LOGHRY LAWNS	2,620.00	MOWING/GROUNDS MAINT
WINDSTREAM CORPORATION	2,507.16	TELEPHONE
JOHNSTONE SUPPLY	2,469.60	SUPPLIES
ROSE EQUIPMENT INC	2,462.38	EQUIPMENT/PARTS
MICHAEL O'BRADOVICH	2,400.00	CONSULTANT
MITCHELL AND ASSOCIATES INC	2,400.00	CONTRACTURAL SVC
MALLOY ELECTRIC	2,348.52	EQUIPMENT/PARTS
HTM SALES INCORPORATED	2,335.20	EQUIPMENT/PARTS
ECHO GROUP	2,331.38	SUPPLIES
TOYNE INC	2,303.38	EQUIPMENT/PARTS
NRG MEDIA LLC	2,300.00	DODGE OPERATING EXPENDITURES
LANDSCAPES UNLIMITED	2,113.10	DODGE OPERATING EXPENDITURES
LYMAN-RICHEY SAND & GRAVEL CO	2,105.76	DODGE OPERATING EXPENDITURES
DOLL DISTRIBUTING LLC	2,094.85	DODGE OPERATING EXPENDITURES
DOG & PONY PRODUCTIONS INC	1,900.00	MAC OPERATING EXPENDITURES
DENNIS SUPPLY COMPANY	1,836.73	SUPPLIES
JAMES MINGE	1,830.00	MAC OPERATING EXPENDITURES
METROPOLITAN AREA PLANNING AGENCY	1,800.00	CONSULTANT
FAMOUS DAVES	1,782.94	MAC OPERATING EXPENDITURES
CHAMPLIN TIRE RECYCLING INC	1,770.00	TIRE DISPOSAL
CORNHUSKER INTERNATIONAL TRUCKS	1,766.64	EQUIPMENT/PARTS
ARNOLD MOTOR SUPPLY, LLP	1,714.36	EQUIPMENT/PARTS
RASMUSSEN MECHANICAL SERVICES INC	1,708.17	EQUIPMENT/PARTS
SOLARWINDS INC	1,654.00	HARDWARE/SOFTWARE
MINITEX	1,596.00	SUPPLIES
DPS LLC	1,555.00	CONTRACTURAL SVC
AFSCME IOWA PUBLIC COUNCIL 61	1,530.12	DUES EMPLOYEE
BEST CARE EMPLOYEE ASSISTANCE PROGRAM	1,510.52	MEDICAL SUPPLIES
POTTAWATTAMIE ARTS, CULTURE, & ENTERTAINMENT	1,500.00	CONTRACTURAL SVC
DOLL DISTRIBUTING INC	1,476.69	MAC OPERATING EXPENDITURES

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
RELIANT FIRE APPARATUS INC	1,428.27	EQUIPMENT/PARTS
IOWA PRISON INDUSTRIES	1,411.20	SUPPLIES
SWAGIT PRODUCTIONS LLC	1,375.00	CONTRACTURAL SVC
DANKO EMERGENCY EQUIPMENT CO	1,336.75	SUPPLIES
CONSTELLATION NEWENERGY-GAS DIVISION, LLC	1,319.95	NATURAL GAS
AHLERS & COONEY PC	1,289.00	ATTORNEY FEES
OMAHAWORKSTAFFING	1,284.80	CONTRACTURAL SVC
OREGON DEPARTMENT OF JUSTICE	1,276.62	EMPLOYEE CONTRIB
DATA POWER TECHNOLOGY LLC	1,268.00	REPAIRS
MISTEREK & CARLBERG RENTAL PROPERTIES	1,260.00	PROPERTY ACQUISITION
MATHESON TRI GAS INC.	1,240.31	WELDING SUPPLIES/SERVICE
TRIPLE PLAY TURF	1,235.00	DODGE OPERATING EXPENDITURES
OCLC INC	1,209.50	SUBSCRIPTION
BOUND TO STAY BOUND BOOKS INC	1,178.47	BOOKS/PERIODICALS/SUB
LAWSON PRODUCTS INCORPORATED	1,171.98	SUPPLIES
BLACK CLOVER ENTERPRISES LLC	1,169.33	DODGE OPERATING EXPENDITURES
FUNNEL CCAKE	1,126.18	MAC OPERATING EXPENDITURES
MIDWEST TURF & IRRIGATION	1,121.30	EQUIPMENT/PARTS
ENDRESS & HAUSER	1,117.50	SUPPLIES
NEBRASKA AIR FILTER INC	1,099.44	SUPPLIES
VERMEER SALES & SERVICE INC	1,097.84	EQUIPMENT/PARTS
AGRIVISION EQUIPMENT GROUP	1,080.74	EQUIPMENT/PARTS
PROQUEST	1,075.00	SUBSCRIPTION
RIVERSIDE BUILDING MAINTENANCE INC	1,071.00	JANITORIAL SERVICE
CENTURYLINK	1,054.80	TELEPHONE
RECORDED BOOKS LLC	1,036.41	DVD/AUDIO/CD
CHEMSEARCHFE	1,034.00	SUPPLIES
I-80 LIQUOR & TOBACCO	1,019.78	DODGE OPERATING EXPENDITURES
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	1,000.00	EMPLOYEE CONTRIB
CENGAGE LEARNING INC	964.47	BOOKS/PERIODICALS/SUB
GREEN ACRES RECYCLING	953.12	SOLID WASTE DISPOSAL
DUNCAN PARKING TECHNOLOGIES INC	950.75	EQUIPMENT/PARTS
FIRST WIRELESS INC	946.00	EQUIPMENT/PARTS
OMAHA DOOR & WINDOW INC	940.53	MAC OPERATING EXPENDITURES
PREMIER MIDWEST BEVERAGE CO	935.90	DODGE OPERATING EXPENDITURES
TRAIL PERFORMANCE COATINGS INC	915.00	CONTRACTURAL SVC
CONQUER DIAMONDS MFG CO	896.00	SUPPLIES
IOWA DIVISION OF LABOR SERVICES	870.00	FEES
BARKER LEMAR AND ASSOCIATES INC	855.00	ENGINEERING
MORRIS EXCAVATING CO INC	839.16	CONTRACTURAL SVC
PEPSI BEVERAGES CO	838.07	DODGE OPERATING EXPENDITURES
MIDWEST SOUND & LIGHTING INC	817.48	MAC OPERATING EXPENDITURES
OLSSON	800.00	CONSULTANT

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
USABUEBOOK	799.68	SUPPLIES
USM WEAR TECHNOLOGIES, LLC.	780.50	EQUIPMENT/PARTS
YMCA OF GREATER OMAHA	780.00	CONTRACTURAL SVC
OMAHA PNEUMATIC EQUIPMENT COMPANY	777.03	SUPPLIES
GOVDEALS INC	773.47	ONLINE PAYMENT FEES
COBERLY'S REAL IMAGES	766.92	UNIFORMS
STACIA L OLSEN	765.00	REFUND
CABANA COFFEE	751.94	MAC OPERATING EXPENDITURES
ABSTRACT PAINTING & DECORATING INC	750.00	CONTRACTURAL SVC
ROAD BUILDERS MACH & SUPPLY CO INC	750.00	EQUIPMENT/PARTS
PASSPORT LABS INC	740.50	PARK FEES
PEERLESS WIPING CLOTH CO	735.00	SUPPLIES
O'REILLY AUTOMOTIVE INC	708.59	SUPPLIES
MENARDS	703.66	SUPPLIES
MCMULLEN FORD INC	701.21	EQUIPMENT/PARTS
MAX I WALKER UNIFORM & APPAREL	698.34	UNIFORMS
ENTERPRISE RENT A CAR MIDWEST	689.74	RENTAL EXPS
THOMSON REUTERS	675.21	SUBSCRIPTION
MECHANICAL SALES PARTS INC	671.94	SUPPLIES
IOWA ONE CALL	618.70	CONTRACTURAL SVC
GENIE PEST CONTROL	605.00	PEST CONTROL
GRAINGER	581.02	EQUIPMENT/PARTS
TURFWERKS	573.07	EQUIPMENT/PARTS
ECHO ELECTRIC SUPPLY	572.86	MAC OPERATING EXPENDITURES
MIDWEST GLASS	568.00	REPAIRS
EXECUTIVE SECURITY OF OMAHA	561.00	MAC OPERATING EXPENDITURES
CUMMINS INC.	558.60	EQUIPMENT/PARTS
B G PETERSON COMPANY	549.00	SUPPLIES
OMAHA DOOR & WINDOW CO INC	544.40	REPAIRS
JOHNSON CONTROLS INCORPORATED	543.50	EQUIPMENT/PARTS
BOOKPAGE	528.00	SUBSCRIPTION
HEARTLAND CO-OP	523.00	FUEL
INTERSTATE ALL BATTERY CENTER	522.20	SUPPLIES
CHILD SUPPORT SERVICES DIVISION	514.32	GARNISHMENT
SAFETY KLEEN CORPORATION	511.42	CONTRACTURAL SVC
KAL CONSTRUCTION INC	500.00	CONSTRUCTION
NEBRASKA CHILD SUPPORT PAYMENT CTR	496.62	GARNISHMENT
SETCOM CORP	495.50	EQUIPMENT/PARTS
MERSINO DEWATERING INC	465.00	CONTRACTURAL SVC
PLACZEK STUDIOS INC	450.00	CONTRACTURAL SVC
UNIVERSITY OF NEBRASKA AT OMAHA	450.00	TRAINING
RED RIVER WASTE SOLUTIONS LP	435.94	DODGE OPERATING EXPENDITURES
DXP ENTERPRISES INC	426.96	EQUIPMENT/PARTS

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
BAUM HYDRAULICS CORP	425.01	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	420.17	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	413.46	DODGE OPERATING EXPENDITURES
SIOUX CITY TRUCK SALES INC	401.78	EQUIPMENT/PARTS
ABS TREE CARE	400.00	TREE WORK
BILLY'S ICE	400.00	SUPPLIES
IOWA DEPARTMENT OF PUBLIC SAFETY	400.00	CONTRACTURAL SVC
ACUSHNET COMPANY	389.29	DODGE OPERATING EXPENDITURES
RESPOND FIRST AID SYSTEMS	383.95	MEDICAL SUPPLIES
LEONARDO DEGANTE	378.50	REFUND
C & J INDUSTRIAL SUPPLY	377.50	JANITORIAL SERVICE
DEMCO INC	376.70	SUPPLIES
A + UNITED RADIATOR REPAIR INC.	350.00	REPAIRS
TRANE U.S. INC	345.00	REPAIRS
PATTON EQUIPMENT COMPANY INC	340.66	EQUIPMENT/PARTS
MUNICIPAL EMERGENCY SERVICES INC	338.00	EQUIPMENT/PARTS
JONES BARREL CO	337.75	SUPPLIES
RDG GEOSCIENCE & ENGINEERING INC	332.25	PROFESSIONAL SVCS
CLEAR TITLE & ABSTRACT LLC	328.00	PROFESSIONAL SVCS
NOVA FITNESS EQUIPMENT	325.00	EQUIPMENT/PARTS
ROTARY CLUB OF COUNCIL BLUFFS	325.00	DUES/MEMBERSHIP
TRANS-IOWA EQUIPMENT INC	306.15	EQUIPMENT/PARTS
AGRILAND F S INC	301.10	SUPPLIES
PLC	300.75	MOWING/GROUNDS MAINT
CAROLINA SOFTWARE INC	300.00	HARDWARE/SOFTWARE
MELANIE DEVANEY	300.00	CONTRACTURAL SVC
BOMGAARS SUPPLY INC	297.93	SUPPLIES
TREASURER STATE OF IOWA	296.71	
MARLYS LIEN	294.85	TRAVEL REIMBURSEMENT
TURFWERKS	289.00	DODGE OPERATING EXPENDITURES
JONATHAN C FINNEGAN	281.88	TRAVEL REIMBURSEMENT
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	280.00	EMPLOYEE CONTRIB
LOGAN CONTRACTORS SUPPLY INC	279.40	SUPPLIES
MARCO INC.	278.93	LOAN PAYMENTS
UNITED LABORATORIES INC	278.40	SUPPLIES
KATHY A RIEGER	277.95	TRAVEL REIMBURSEMENT
YANT EQUIPMENT	277.50	REPAIRS
MID-AMERICA CLEANING SYSTEMS INC	276.25	EQUIPMENT/PARTS
DIAMOND OIL COMPANY	272.00	EQUIPMENT/PARTS
CCL SUPPLY, LLC	271.25	SUPPLIES
ECOSOLUTIONS LLC	269.36	SUPPLIES
GEOFFREY HUBBARD	267.60	TRAVEL REIMBURSEMENT
AQUA-CHEM INCORPORATED	264.00	SUPPLIES

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
U S AUTO FORCE/U S LUBRICANTS	259.28	SUPPLIES
WATER ENGINEERING INC	254.57	CONTRACTURAL SVC
SHA BEMBA	250.00	REFUND
WILLIAM URBAN	250.00	REFUND
DOUGLAS COUNTY SHERIFF	245.00	TRAINING
NEBRASKA DISTRIBUTING	244.01	MAC OPERATING EXPENDITURES
DIAMOND MOWERS INC	239.81	REPAIRS
CANON SOLUTIONS AMERICA INC	236.65	COPY/PRINTER MAINTANCE
POTTAWATTAMIE COUNTY RECORDER	236.00	FEES
A-PLUS PRINTING	235.00	PRINTING/BINDING
HEARTLAND TOXICOLOGY	235.00	CONTRACTURAL SVC
SERVICE ONE	230.04	REFUND
GIBBS RENTAL	229.00	RENTAL EXPS
BUCK'S INC.	228.09	VEHICLE WASH
VOICE & DATA SYSTEMS INC	228.00	TELEPHONE
READING EQUIPMENT & DISTRIBUTION, LLC	226.93	EQUIPMENT/PARTS
AMERICAN FIRE PROTECTION LLC	220.00	SUPPLIES
MYRON WILDER	220.00	FEES
PARAMOUNT LINEN & UNIFORMS	211.33	DODGE OPERATING EXPENDITURES
A & L HYDRAULICS INCORPORATED	201.62	EQUIPMENT/PARTS
ROBERT G CHRISTENSEN	195.00	CONTRACTURAL SVC
CSI/SSP INC DBA	191.73	PRINTING/BINDING
DANIELSON TECH SUPPLY	172.25	SUPPLIES
UTILITY EQUIPMENT COMPANY	170.61	EQUIPMENT/PARTS
UNITYPOINT CLINIC	168.00	CONSULTANT
LIKES MEYERSON HATCH LLC	166.50	CONSULTANT
MONROE TRUCK EQUIPMENT	166.14	EQUIPMENT/PARTS
GREAT AMERICA FINANCIAL SERV	162.90	DODGE OPERATING EXPENDITURES
INDUSTRIAL SALES COMPANY INC	158.38	SUPPLIES
CB PRF FIRE FIGHTERS #15	158.00	DUES EMPLOYEE
COUNCIL BLUFFS WINSUPPLY	153.47	SUPPLIES
MURPHY TRACTOR & EQUIPMENT CO CORP	152.40	SUPPLIES
MIDWEST LABORATORIES INC	152.00	CONTRACTURAL SVC
CLERK OF THE DISTRICT COURT	150.00	GARNISHMENT
NATHAN KORVER	150.00	REIMBURSEMENT
J&M GOLF	149.25	DODGE OPERATING EXPENDITURES
OMNI ENGINEERING	142.80	STREET MAINTENANCE SUPLS
MATERIAL MATTERS INC	140.00	HARDWARE/SOFTWARE
RADIATOR DEPOT	139.00	EQUIPMENT/PARTS
ANNA HARTMANN	137.99	TRAVEL REIMBURSEMENT
HACH COMPANY	137.15	EQUIPMENT/PARTS
SUPPLYWORKS	134.76	SAFETY EQUIPMENT
BOFA	129.76	MAC OPERATING EXPENDITURES

CITY OF COUNCIL BLUFFS**EXPENDITURES****October, FY19****(\$'S)**

PAYEE	AMOUNT	BUSINESS PURPOSE
MATHESON TRI GAS INC	126.50	MAC OPERATING EXPENDITURES
JIM HAWK TRUCK TRAILERS INC	123.72	EQUIPMENT/PARTS
MID STATES BANK	123.10	MAC OPERATING EXPENDITURES
THE WALMAN OPTICAL COMPANY	121.95	SAFETY EQUIPMENT
ELBA E CERA	120.00	PROFESSIONAL SVCS
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	117.00	CONTRACTURAL SVC
COX BUSINESS	116.20	DODGE OPERATING EXPENDITURES
ASHLEY KRUSE	115.54	REIMBURSEMENT
TRANSALARM INC	111.00	DODGE OPERATING EXPENDITURES
BRYAN PREGON	110.00	FEES
FLEETPRIDE INC	108.60	EQUIPMENT/PARTS
HYDRONIC ENERGY INC	108.27	MAC OPERATING EXPENDITURES
FIRE SERVICE TRAINING BUREAU	100.00	TRAINING
AHS RESCUE LLC	95.49	SUPPLIES
STRYKER MEDICAL	92.45	EQUIPMENT/PARTS
DON SHAFER DISPLAY INCORPORATED	85.60	SUPPLIES
AUTOZONE STORES LLC	82.72	EQUIPMENT/PARTS
EDS WIRE ROPE & RIGGING	80.00	EQUIPMENT/PARTS
M.S. FOSTER & ASSOCIATES INC	77.58	EQUIPMENT/PARTS
DESIGN 8 STUDIOS	75.00	REFUND
M & R WELDING	75.00	WELDING SUPPLIES/SERVICE
TED'S MOWER SALES & SERVICE INC	73.16	EQUIPMENT/PARTS
RICOH USA INC	72.79	EQUIPMENT/PARTS
COUNCIL HITCH SERVICE INC	72.00	EQUIPMENT/PARTS
DICK DEAN SERVICE STORE	69.95	REPAIRS
JAMMIN CONSTRUCTION	66.60	REFUND
KRIHA FLUID POWER COMPANY	66.58	EQUIPMENT/PARTS
FIRESPRING	60.46	PRINTING/BINDING
SPRINT SOLUTIONS INC	57.94	CELL PHONE
WENDY K SCHULTZ	57.23	TRAVEL REIMBURSEMENT
FOSTER COACH SALES	56.98	EQUIPMENT/PARTS
PRESTO X	55.00	PROFESSIONAL SVCS
CONSOLIDATED ELECTRICAL DISTR, INC	54.63	SUPPLIES
BGNE INC.	54.36	SUPPLIES
INTERSTATE POWER SYSTEMS INC	50.61	EQUIPMENT/PARTS
DATASHIELD CORPORATION	50.00	CONTRACTURAL SVC
PAULA S DINGMAN	50.00	REFUND
TEMPLE UNIVERSITY	50.00	MAC OPERATING EXPENDITURES
MANGOLD ENVIRONMENTAL TESTING INC	45.00	CONSULTANT
DEX MEDIA EAST LLC	39.00	ADVERTISEMENT
SANDAU BROS SIGN CO INC	37.00	CONTRACTURAL SVC
HUBER CHEVROLET CO INC	35.84	EQUIPMENT/PARTS
CADY THYGESSEN	35.00	REFUND

CITY OF COUNCIL BLUFFS
EXPENDITURES
October, FY19
(\$'S)

PAYEE	AMOUNT	BUSINESS PURPOSE
GENIE PEST CONTROL	35.00	DODGE OPERATING EXPENDITURES
UNITED PARCEL SERVICE	31.99	FREIGHT/POSTAGE
SOUTHWEST IOWA ECI	30.00	TRAINING
CHRISTINE D ANDERSON	28.89	TRAVEL REIMBURSEMENT
MIDLAND SCIENTIFIC INC	28.68	SUPPLIES
LORETTA GOESCHEL	27.80	TRAVEL REIMBURSEMENT
DALTON PREGON	27.50	FEES
THERESA CANNON DEWITT	26.16	REIMBURSEMENT
DOUGLAS COUNTY TREASURER	25.59	FEES
ST PETERS CATHOLIC CHURCH	25.00	CONSULTANT
JAMIE N RUPPERT	22.45	TRAVEL REIMBURSEMENT
PAYPAL INC	19.95	CONTRACTURAL SVC
THERMO KING CHRISTENSEN	18.60	SUPPLIES
IOWA WESTERN COMMUNITY COLLEGE	15.00	QUARTERLY CONTRACT PAYMENT
AMERICAN MESSAGING SERVICES LLC	13.26	TELEPHONE
KIMBERLY K RIEBE	12.26	TRAVEL REIMBURSEMENT
CREDIT INFORMATION SYSTEMS	11.00	CONTRACTURAL SVC
FLOYD PHOX, TERRENCE PHOX	8.89	REFUND
UNION BANK & TRUST FSA	5.50	DODGE OPERATING EXPENDITURES
TRISHA D ALFERS	4.91	TRAVEL REIMBURSEMENT
OVERDRIVE INC	3.99	BOOKS/PERIODICALS/SUB
DISCOVER	0.04	MAC OPERATING EXPENDITURES
	11,885,194.77	

Council Communication

Department: City Clerk

Case/Project No.:

Submitted by:

Mayor's Appointments

Council Action: 11/26/2018

Description

Parks, Recreation & Public Property Commission

Background/Discussion

With City Council concurrence, I would like to make the following reappointment:

PARKS, RECREATION & PUBLIC PROPERTY COMMISSION

Reappoint the following with term expiring 5/01/2021:

David Stroebele

1613 Tipton Dr

Recommendation

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-PW-1921

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Thomas + Misty Burroughs DAY PHONE: 402 672 1976
ADDRESS: 3609 8th Ave DOB: 2/27/69

DATE & TIME OF LOSS/ACCIDENT: 8/20/18
LOCATION OF LOSS/ACCIDENT: 3609 8th Ave
DESCRIPTION OF LOSS/ACCIDENT: Sewer Backup into entire basement due to
significant rain

(USE BACK OF FORM, IF NECESSARY)
TOTAL DAMAGES CLAIMED: \$ 19,868.55 total damage. This does not include any
WITNESS(ES) (Name(s), Address(es), Phone No(s)) _____

WAS POLICE REPORT FILED ☐ YES ☒ NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? ☒ YES ☐ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY
OTHER RELEVANT INFORMATION: Entire basement had sewer backup. Complete loss
of all contents in basement and structure excluding studs + concrete.
Paul Davis restoration completed the cleanup and tearout.

LIST INSURANCE PROVIDER AND COVERAGE: Nationwide \$5000

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)

11/2/18
DATE

Misty Burroughs
CLAIMANT'S SIGNATURE

*belonging to or
belonging to*

*furniture that was lost. Insurance paid \$5000 which helped for part of
the cleanup. We are asking for \$14,868.55 which is our out of pocket.*

CLERK RCD

2 NOV 18
PM 1:42

NOV - 2

Council Communication

Department: City Clerk

Case/Project No.: CP-18-001

Submitted by: Chris Meeks,
Planner

Resolution 18-313 (Postponed from
11-5-18)

Council Action: 11/26/2018

Description

Resolution to amend the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)*, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek from “Rural Residential/Agricultural” to “Medium-Density Residential”. Location: Generally located at the Northwest corner of College Road and Railroad Avenue. CP-18-001

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
CP-18-001 Staff Report	Other	10/26/2018
CP-18-001 Attach A Case Map	Other	10/26/2018
CP-18-001 Attach B Letter of Intent	Other	10/26/2018
CP-18-001 Attach C Lot 2 Arbor Creek Map	Other	10/26/2018
CP-18-001 Attach D Development Plan	Other	10/26/2018
CP-18-001 Attach E Geotechnical Analysis	Other	10/26/2018
CP-18-001 Attach F Land Use Plan Amendment Map	Other	10/26/2018
CP-18-001 Attach G Site Photos	Other	10/26/2018
Arbor Creek Supplemental Info	Other	11/20/2018
Resolution 18-313	Resolution	11/16/2018

Council Communication

<p>Department: Community Development Department</p> <p>CASES #CP-18-001</p> <p>Applicant/Owner: Zimmerman Properties Development, LLC Attn: Jamie McDonald 1329 East Lark Street Springfield, MO 65804</p> <p>Engineer: Kaw Valley Engineering, Inc. 14700 West 114th Terrace Lenexa, KS 66215</p> <p>Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>City Council: 10/22/18</p> <p>Planning Commission: 10/9/18</p>
<p>Subject/Title</p> <p>Request: CASES #ZC-18-013, #PR-18-003, and #CP-18-001- Combined public hearings on the request of Zimmerman Properties Development, LLC, represented by Jamie McDonald, for the following:</p> <ol style="list-style-type: none"> 1) Rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; and 2) Append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”. <p>Location: Generally located at the Northwest corner of College Road and Railroad Avenue.</p>		
<p>Background/Discussion</p> <p>The Community Development Department has received applications from Zimmerman Properties Development, LLC, represented by Jamie McDonald for the following requests; 1) to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; 2) to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. The Community Development Department expanded the request to include; 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.</p>		

The purpose of these requests is to accommodate a proposed 60 unit multifamily residential development project to be known as Valley Ridge Apartments. Valley Ridge Apartments will provide housing for people whose incomes are at or below 60% of the area median income. The developer will also apply for Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019 to help finance this project. The Valley Ridge Apartment development will feature amenities such as a clubhouse, playground, shelter and barbeque area, and potentially a dog park and sports court.

CASE #ZC-18-013: Rezone approximately 6.19 Acres of land, more or less, that is legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District (and to append a PR/Planned Residential Overlay District, as is addressed in CASE #PR-18-003 below). The rezoning is to accommodate a 60 unit multifamily residential development project to be known as Valley Ridge Apartments, which would not be a permitted use in the A-2/Parks, Estates and Agricultural District, but would be considered a principal use in the R-3/Low-Density Multifamily Residential District.

Land Use and Zoning

The subject property is currently undeveloped, and is zoned A-2/Parks, Estates and Agricultural District. Surrounding land uses and zoning districts are as follows:

North: The Midlands Humane Society which is zoned A-2/Parks, Estates and Agricultural District.

South: Single Family Dwellings that are zoned A-2/Parks, Estates and Agricultural District.

East: A Single Family Dwelling, BNSF Railway line, and Iowa Western Community College, all of which are located in the A-2/Parks, Estates and Agricultural District

West: Single Family Dwellings, some of which are zoned R-1/Single Family Residential District, and some zoned A-2/Parks, Estates and Agricultural

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) currently designates the subject property as Rural Residential/Agricultural. The Land Use Plan designates property to the North and East as Public/Semi-Public, property to the West as Rural Residential/Agricultural, and property the South as Low-Density Residential.

CASE #PR-18-003: Append a Planned Residential Overlay District, and adopt the associated development plan for Valley Ridge Apartments on property legally described as being Lot 2, Arbor Creek. The Planned Residential Overlay District, along with the proposed rezoning outlined in CASE #ZC-18-013, will allow for the construction of the 60 unit multifamily development, along with amenities and features for the residents of the complex. Per the submitted development plan (as shown on Attachment D), the multifamily residential building will be three stories in height, and will feature 20 units on each floor. The development will also feature a one-story clubhouse and maintenance building, gazebos, barbeque areas, a playground, common space in the clubhouse, and potentially a dog park and sport court. The submitted development plan will establish standards for site development (e.g. building height, setbacks, and lot coverage), landscaping, architecture, signage, off street parking, and stormwater management.

CASE #CP-18-001: The Community Development Department expanded the request to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan in order to reclassify the subject from property from "Rural Residential/Agricultural" to "Medium-Density Residential". The proposed comprehensive plan amendment will accomplish the following: 1) It will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property. 2) The amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.

City Departments and Utilities: The appropriate City departments and utilities have reviewed the proposed request and their comments are incorporated below.

- The Fire Marshall stated he has no comments regarding any of the cases.
- The Permits and Inspections Division stated that the parcel is in the floodplain, and has a designation of AE.
- The Public Works Department has the following comments:
 - 1) No comments on the rezoning request.
 - 2) On the Planned Residential Overlay District Request:
 - a) A drainage report was submitted, and the Public Works Department will work with the engineer to finalize the drainage report to meet current standards and specifications for stormwater management. A PCSMP conceptual application, Engineer's estimate of probable cost, performance bond, and maintenance & easement agreement will be required in regards to water quality. In regards to water quantity, stormwater management will be required for all events through a 100 year event. Floodplain permitting will also be required for this project.
 - b) A full geotechnical report will be required.
 - c) The Public Works Department will work with the engineer to meet all current standards and specifications for site development.
 - d) The Public Works Department noted there is existing infrastructure along Railroad Avenue and part of College Road.
 - 3) No comments on the comprehensive plan amendment.
- Council Bluffs Water Works stated that they have comments for the engineer regarding fireline looping and would like review authority for any improvements located in their 25 foot easement along Railroad Avenue, but otherwise had no comments in regards to the rezoning, planned residential overlay and development plan, or comprehensive plan amendment requests.
- MidAmerican Energy stated they have an underground 3-phase line on the West side of Railroad Avenue between the road and the sidewalk that is located within the right-of-way. MidAmerican Energy stated they have no conflicts for the proposed development at this location.

The following attachments have been included for your review:

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Lot 2, Arbor Creek Map
Attachment D: Development Plan
Attachment E: Preliminary Geotechnical Evaluation
Attachment F: Proposed Land Use Plan Amendment
Attachment G: Site Photos

Comments

Rezoning (CASE #ZC-18-013)-

1. The subject property is currently zoned A-2/Parks, Estates and Agricultural District. Surrounding zoning districts include A-2/Parks, Estates and Agricultural District to the North, East, and South, and R-1/Single Family Residential to the South. The applicant has proposed to rezone the subject property to R-3/Low-Density Multifamily Residential to accommodate the construction of a 60 unit multifamily residential development. In the R-3 District, the minimum lot size requirement for a multifamily development is dictated based upon the number of units. Per Section 15.10.050, *Site Development Regulations of the R-3 District* multifamily development with five or more units shall provide a minimum lot size as follows: 9,000 square feet for the first five units, plus an increase of 2,000 square feet for each additional unit. The applicant's proposal is for a 60 unit multifamily development which requires a minimum of 119,000 square feet of land area, or 2.73 acres. Lot 2, Arbor Creek contains 6.19 acres of land, therefore, the land is suitable in size for a 60 unit multifamily development and will comply with R-3 District minimum lot size requirements.

2. The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Rural Residential/Agriculture. The Community Development Department has proposed an amendment to the Land Use Plan to designate the property as Medium-Density Residential. The purpose of this comprehensive plan amendment is to: 1) Address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. 2) Ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
3. All property owners located within 200 feet of the proposed rezoning area were notified by direct mail. The following comments were received on the request.
 - a) The BNSF Railroad contacted the Community Development Department and had a general inquiry about the project, and is not in opposition.

Development Plan (CASE #PR-18-003)-

Section 15.28.010, P-R/Planned Residential Overlay, Statement of Intent of the Council Bluffs (Municipal Code) Zoning Ordinance states “the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located”.

The following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. Trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosure shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street

parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.

- b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c. All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
 - 1. All roof-top mechanical units shall be screened from view.
 - 2. Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3. A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance).

Comprehensive Plan Amendment (CASE #CP-18-001)-

- 1) The subject property is currently designated as Rural Residential/Agricultural, per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, and is described as follows: "Rural residential and agricultural areas include large-lot housing, estates, farmhouses, agricultural activities, and other uses that support farming. These areas and estates typically develop in an unplanned manner along rural roadways. Agricultural uses include crop or livestock production, as well as storage, processing, and other uses related to farming operations."
- 2) The Community Development Department has proposed to designate the subject property "Medium-Density Residential". Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, this designation is as follows: "Medium-density residential areas include a series of lots with one or more single

family units that may share a wall, typically arranged horizontally with a dedicated entrance for each housing unit. These included duplexes and townhouses, though small-lot detached single-family or limited multi-family development may be present in these areas. Throughout the planning area, there are several clusters of medium-density housing arranged in subdivision where structures create a consistent character on a planned residential street.”

- 3) Development in the vicinity of the proposed multifamily residential complex has prompted the need for amendments to the Bluffs Tomorrow: 2030 Comprehensive Plan to best suit the needs of the City of Council Bluffs. The purpose of this comprehensive plan amendment is to address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. Additionally, the amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
- 4) The subject property is currently designated as Rural Residential/Agriculture, which would include large-lot housing, estates, farm-houses, agricultural activities, and uses supporting farming. The Land Use Plan states these areas typically develop in an unplanned manner along rural roadways. New development to the East and to the North of the proposal is planned and approved by City of Council Bluffs Boards and Commissions with development plans in many situations, therefore an unplanned agricultural activity could be considered out of the character of surrounding properties.
- 5) The Comprehensive Plan Amendment would support residential uses, both single-family and multifamily, and will provide new housing opportunities in the city.
- 6) The Comprehensive Plan Amendment, along with the application of a PR/Planned Residential Overlay District would not adversely affect neighboring properties, as the City would require prior approval of any development through the approval of a development plan.
- 7) The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

Recommendation

The Community Development Department recommends:

- A. Approval of the request to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District subject to the following conditions:
 1. The rezoning shall become effective upon Zimmerman Properties Development, LLC, taking ownership of the subject property.
- B. Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:
 1. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
 2. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
 3. A PCSMP conceptual application, Engineer’s estimate of probably cost, performance bond, and

maintenance & easement agreement will be required in regards to water quality prior to development.

4. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.
5. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
6. Floodplain permitting through the City of Council Bluffs will be required for this project.
7. All utilities must be installed underground.

- C. Approval of the amendment to the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.

Public Hearing

Speakers in favor:

1. Jeff Beckler, Zimmerman Properties Development, LLC, 1329 East Lark Street, Springfield, MO 65804
2. Michael Osbourn, Kahn Engineering, 14700 West 114th Terrace, Lenexa, KS 66215
3. Tom Ackley, Koley Jesson Law Firm, 1125 South 103rd Street, Omaha, NE 68124

Speakers against:

1. Ron Wolfe, 536 College Road, Council Bluffs, IA 51503
2. Randy Nash, 723 College Road, Council Bluffs, IA 51503
3. Deborah Petersen, 215 South Main Street, Council Bluffs, IA 51503
4. Linda Kemp, Midlands Humane Society, 11801 Gow Circle, Bellevue, NE 68133
5. Marti Nerenstone, 33 Indian Hills Road, Council Bluffs, IA 51503

Planning Commission Recommendation

The Planning Commission recommends denial of the request.

VOTE: AYE 5 NAY 1 ABSTAIN 2 ABSENT 2 VACANT 1 Motion: Denied

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Lot 2, Arbor Creek Map

Attachment D: Development Plan

Attachment E: Preliminary Geotechnical Evaluation

Attachment F: Proposed Land Use Plan Amendment



Attachment G: Site Photos

Prepared by: Chris Meeks, Planner

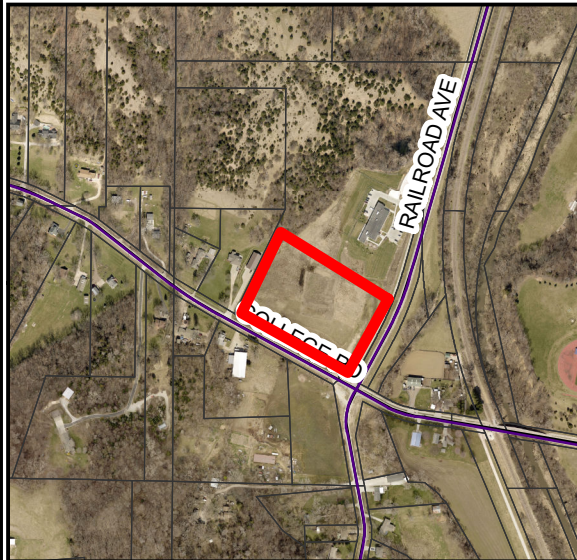
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #ZC-18-013, #PR-18-003 LOCATION/ZONING MAP

Map Legend

-  Subject Property
-  Parcels

0 125 250
1 Inch = 254 Feet

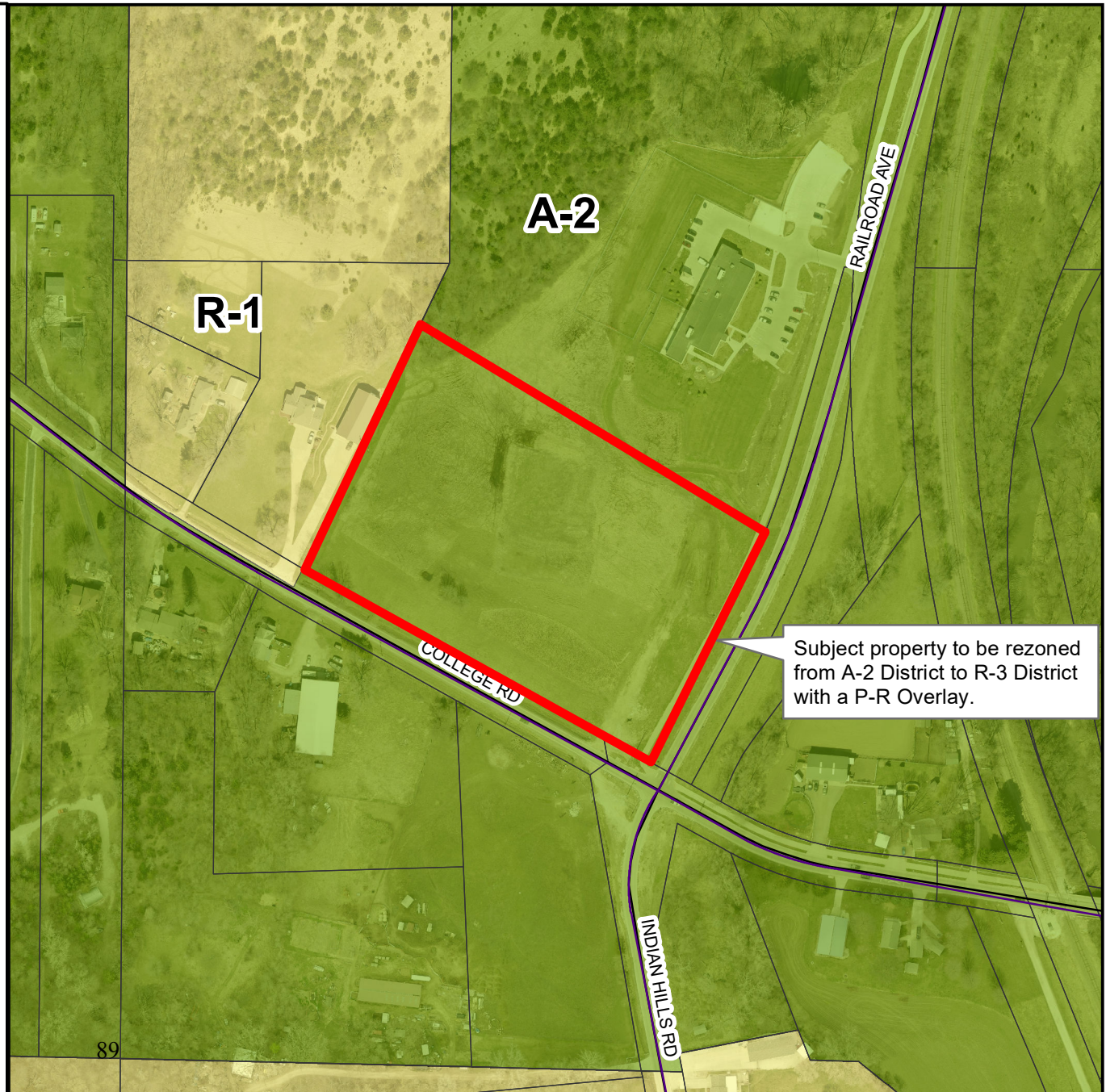


Last Amended: 9/17/18

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map of the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17D9615

Planning Department
City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

**RE: LETTER OF INTENT
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Zimmerman Properties Investments, LLC intends to develop a 60-unit multi-family housing facility upon the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The corner site is generally six acres in size.

The facility will be a single three-story building with separate clubhouse and maintenance building. Parking spaces will be placed along the north and east perimeters of the building. General amenities will include gazebo, BBQ grills, playground, and common spaces within the clubhouse.

The project will be developed in one phase and the construction time period is anticipated to be 12 to 16 months.

Site grading inclusive of overexcavation is anticipated to develop the site. Storm drainage improvements inclusive of detention will be installed throughout the site, a public water main loop will be constructed with fire hydrants in compliance with fire department guidelines. A sewer main extension will be installed through the site to service the three buildings. Both water and sewer extensions will be connected to existing infrastructure along College Road and Railroad Avenue. A public 6-foot sidewalk is planned for the north side of College Road. Half road improvements may be needed for College Road. If half road improvements are not desired for College Road, current grade conditions may preclude placement of public sidewalk in current right-of-way. Easement for public sidewalk on private property will be dedicated if existing conditions are not improved and preclude placement of sidewalk in right-of-way.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn
Principal

VMLX-FILE Projects C17_9615 Design Correspondence 2018-09-10 Ltr of Intent Valley Ridge Apts Council Bluffs IA.docx

Council Communication

<p>Department: Community Development Department</p> <p>CASES #CP-18-001</p> <p>Applicant/Owner: Zimmerman Properties Development, LLC Attn: Jamie McDonald 1329 East Lark Street Springfield, MO 65804</p> <p>Engineer: Kaw Valley Engineering, Inc. 14700 West 114th Terrace Lenexa, KS 66215</p> <p>Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>City Council: 10/22/18</p> <p>Planning Commission: 10/9/18</p>
<p>Subject/Title</p> <p>Request: CASES #ZC-18-013, #PR-18-003, and #CP-18-001- Combined public hearings on the request of Zimmerman Properties Development, LLC, represented by Jamie McDonald, for the following:</p> <ol style="list-style-type: none"> 1) Rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; and 2) Append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”. <p>Location: Generally located at the Northwest corner of College Road and Railroad Avenue.</p>		
<p>Background/Discussion</p> <p>The Community Development Department has received applications from Zimmerman Properties Development, LLC, represented by Jamie McDonald for the following requests; 1) to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; 2) to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. The Community Development Department expanded the request to include; 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.</p>		

The purpose of these requests is to accommodate a proposed 60 unit multifamily residential development project to be known as Valley Ridge Apartments. Valley Ridge Apartments will provide housing for people whose incomes are at or below 60% of the area median income. The developer will also apply for Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019 to help finance this project. The Valley Ridge Apartment development will feature amenities such as a clubhouse, playground, shelter and barbeque area, and potentially a dog park and sports court.

CASE #ZC-18-013: Rezone approximately 6.19 Acres of land, more or less, that is legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District (and to append a PR/Planned Residential Overlay District, as is addressed in CASE #PR-18-003 below). The rezoning is to accommodate a 60 unit multifamily residential development project to be known as Valley Ridge Apartments, which would not be a permitted use in the A-2/Parks, Estates and Agricultural District, but would be considered a principal use in the R-3/Low-Density Multifamily Residential District.

Land Use and Zoning

The subject property is currently undeveloped, and is zoned A-2/Parks, Estates and Agricultural District. Surrounding land uses and zoning districts are as follows:

North: The Midlands Humane Society which is zoned A-2/Parks, Estates and Agricultural District.

South: Single Family Dwellings that are zoned A-2/Parks, Estates and Agricultural District.

East: A Single Family Dwelling, BNSF Railway line, and Iowa Western Community College, all of which are located in the A-2/Parks, Estates and Agricultural District

West: Single Family Dwellings, some of which are zoned R-1/Single Family Residential District, and some zoned A-2/Parks, Estates and Agricultural

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) currently designates the subject property as Rural Residential/Agricultural. The Land Use Plan designates property to the North and East as Public/Semi-Public, property to the West as Rural Residential/Agricultural, and property the South as Low-Density Residential.

CASE #PR-18-003: Append a Planned Residential Overlay District, and adopt the associated development plan for Valley Ridge Apartments on property legally described as being Lot 2, Arbor Creek. The Planned Residential Overlay District, along with the proposed rezoning outlined in CASE #ZC-18-013, will allow for the construction of the 60 unit multifamily development, along with amenities and features for the residents of the complex. Per the submitted development plan (as shown on Attachment D), the multifamily residential building will be three stories in height, and will feature 20 units on each floor. The development will also feature a one-story clubhouse and maintenance building, gazebos, barbeque areas, a playground, common space in the clubhouse, and potentially a dog park and sport court. The submitted development plan will establish standards for site development (e.g. building height, setbacks, and lot coverage), landscaping, architecture, signage, off street parking, and stormwater management.

CASE #CP-18-001: The Community Development Department expanded the request to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan in order to reclassify the subject from property from "Rural Residential/Agricultural" to "Medium-Density Residential". The proposed comprehensive plan amendment will accomplish the following: 1) It will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property. 2) The amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.

City Departments and Utilities: The appropriate City departments and utilities have reviewed the proposed request and their comments are incorporated below.

- The Fire Marshall stated he has no comments regarding any of the cases.
- The Permits and Inspections Division stated that the parcel is in the floodplain, and has a designation of AE.
- The Public Works Department has the following comments:
 - 1) No comments on the rezoning request.
 - 2) On the Planned Residential Overlay District Request:
 - a) A drainage report was submitted, and the Public Works Department will work with the engineer to finalize the drainage report to meet current standards and specifications for stormwater management. A PCSMP conceptual application, Engineer's estimate of probable cost, performance bond, and maintenance & easement agreement will be required in regards to water quality. In regards to water quantity, stormwater management will be required for all events through a 100 year event. Floodplain permitting will also be required for this project.
 - b) A full geotechnical report will be required.
 - c) The Public Works Department will work with the engineer to meet all current standards and specifications for site development.
 - d) The Public Works Department noted there is existing infrastructure along Railroad Avenue and part of College Road.
 - 3) No comments on the comprehensive plan amendment.
- Council Bluffs Water Works stated that they have comments for the engineer regarding fireline looping and would like review authority for any improvements located in their 25 foot easement along Railroad Avenue, but otherwise had no comments in regards to the rezoning, planned residential overlay and development plan, or comprehensive plan amendment requests.
- MidAmerican Energy stated they have an underground 3-phase line on the West side of Railroad Avenue between the road and the sidewalk that is located within the right-of-way. MidAmerican Energy stated they have no conflicts for the proposed development at this location.

The following attachments have been included for your review:

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Lot 2, Arbor Creek Map
Attachment D: Development Plan
Attachment E: Preliminary Geotechnical Evaluation
Attachment F: Proposed Land Use Plan Amendment
Attachment G: Site Photos

Comments

Rezoning (CASE #ZC-18-013)-

1. The subject property is currently zoned A-2/Parks, Estates and Agricultural District. Surrounding zoning districts include A-2/Parks, Estates and Agricultural District to the North, East, and South, and R-1/Single Family Residential to the South. The applicant has proposed to rezone the subject property to R-3/Low-Density Multifamily Residential to accommodate the construction of a 60 unit multifamily residential development. In the R-3 District, the minimum lot size requirement for a multifamily development is dictated based upon the number of units. Per Section 15.10.050, *Site Development Regulations of the R-3 District* multifamily development with five or more units shall provide a minimum lot size as follows: 9,000 square feet for the first five units, plus an increase of 2,000 square feet for each additional unit. The applicant's proposal is for a 60 unit multifamily development which requires a minimum of 119,000 square feet of land area, or 2.73 acres. Lot 2, Arbor Creek contains 6.19 acres of land, therefore, the land is suitable in size for a 60 unit multifamily development and will comply with R-3 District minimum lot size requirements.

2. The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Rural Residential/Agriculture. The Community Development Department has proposed an amendment to the Land Use Plan to designate the property as Medium-Density Residential. The purpose of this comprehensive plan amendment is to: 1) Address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. 2) Ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
3. All property owners located within 200 feet of the proposed rezoning area were notified by direct mail. The following comments were received on the request.
 - a) The BNSF Railroad contacted the Community Development Department and had a general inquiry about the project, and is not in opposition.

Development Plan (CASE #PR-18-003)-

Section 15.28.010, P-R/Planned Residential Overlay, Statement of Intent of the Council Bluffs (Municipal Code) Zoning Ordinance states “the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located”.

The following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. Trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosure shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street

parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.

- b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c. All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
 - 1. All roof-top mechanical units shall be screened from view.
 - 2. Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3. A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance).

Comprehensive Plan Amendment (CASE #CP-18-001)-

- 1) The subject property is currently designated as Rural Residential/Agricultural, per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, and is described as follows: "Rural residential and agricultural areas include large-lot housing, estates, farmhouses, agricultural activities, and other uses that support farming. These areas and estates typically develop in an unplanned manner along rural roadways. Agricultural uses include crop or livestock production, as well as storage, processing, and other uses related to farming operations."
- 2) The Community Development Department has proposed to designate the subject property "Medium-Density Residential". Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, this designation is as follows: "Medium-density residential areas include a series of lots with one or more single

family units that may share a wall, typically arranged horizontally with a dedicated entrance for each housing unit. These included duplexes and townhouses, though small-lot detached single-family or limited multi-family development may be present in these areas. Throughout the planning area, there are several clusters of medium-density housing arranged in subdivision where structures create a consistent character on a planned residential street.”

- 3) Development in the vicinity of the proposed multifamily residential complex has prompted the need for amendments to the Bluffs Tomorrow: 2030 Comprehensive Plan to best suit the needs of the City of Council Bluffs. The purpose of this comprehensive plan amendment is to address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. Additionally, the amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
- 4) The subject property is currently designated as Rural Residential/Agriculture, which would include large-lot housing, estates, farm-houses, agricultural activities, and uses supporting farming. The Land Use Plan states these areas typically develop in an unplanned manner along rural roadways. New development to the East and to the North of the proposal is planned and approved by City of Council Bluffs Boards and Commissions with development plans in many situations, therefore an unplanned agricultural activity could be considered out of the character of surrounding properties.
- 5) The Comprehensive Plan Amendment would support residential uses, both single-family and multifamily, and will provide new housing opportunities in the city.
- 6) The Comprehensive Plan Amendment, along with the application of a PR/Planned Residential Overlay District would not adversely affect neighboring properties, as the City would require prior approval of any development through the approval of a development plan.
- 7) The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

Recommendation

The Community Development Department recommends:

- A. Approval of the request to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District subject to the following conditions:
 1. The rezoning shall become effective upon Zimmerman Properties Development, LLC, taking ownership of the subject property.
- B. Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:
 1. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
 2. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
 3. A PCSMP conceptual application, Engineer's estimate of probably cost, performance bond, and

maintenance & easement agreement will be required in regards to water quality prior to development.

4. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.
5. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
6. Floodplain permitting through the City of Council Bluffs will be required for this project.
7. All utilities must be installed underground.

- C. Approval of the amendment to the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.

Public Hearing

Speakers in favor:

1. Jeff Beckler, Zimmerman Properties Development, LLC, 1329 East Lark Street, Springfield, MO 65804
2. Michael Osbourn, Kahn Engineering, 14700 West 114th Terrace, Lenexa, KS 66215
3. Tom Ackley, Koley Jesson Law Firm, 1125 South 103rd Street, Omaha, NE 68124

Speakers against:

1. Ron Wolfe, 536 College Road, Council Bluffs, IA 51503
2. Randy Nash, 723 College Road, Council Bluffs, IA 51503
3. Deborah Petersen, 215 South Main Street, Council Bluffs, IA 51503
4. Linda Kemp, Midlands Humane Society, 11801 Gow Circle, Bellevue, NE 68133
5. Marti Nerenstone, 33 Indian Hills Road, Council Bluffs, IA 51503

Planning Commission Recommendation

The Planning Commission recommends denial of the request.

VOTE: AYE 5 NAY 1 ABSTAIN 2 ABSENT 2 VACANT 1 Motion: Denied

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Lot 2, Arbor Creek Map

Attachment D: Development Plan

Attachment E: Preliminary Geotechnical Evaluation

Attachment F: Proposed Land Use Plan Amendment

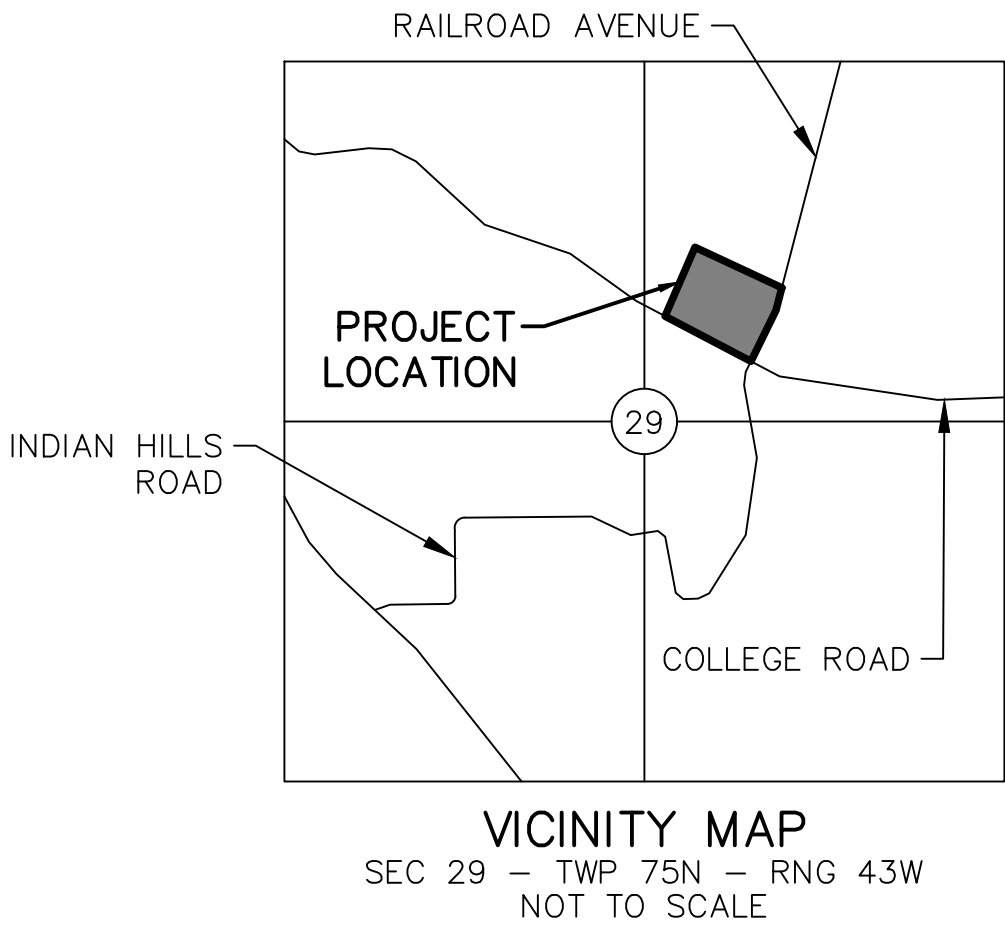
Attachment G: Site Photos

Prepared by: Chris Meeks, Planner

VALLEY RIDGE APARTMENTS
DEVELOPMENT PLANS
COUNCIL BLUFFS, IOWA

Sheet List Table

C001	TITLE SHEET
C100	SITE PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
AB1	BUILDING ELEVATIONS
CA1	BUILDING ELEVATIONS
1 OF 1	LANDSCAPE PLAN



OWNER:
CITY OF COUNCIL BLUFFS
209 PEARL ST. COUNCIL BLUFFS, IA 51503

DEVELOPER
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MISSOURI 65804
jmcdonald@wilhoitproperties.com
PHONE: 417-883-1632
ATTN: JAMES McDONALD

DESIGNER:
KAW VALLEY ENGINEERING, INC.
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
mikeo@k-veng.com
PHONE: (913) 894-5150
ATTN: MICHAEL OSBOURN

LEGAL DESCRIPTION:
PROPOSED LOT 2, ARBOR CREEK SUBDIVISION

SITE DATA:
SITE AREA= 6.19 AC

R3 ZONING REQUIREMENTS
FRONT YARD= 20'
REAR YARD= 20'
SIDE YARD= 5' (PLUS ONE FOOT FOR EVERY STORY ABOVE FIRST FLOOR)
MAX HEIGHT= 60'
LOT COVERAGE= 45% MAXIMUM
PROPOSED LOT COVERAGE= 12%

EXISTING ZONING: A2 (PARKS, ESTATES AND AGRICULTURAL DISTRICT)
PROPOSED ZONING: R3 (LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT)

PARKING REQUIRED: 1.5 STALLS/UNIT X 60 UNITS= 90 STALLS
PARKING PROVIDED: 111 STALLS (9 ACCESSIBLE STALLS)

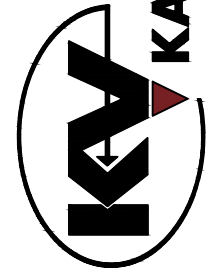
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
IOWA ONE CALL TICKET #182250748

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
k-veng.com | www.k-veng.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844.
EXPIRES 04/01/20

VALLEY RIDGE APARTMENTS
COLLEGE RD AND RAIL ROAD AVE.
COUNCIL BLIFFS, IOWA 51503

DEVELOPMENT PLANS
TITLE SHEET

PROJ. NO. C17-9615

DESIGNER KKG DRAWN BY JON

CFN

SHEET 0

REV

INITIAL ISSUE

9/10/18

A

REV

DATE

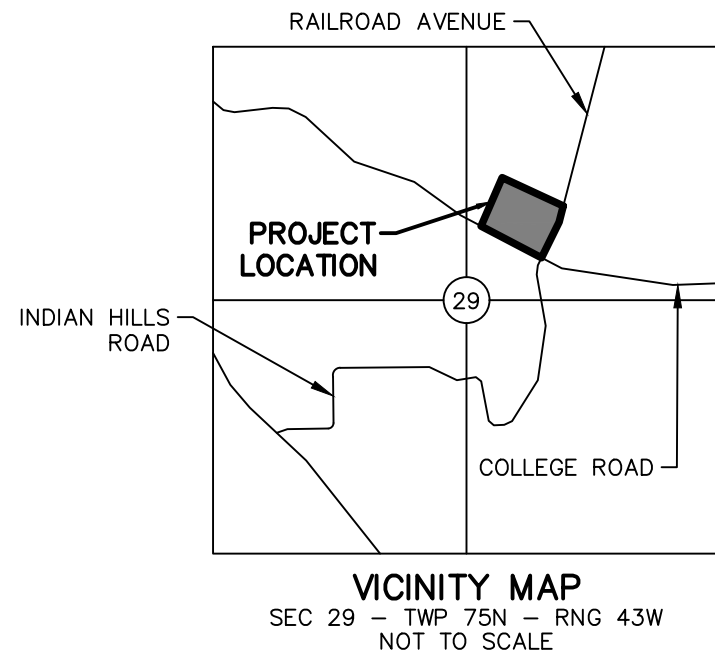
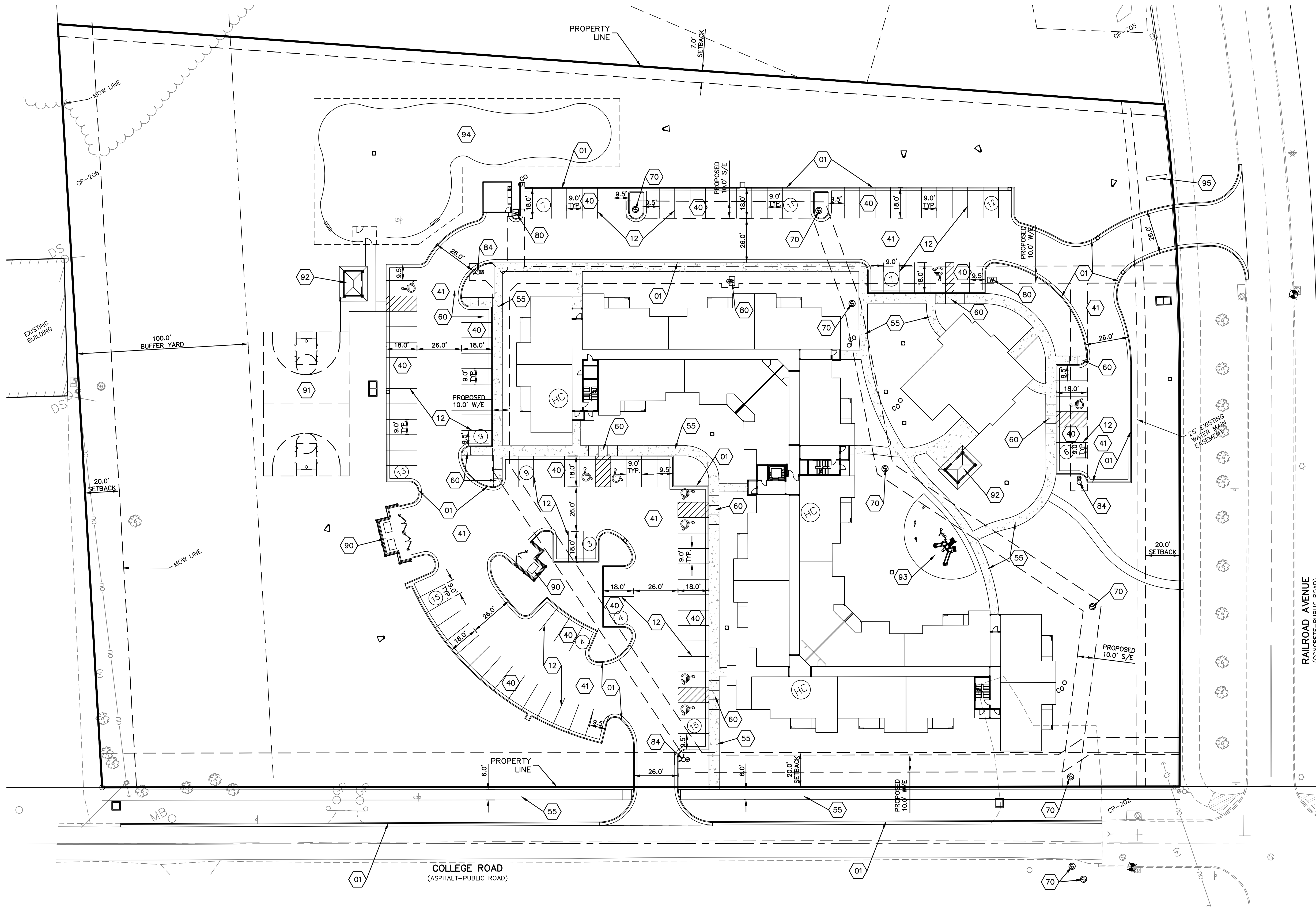
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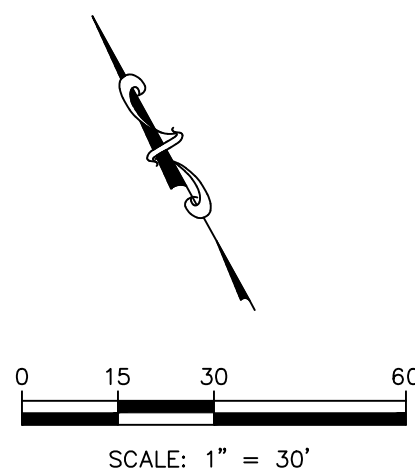
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LEGEND:

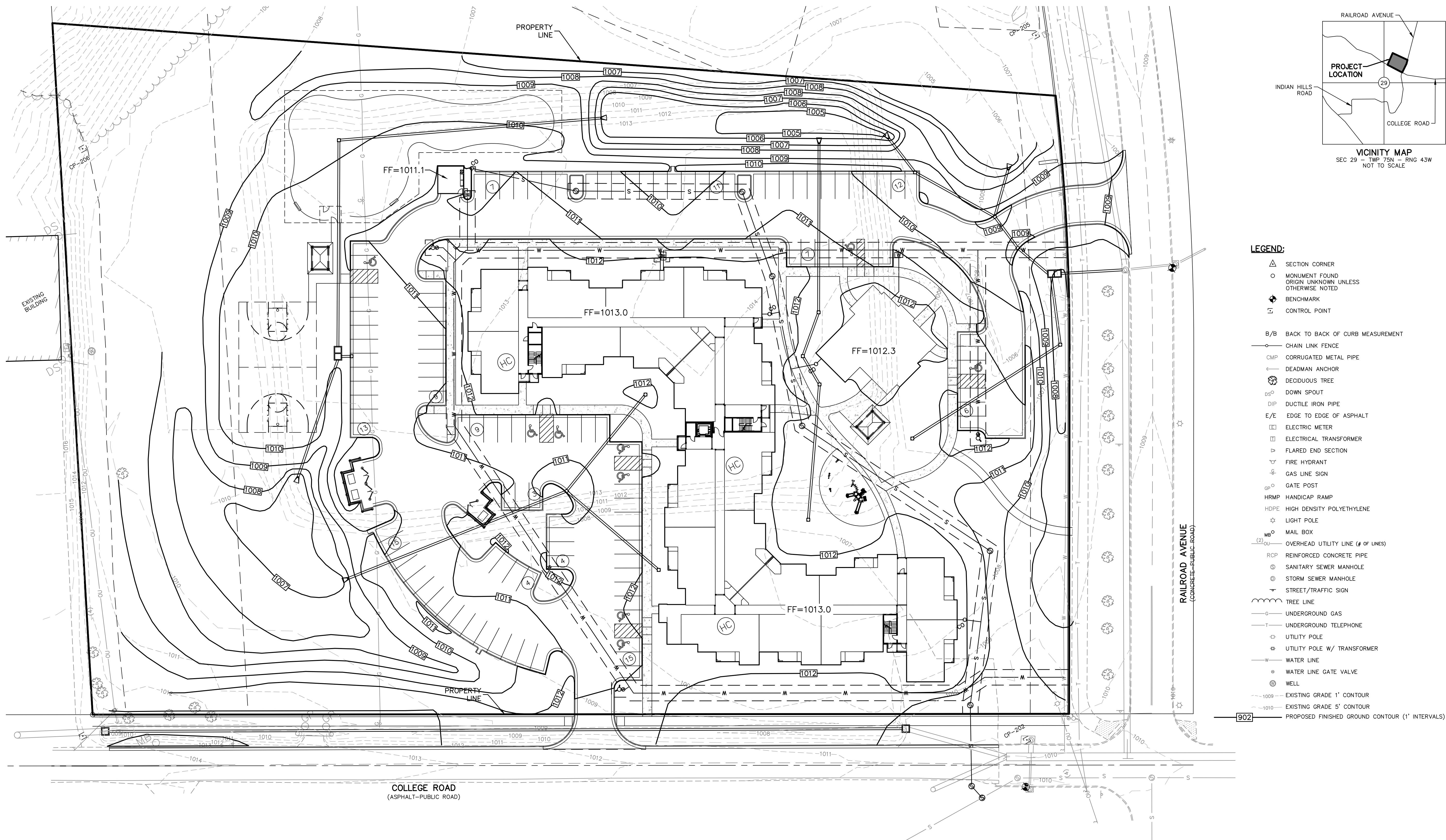
- SECTION CORNER
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- BENCHMARK
- CONTROL POINT
- B/B BACK TO BACK OF CURB MEASUREMENT
- CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DEADMAN ANCHOR
- DECIDUOUS TREE
- DOWN SPOUT
- DIP DUCTILE IRON PIPE
- E/E EDGE TO EDGE OF ASPHALT
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FLARED END SECTION
- FIRE HYDRANT
- GAS LINE SIGN
- GATE POST
- HRMP HANDICAP RAMP
- HDPE HIGH DENSITY POLYETHYLENE
- LIGHT POLE
- MAIL BOX
- OVERHEAD UTILITY LINE (# OF LINES)
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STREET/TRAFFIC SIGN
- TREE LINE
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- WATER LINE
- WATER LINE GATE VALVE
- WELL
- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR

- NOTES:
- 01 CONCRETE CURB AND GUTTER
 - 12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 40 REGULAR DUTY ASPHALT PAVEMENT
 - 41 HEAVY DUTY ASPHALT PAVEMENT
 - 42 CONCRETE PAVEMENT
 - 55 CONCRETE SIDEWALK
 - 60 SIDEWALK RAMP
 - 70 SANITARY SEWER MANHOLE
 - 80 WATER APPURTENANCES
 - 84 FIRE HYDRANT
 - 90 TRASH ENCLOSURE
 - 91 SPORTS COURT
 - 92 PAVILION
 - 93 PLAYSCAPE
 - 94 DOG PARK
 - 95 MONUMENT SIGN



Know what's below.
Call before you dig.

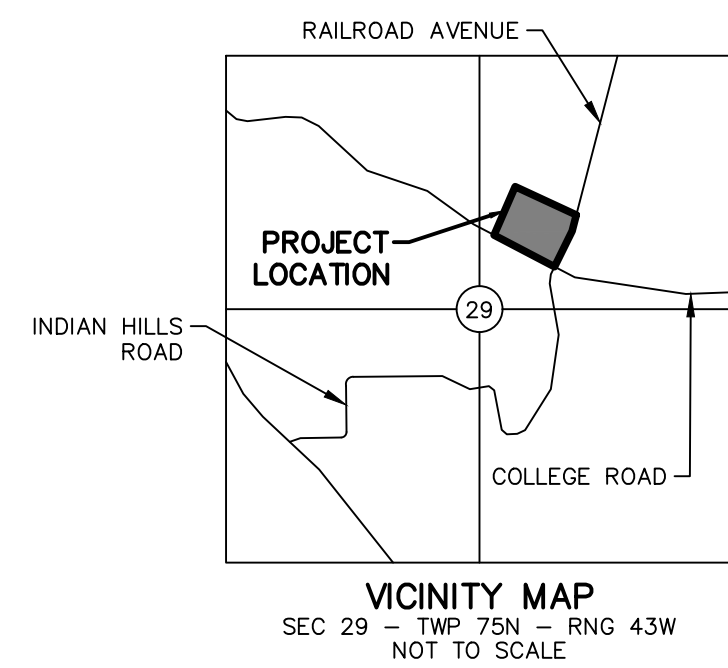
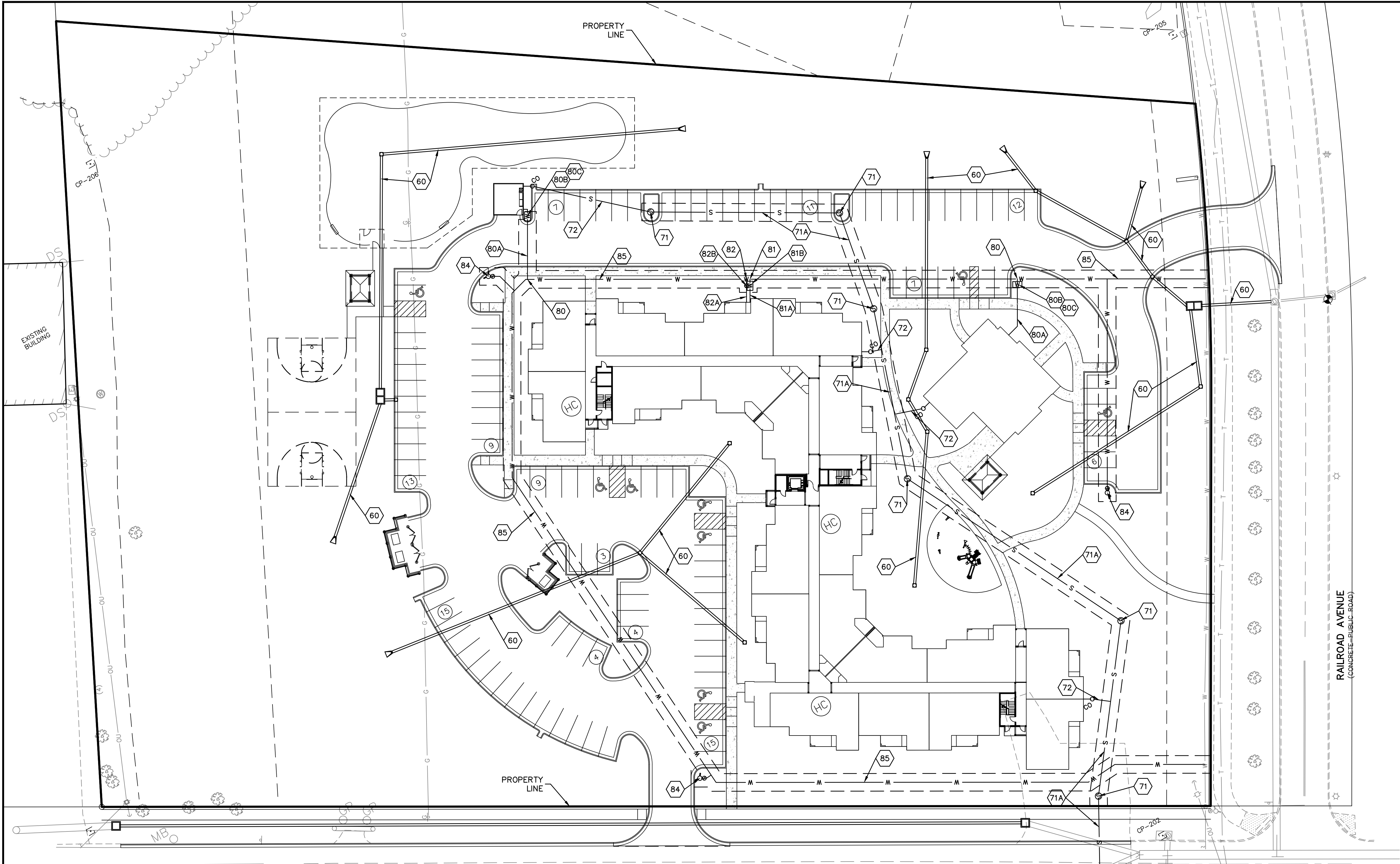
VALLEY RIDGE APARTMENTS COLLEGE RD AND RAIL ROAD AVE. COUNCIL BLIFFS, IOWA 51503		PROJ. NO. C17_9615		DESIGNER KGK		DRAWN BY JQN		CFN		SHEET C100		REV 0		14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 FAX (913) 894-5977 lv@kveing.com www.kveing.com		 KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844. EXPIRES 04/01/20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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- LEGEND:**
- SECTION CORNER
 - MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - BENCHMARK
 - CONTROL POINT
 - B/B BACK TO BACK OF CURB MEASUREMENT
 - CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - DEADMAN ANCHOR
 - DECIDUOUS TREE
 - DOWN SPOUT
 - DIP DUCTILE IRON PIPE
 - E/E EDGE TO EDGE OF ASPHALT
 - ELECTRIC METER
 - ELECTRICAL TRANSFORMER
 - FLARED END SECTION
 - FIRE HYDRANT
 - GAS LINE SIGN
 - GATE POST
 - HRMP HANDICAP RAMP
 - HDPE HIGH DENSITY POLYETHYLENE
 - LIGHT POLE
 - MAIL BOX
 - OVERHEAD UTILITY LINE (# OF LINES)
 - RCP REINFORCED CONCRETE PIPE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - STREET/TRAFFIC SIGN
 - TREE LINE
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - WATER LINE
 - WATER LINE GATE VALVE
 - WELL
 - EXISTING GRADE 1' CONTOUR
 - EXISTING GRADE 5' CONTOUR
 - PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)



14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 884-5150 FAX (913) 884-5977 kawvalley.com www.kawvalley.com		KAW VALLEY ENGINEERING	
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844. EXPIRES 04/01/20			
VALLEY RIDGE APARTMENTS COLLEGE RD AND RAIL ROAD AVE. COUNCIL BLIFFS, IOWA 51503		DEVELOPMENT PLANS GRADING PLAN	
PROJ. NO. C17_9615			
DESIGNER KGK	DRAWN BY JON		
CFN			
SHEET C300	REV 0	REV DATE DESCRIPTION	INITIAL ISSUE
		9/10/18	9/10/18
		DSN	CHK
		KGK	MRO



- LEGEND:**
- SECTION CORNER
 - MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
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 - UTILITY POLE W/ TRANSFORMER
 - WATER LINE
 - WATER LINE GATE VALVE
 - WELL
 - EXISTING GRADE 1' CONTOUR
 - EXISTING GRADE 5' CONTOUR

- NOTES:**
- 60 PRIVATE STORM SEWER
 - 70 EX PUBLIC SANITARY SEWER MANHOLE
 - 70A EXISTING 8" PUBLIC SANITARY SEWER MAIN
 - 71 PUBLIC SANITARY SEWER MANHOLE
 - 71A PROPOSED PUBLIC 8" SANITARY SEWER MAIN
 - 72 6" SANITARY SEWER SERVICE LINE PVC SDR 26, SLOPE @ 2.0% MINIMUM UNLESS OTHERWISE NOTED
 - 80 POINT OF CONNECTION - 1" WATER SERVICE
 - 80A 1" WATER LINE- HDPE SDR-9 (AWWA C901)
 - 80B 1" WATER METER- CONTRACTOR TO COORDINATE ORDERING AND INSTALLATION WITH THE CITY.
 - 80C 1" VALVE
 - 81 POINT OF CONNECTION - 4" WATER SERVICE
 - 81A 4" WATER LINE - PVC AWWA C900
 - 81B 4" WATER METER - CONTRACTOR TO COORDINATE ORDERING AND INSTALLATION WITH THE CITY.
 - 81C 4" VALVE
 - 82 POINT OF CONNECTION - 6" FIRE SERVICE LINE
 - 82A 6" FIRE SERVICE LINE - PVC AWWA C900
 - 82B 6" GATE VALVE
 - 84 FIRE HYDRANT ASSEMBLY (SEE SEPARATE WATER MAIN PLANS)
 - 85 PROPOSED PUBLIC 8" WATER MAIN
 - 86 EXISTING PUBLIC WATER MAIN

14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 884-5150 FAX (913) 884-5977 kawvalley.com www.kawvalley.com		KAW VALLEY ENGINEERING		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844. EXPIRES 04/01/20	
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REV		DATE		DESCRIPTION	
A		9/10/18		INITIAL ISSUE	
DSN		DWN		CHK	
MRO		JON		KGK	



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



3 EAST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

FINISH MATERIALS

- 30 YEAR ARCHITECTURAL SHINGLE ROOFING ON DECK AND PRE-MFR TRUSSES
- VINYL WINDOWS (E-STAR RATED) WITH MFR-SHUTTERS
- CEMENT BOARD SIDING ON SHEATHING AND WOOD STUD FRAMING
- BRICK VENEER ON SHEATHING AND WOOD STUD FRAMING



4 WEST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

ELEVATION KEY

Valley Ridge Apartments
A 60-Unit Family Community in Council Bluffs, Iowa

Parker Associates
Tulsa, LLC
2202 E. 49th St., Suite 200
Tulsa, OK 74105
(918)-742-2485

Zimmerman Properties LLC
1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808

BRYAN E. HULST - ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

SHEET: **AB1** BUILDING ELEVATIONS 09/10/2018



1 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

2 SOUTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

FINISH MATERIALS

30 YEAR ARCHITECTURAL SHINGLE
ROOFING ON DECK AND PRE-MFR
TRUSSES

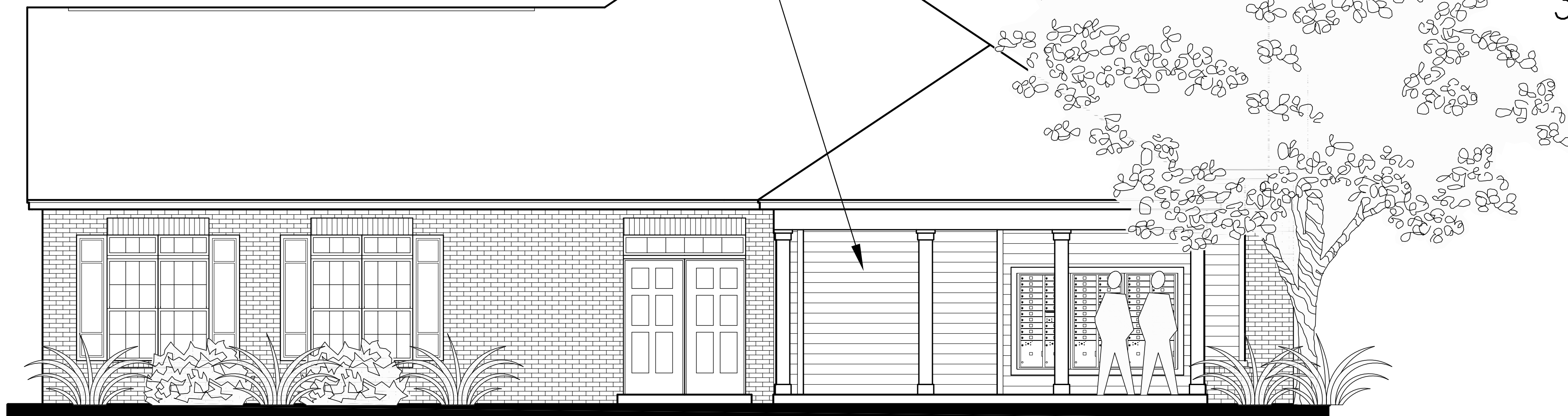
VINYL WINDOWS (E-STAR RATED) WITH
MFR-SHUTTERS

CEMENT BOARD SIDING ON SHEATHING
AND WOOD STUD FRAMING

BRICK VENEER ON SHEATHING AND
WOOD STUD FRAMING



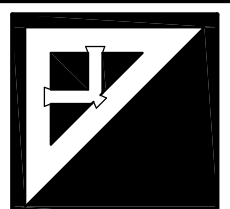
3 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)



4 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

Valley Ridge Apartments

A 60-Unit Family Community in
Council Bluffs, Iowa



Parker Associates
Tulsa, LLC
2202 E. 49th St., Suite 200
Tulsa, OK 74105
(918)-742-2485

**Zimmerman
Properties
LLC**

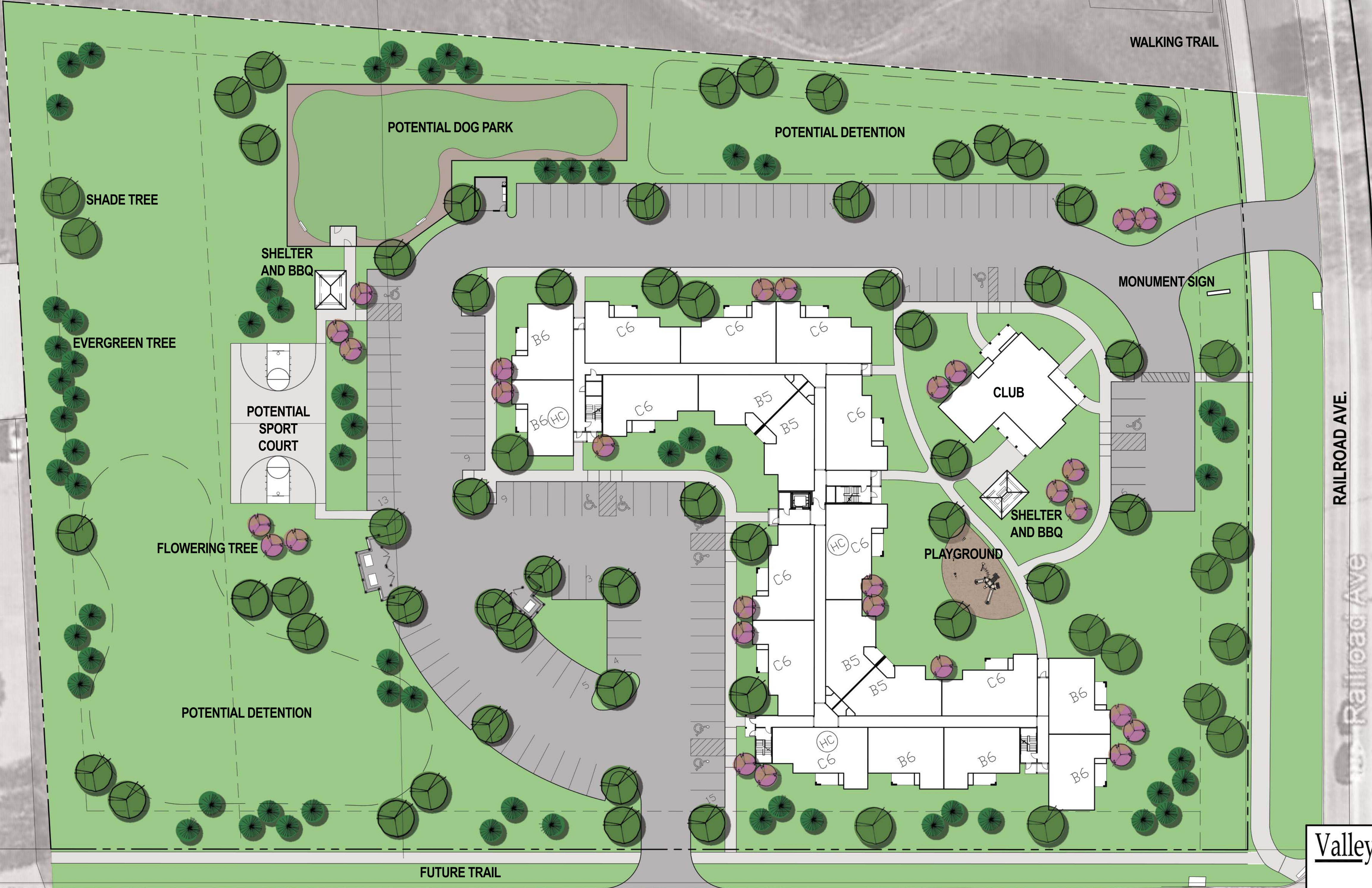
1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808

BRYAN E. HULST — ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

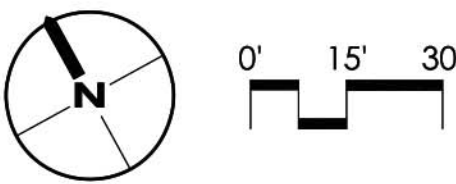
SHEET: **CA1** BUILDING ELEVATIONS 09/10/2018

PRELIMINARY PLANT SCHEDULE

- SHADE TREES:
SWAMP WHITE OAK
RED MAPLE
GINKGO
SYCAMORE
ALLEE ELM
ZELKOVA
- EVERGREEN TREES:
EASTERN WHITE PINE
ROCKY MOUNTAIN JUNIPER
DOUGLASS FIR
- FLOWERING TREES:
CRABAPPLE
SERVICE BERRY
REDBUD



PRELIMINARY LANDSCAPE PLAN



Valley Ridge Apartments

A 60-Unit Family Community in
Council Bluffs, Iowa



**Parker Associates
Tulas, LLC**
2202 E. 49th St. Suite 200
Tulsa, OK 74112
(918) 742-2485

BRYAN E. HULST - ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

**Zimmerman
Properties
LLC**

1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808



Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17G9615

Mr. Justin Zimmerman
Zimmerman Properties Investments, LLC
1329 East Lark Street
Springfield, Missouri 65804

**RE: PRELIMINARY GEOTECHNICAL EVALUATION
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Dear Mr. Zimmerman:

Kaw Valley Engineering, Inc. has performed a preliminary geotechnical review of the proposed project. This site is located at the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The proposed project is to consist of a three-story, slab-on-grade wood-framed structure. Site reconnaissance indicates generally a 5-foot grade change across the site, except the extreme northeast corner which grades up an additional 10 feet. Historical review indicates up to six feet of fill has been placed in the central portion of the site.

Review of regional soils data indicates that a combination of loess and glacial till make up the upper soil stratum, and the fill placed upon the site. Exact water table has not been determined at the time of the issuance of this preliminary evaluation.

Preliminary grading plans indicate the building finished floor to be 1,012 feet which is within one foot of the existing surface grade in the building area.

Due to the existence of up to six feet of apparently uncontrolled fill, it is anticipated the site will need to be overexcavated to a depth of at least three feet below the existing uncontrolled fill, and recompacted to bearing and slab elevations. The need for dewatering is unknown at this time.

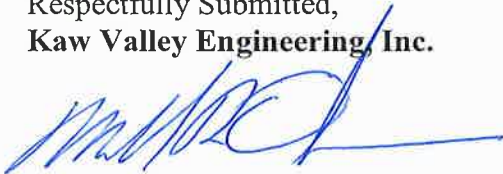
Preliminary recommendations are that the building be founded using shallow foundations bearing upon newly placed engineered fill. An allowable bearing capacity of 2,500 psf is anticipated.

Shallow foundations shall bear at a minimum depth of 42 inches below lowest adjacent exterior grade.


Further details and specific recommendations will be presented once field work and full laboratory evaluations are completed.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.



Michael R. Osbourn
Principal


for Martin T. Arling, P.E.
Principal

Attachment F

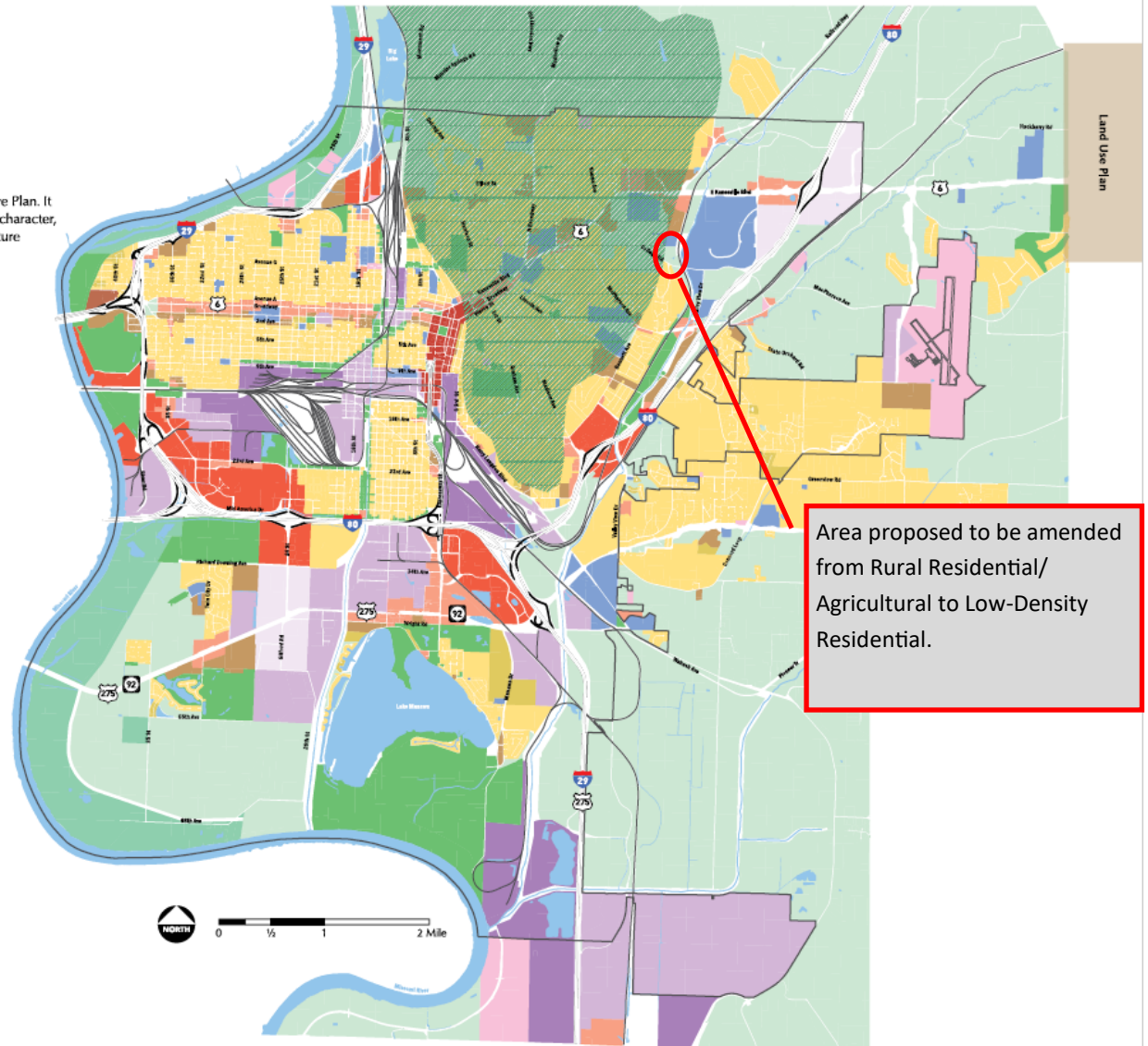
BLUFFS TOMORROW 2030 LAND USE PLAN

The Land Use Plan is one of the most important elements of the Bluffs Tomorrow 2030 Comprehensive Plan. It outlines how properties in different parts of the planning area should be used, and identifies the type, character, and intensity of use for all areas of the community. The intent of the Land Use Plan is to ensure that future development takes into account land use compatibility, access, market viability, environmental features, and community services. In that light, the recommendations of this chapter should be implemented in coordination with the recommendations of subsequent chapters.

The Land Use Plan sets forth policies for land use and development at the City-wide level. The Plan also includes specific policies and strategies for the City's residential, commercial, and industrial areas. Subsequent chapters provide additional detail regarding open space, environmental areas, and community facilities.

Land Use Legend

Residential	Industrial
Rural Residential/Agriculture	Office/Industrial
Low-Density Residential	Light Industrial
Medium-Density Residential	Heavy Industrial
High-Density Residential	
Multifamily/Mixed-use	
Commercial	Public Land Uses
Local Commercial	Natural Areas
Regional Commercial	Public Park
Downtown/Mixed-use	Public/Semipublic
	Transportation/Utility
	Loess Hills Preservation Area



Attachment G

Site Photos



*Red outline shows the approximate boundaries of Lot 2, Arbor Creek.



Photo 1: Aerial photo of the subject property.

Photo 2: Google Street-View photo facing North from College Road.

Photo 3: Google Street-View photo facing Southwest from Railroad Avenue.





Memorandum

To: City Council
From: Brandon Garrett, AICP, Community Development Director
Cc: Mayor Walsh and Jodi Quakenbush, City Clerk
Date: November 19, 2018
Re: Lot 2, Arbor Creek

The following supplemental information is provided regarding the property located at Lot 2, Arbor Creek and associated development proposals.

Planning and Zoning

Comprehensive Plan

The Comprehensive Plan's future land use map (see Exhibit A) shows Lot 2, Arbor Creek as "Rural Residential/Agriculture", the same future land use designation for the ground developed for St. Patrick's Church, Presbyterian Home, a future townhome development, and Immanuel Pathways all nearby at Valley View Drive and College Road. The Parks & Recreation Framework Plan in the Comprehensive Plan (see Exhibit B) does not show a future park in this vicinity. Council Bluffs is under increasing pressure for residential development. This quarter of the city around Iowa Western Community College has undergone significant development since the Bluffs Tomorrow Plan was adopted in 2014. Generally speaking, it is more difficult to predict future land uses in undeveloped areas and market forces often play a major role in determining what the City supports. While the Comprehensive Plan is not a regulatory document, the City should strive to amend the future land use map to reflect larger incremental changes.

Spot Zoning

The proposed change does not meet the definition of spot zoning. A classic case of spot zoning would be a much different use wedged between similar uses—for example, zoning a small lot for Industrial within a residential block in an older neighborhood. In this case, the proposal is for roughly six acres and proposes to zone to a residential district adjacent to other residential districts. It is at the corner of two collector-style streets and has the capacity for much higher density. See attached memo regarding spot zoning cases in Iowa (see Exhibit C).

A-2 Zoning

A-2 is an agricultural type of zoning that is a default for areas that have not developed. Several City parks and other City-owned parcels are zoned A-2 for lack of a “Public” zoning district. Iowa Western Community College is zoned A-2. Sometimes the City will proactively rezone land to A-2 as a placeholder for future parks or development such as in the Mid City area near the West Broadway Viaduct. In this case, there was no need to change the zoning from A-2 in the past because it was a combination of undeveloped land and publicly owned property. “Animal Shelters”, as defined in the zoning code are only allowed in A-2 zoning.

Density

The proposed project includes 60 multi-family dwelling units (10 units per acre). Originally, the developers had hoped for a second phase, but the land request was reduced to align with the lease parcel for Midlands Humane Society. By zoning, the six acres could have yielded 135 dwelling units (22.5 units per acre), but the request was for substantially fewer units. The “PR” Overlay proposed would secure the number of units at 60. For reference, a typical low density single-family detached area in the West End is roughly 7.5 units per acre; not much less than the proposal.

Other 5+ Acre R-3 or R-4 Zoned Sites Available

GIS was utilized to identify sites that were 5 acres or larger, vacant, and zoned R-3 or R-4. The Zimmerman proposal was for 6 acres and R-3, but this search was more broadly-inclusive. 19 properties were identified that met the criteria (see Exhibit D). However, upon closer examination of these sites, many have obstacles to development including terrain, utilities, access, forestation, or have already been approved for development. Zero properties discovered were zoned R-4. Six of the 19 properties are only partially zoned R-3 and would therefore require additional zoning action.

Infrastructure and Site Preparation

Water Service

Resolution 13-236 (see Exhibit E) states that the City, Midlands Humane Society, and Council Bluffs Water Works equally shared the cost of extending the water main in the amount of \$476,484 (\$158,828 City’s share). Ultimately, the City paid slightly less (\$158,250) when the work was completed (see Exhibit F). The resolution states that the water main will “...service the Midlands Humane Society and any future City developments at that location.” (see Exhibit E)

Additional Infrastructure

Sanitary sewer, storm sewer, paving, a traffic signal, right-of-way, and other general costs are attributed to developing this area (see Exhibit G). These are costs associated with extending Railroad Avenue and utilities between E. Kanesville Blvd. and College Road to make the ground developable for the Midlands Humane Society building and additional future development to the south—specifically, a new police headquarters building. A different site for the police headquarters was ultimately chosen, but the site was preserved by the City for future development since it had all necessary infrastructure.

Exhibit G:

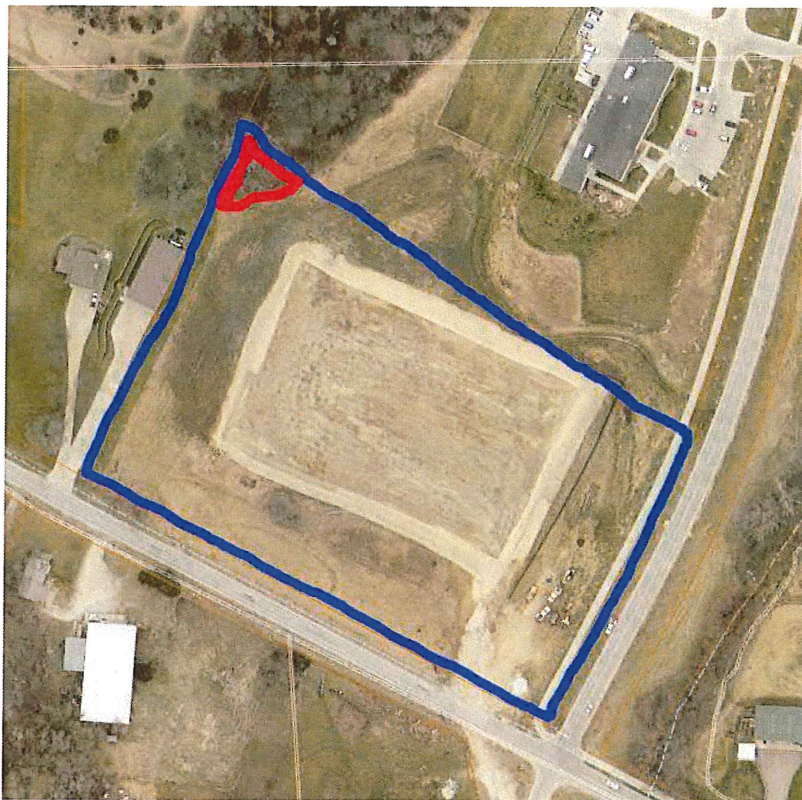
Infrastructure and Site Preparation Costs	
<i>Grading and Fill</i>	\$ 234,882.00
<i>Water Service</i>	\$ 158,250.00
<i>Sanitary Sewer</i>	\$ 105,159.63
<i>Storm Sewer</i>	\$ 658,040.99
<i>Pavement: Road and Bike Trail</i>	\$ 1,097,003.31
<i>Traffic Signal</i>	\$ 189,871.41
<i>Right-of-Way</i>	\$ 852,000.00
<i>General Costs and Construction Engineering for Road and Infrastructure</i>	\$ 662,265.02
TOTAL CITY COSTS	\$ 3,957,472.36

Grading and Fill

A developer representing another project calculated the site at what is now Lot 2, Arbor Creek needed 2-3' of fill dirt to raise it out of the floodplain. Months later, it was determined that the site of the new police headquarters had excess dirt that would have to be removed at additional expense. Rather than discard this resource, the City coordinated the relocation of the dirt to be utilized as fill at Lot 2, Arbor Creek in order to make the site more developable and marketable. The relocation of the dirt and stabilization was coordinated by Public Works and was carried out properly. The cost of moving this resource to the site from the police headquarters was \$234,882 in 2017.

Any future development of the site will regrade it to accommodate their design. Any development will have to be engineered to follow all applicable grading and stormwater drainage requirements for retention etc. The proposed development did not plan to impact or grade any Loess Hills slopes; the development site is relatively flat (see Exhibit H).

Exhibit H



Red area above is a portion of Loess Hill slope. This area is not proposed for grading.

Bus Route

The site is served by the Blue bus route (see Exhibit I).

City Financial Support of the Midlands Humane Society

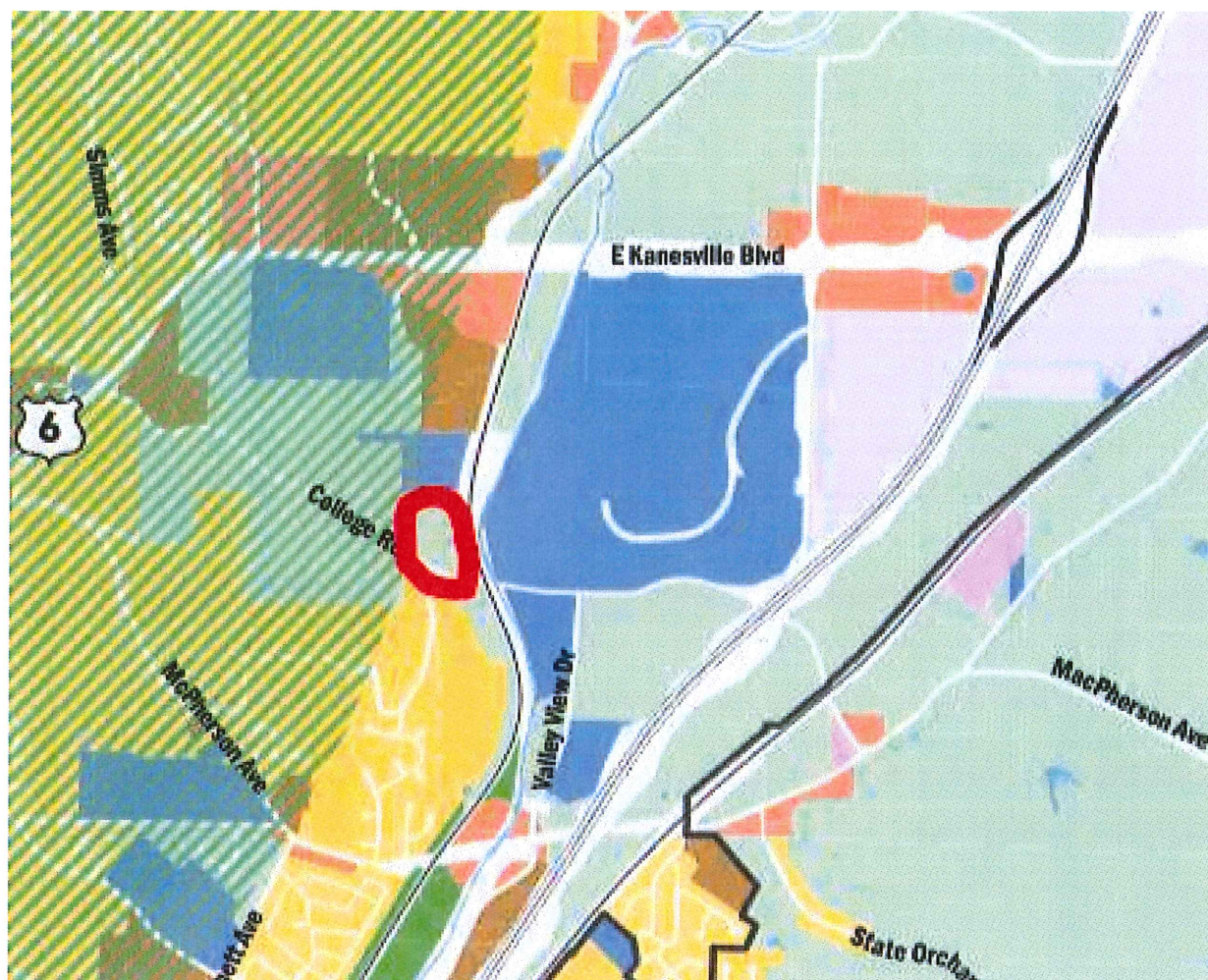
The City made six payments in 2014 totaling \$1,500,000 to the Midlands Humane Society for construction of the facility (see Exhibit J). The City paid HGM Associates \$26,977 for design work related to the project in 2014 (see Exhibit J). In addition, from FY2015 to FY2018, the City made payments of \$259,845 (see Exhibit K). The City recently increased its contributions to the Midlands Humane Society from \$1.25 to \$2.00 per capita. This payment is calculated at 61,938 x \$2 (totaling \$123,876 per year). As of 11/09/18, the City has paid the Midlands Humane Society \$41,312.68 for FY2019 (see Exhibit K). From FY2014 to date, the City has spent \$1,828,134.68 in support of Midlands Humane Society (excluding infrastructure costs). The City owns the building and Midlands Humane Society leases the space for \$1 per year as part of a 99-year lease agreement. The City's Animal Control Division of the Community Development Department is located in the building and pays no additional rent above the City's per capita contribution.

Estimated Local Property Taxes

Midlands Humane Society: \$0/year

Current Zimmerman Proposal (60 dwelling units): \$61,844/year (see Exhibit L)

EXHIBIT "A"



Land Use Legend

Residential

- Rural Residential/Agriculture
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Multi-family/Mixed-use

Commercial

- Local Commercial
- Regional Commercial
- Downtown/Mixed-use

Industrial

- Office/Industrial
- Light Industrial
- Heavy Industrial

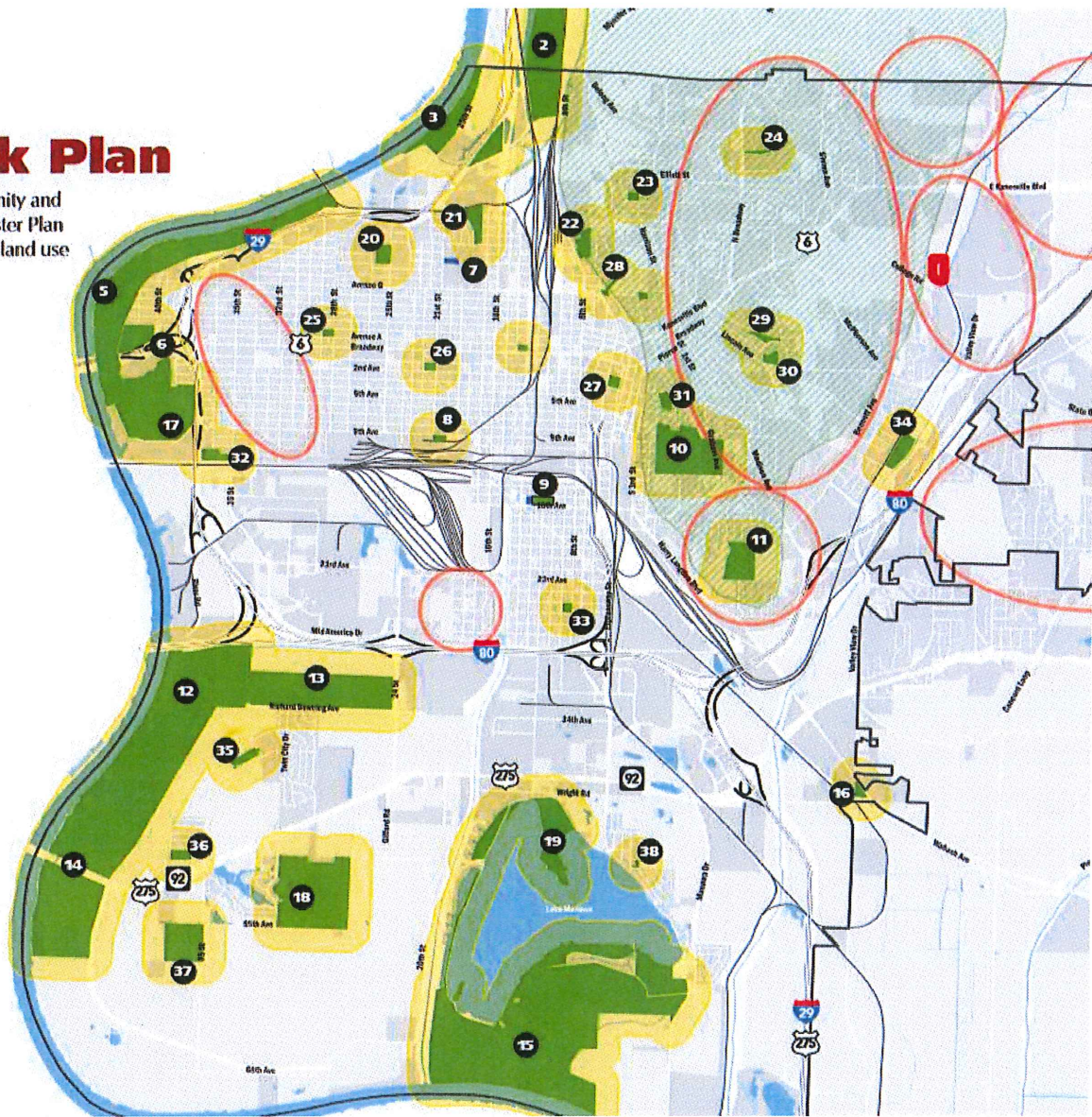
Public Land Uses

- Natural Areas
- Public Park
- Public/Semi-public
- Transportation/Utility
- Loess Hills Preservation Area

EXHIBIT "B"

Open Space Plan

Community and
Master Plan
Land Use



Open Space Legend

- Loess Hills Preservation Area
- Lakes
- Rivers and Creeks
- Pedestrian Priority Zone
- Underserved Areas (as identified in Park Master Plan)
- Existing Developed/Urbanized Footprint
- Rural/Undeveloped

INTER-OFFICE MEMO

TO: Honorable Thomas P. Hanafan, Mayor
and Members of the City Council

FROM: Legal Department

DATE: January 10, 1991

RE: Spot Zoning

The Council has requested information about and examples of "spot zoning". Spot zoning results when a rezoning creates a small island of property with use restrictions different from those imposed on the surrounding property. Spot zoning is not necessarily illegal. Iowa courts look at several factors to determine whether spot zoning is reasonable and valid, including the following.

- a. the size of the spot rezoned
- b. the prior use of the rezoned tract
- c. the tract's suitability for various uses
- d. the uses of the surrounding property

In general, where a court can find that a city or county had a reasonable basis for rezoning a particular tract to serve the public welfare, rather than solely for private gain, spot zoning will be upheld. The public welfare is promoted by zoning that encourages efficient urban development, lessens congestion on streets, prevents overcrowding, increases or stabilizes property values and the tax base, and conforms to the comprehensive plan.

Some examples from Iowa cases are illustrative.

Illegal Spot Zoning

1. An ordinance rezoned one corner of an interstate intersection to light industrial. The other corners remained agricultural districts. This rezoning was illegal spot zoning because the evidence showed that all four corners were used similarly before the rezoning, and each corner was equally adaptable to a light industrial use. There was no public benefit in choosing one corner over the others. Keppy v. Ehlers, 115 NW2d 198 (Iowa 1962).

2. An ordinance rezoned one lot in the middle of a block surrounded by single-family dwellings. The property in question was a large home near Drake University; the owners wanted to convert it to a sorority house. At the time of the requested rezoning, however, it had always been used as a single-family dwelling. The court found that there was no rational basis to distinguish this property from the others in the block, since all shared the same prior use and were equally suited for the proposed rezoning. Hermann v. City of Des Moines, 97 NW2d 893 (Iowa 1959).

EXHIBIT "C" (continued)

January 10, 1991
Spot Zoning
Page 2

Legal Spot Zoning

1. Agricultural land was rezoned to allow a hog-slaughtering plant. The land around the rezoned tract remained agricultural. This rezoning was valid because, unlike the surrounding land, the rezoned parcel was not prime agricultural land and was near a road, river and railroad tracks.

In this case, the public benefits (adding manufacturing to a troubled agriculture-based economy, increasing tax revenues, and creating jobs) were consistent with the goals of the comprehensive plan. The rezoning was not solely for private gain. Montgomery v. Bremer County Board of Supervisors, 299 NW2d 687 (Iowa 1980).

2. An undeveloped two-acre tract of single-family residential district was rezoned to a neighborhood shopping district. Because the tract was at the corner of a busy intersection, it was not well suited for a home, but was uniquely appropriate for a neighborhood shopping center. Once again, the benefits to the public (providing needed shopping in a rapidly growing residential area) were in accord with the goals of the comprehensive plan. Jaffe v. City of Davenport, 179 NW2d 554 (Iowa 1970).

3. A four-story, 16-room structure was rezoned from single-family to multiple-family. The rest of the neighborhood remained single-family. This rezoning was legal. The building had been used as a medical clinic, rooming house and nursing home and had little appeal as a single-family dwelling. Rezoning would have little or no impact on the value of surrounding properties, and would not otherwise burden them. There is public benefit in eliminating nonconformities. Keller v. City of Council Bluffs, 66 NW2d 113 (Iowa 1954).

To summarize, illegal spot zoning benefits a particular owner at the expense of the public good and is inconsistent with the goals of the comprehensive land use plan.

Respectfully submitted,

Kathleen A. Kilnoski
KATHLEEN A. KILNOSKI
Assistant City Attorney

KAK/jk

Undeveloped Parcels over 5 acres Zoned Appropriately for Multifamily Development in the City of Council Bluffs

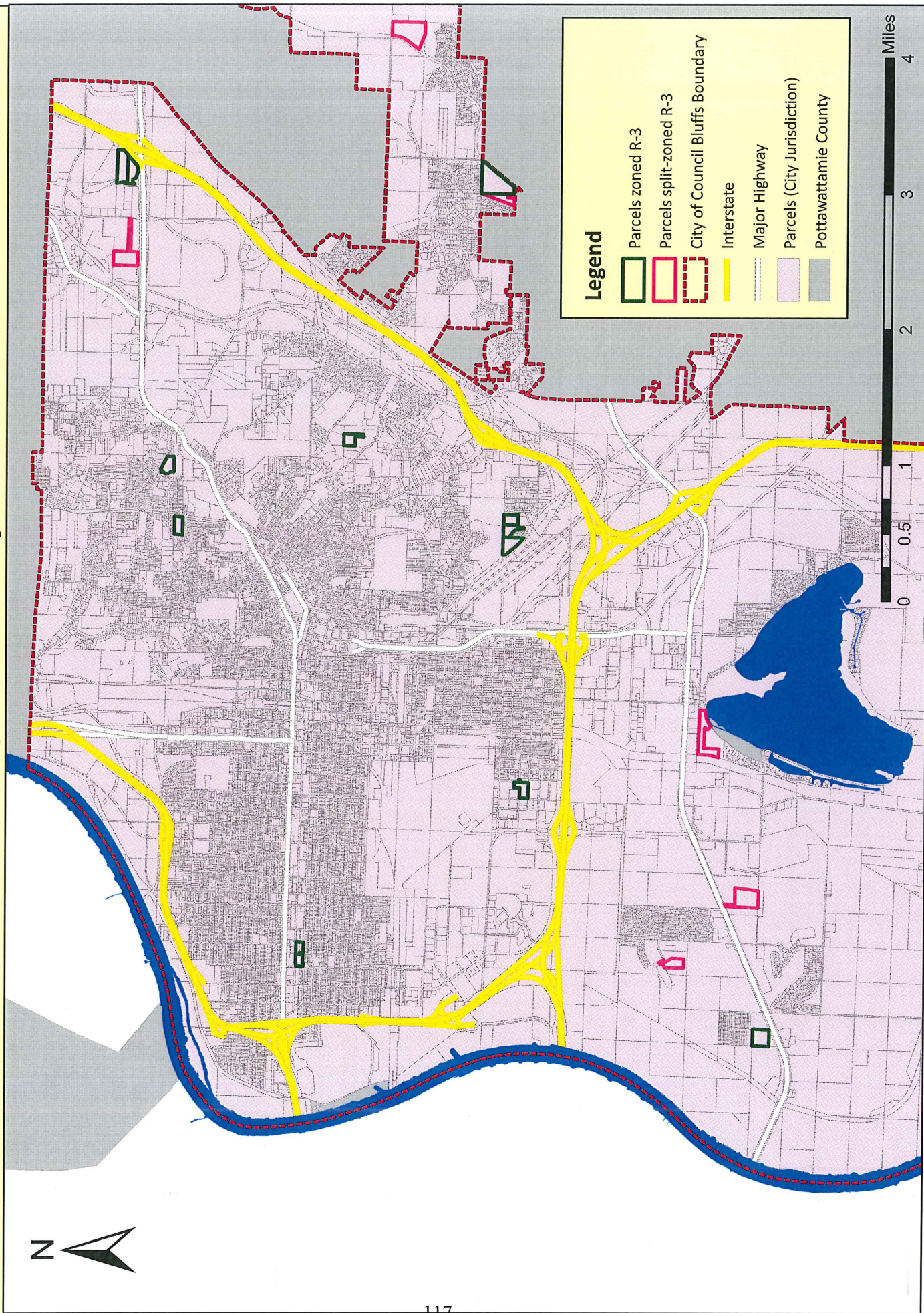


EXHIBIT "E"

Council Communication

Department: Health Department	Ordinance No.:	City Council: September 9, 2013
Case/Project No.: N/A	Resolution No.: <u>13-236</u>	First Reading: N/A
		Second Reading: N/A
		Third Reading: N/A
		Public Hearing: N/A
Subject/Title		
Midlands Humane Society Project – Water Main Extension Agreement		
Location		
Running from Indian Hills Road to Railroad Avenue		
Background/Discussion		
<p><u>Background</u></p> <p>The City owns approximately 28.88 acres of property along College Road and Railroad Avenue. The Midlands Humane Society and the City has been working diligently over the past several years to develop and construct a new humane society and associated dog park on approximately 7 acres of said property.</p> <p><u>Discussion</u></p> <p>Since there is no water at this location, a water main extension must be brought in from the top of Indian Hills Road. This will service the Midlands Humane Society and any other future City developments at that location. At the September 9th City Council meeting, a public hearing will be held to approve the plans, specifications and form of contract for the water main extension portion of the project. At this same meeting, we are also asking for approval of the Water Works agreement detailed below.</p> <p>A water main extension agreement has been prepared by the Water Works that details the roles and responsibilities of each participant. The Water Works estimates the cost for improvements will be \$476,484.00; 1/3 of the cost will be incurred by the City, 1/3 by Midlands Humane Society and 1/3 by the Council Bluffs Water Works. The cost to the City will be funded through existing fund balances. This includes the installation of approximately 1,750 linear feet of eight inch ductile iron pipe and 810 linear feet of twelve inch ductile iron and all necessary fire hydrants and other appurtenances.</p>		
Staff Recommendation		
The Council Bluffs Health Department recommends that City Council adopt the resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a water main extension in conjunction with the Midlands Humane Society Project.		

EXHIBIT "F"

City of Council Bluffs

Proj 00503 Midlands Humane Society and Water Main Extension

\$'s

Expense

Payments to CB Water Works for Water Main

158,250

Payments to Midlands Humane Society for Construction

1,500,000 see detail

Payments to HGM Associates

26,977

Total Expense

1,685,227

Funding sources: General Obligation Bond, Gaming and General Fund

EXHIBIT "I"

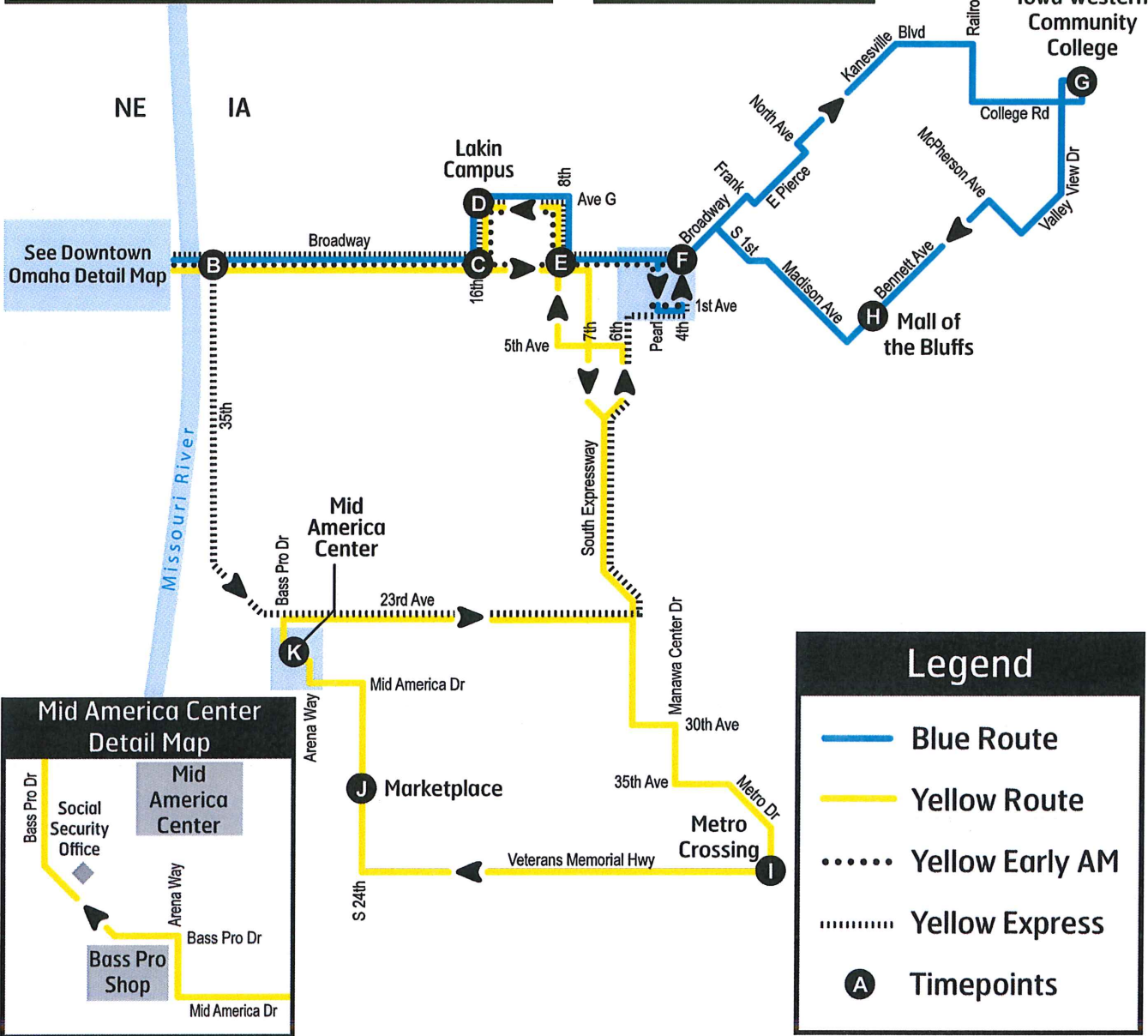
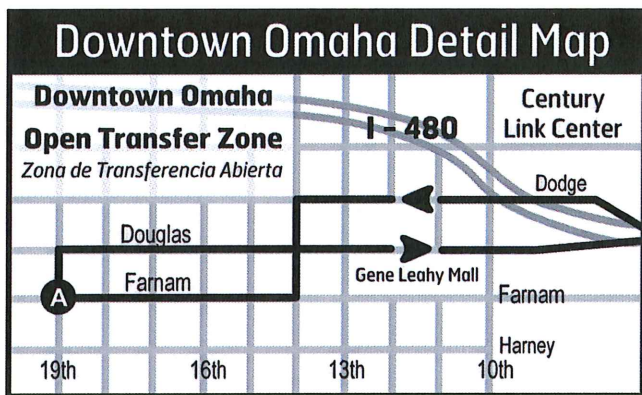


EXHIBIT "J"

Project Construction payments to Midlands Humane Society

Other Capital Improvements - \$1,500,000.00

<u>Vendor</u>	<u>Description</u>	<u>CK Amt</u>	<u>Ck No</u>	<u>Ck Date</u>
Midlands Humane Society	Reimb Anderson Construction/BVH	305,608.76	CK#6375	1/31/2014
Midlands Humane Society	Animal Shelter Construction	240,655.53	213820	7/8/2014
Midlands Humane Society	Animal Shelter Construction	295,047.05	213820	7/8/2014
Midlands Humane Society	Animal Shelter Construction	140,290.61	7136	9/15/2014
Midlands Humane Society	Animal Shelter Construction	231,774.54	7137	9/15/2014
Midlands Humane Society	Construction Pymt #6	286,623.51	7292	10/31/2014
		<u>1,500,000.00</u>		

EXHIBIT "K"

City of Council Bluffs

Payments to Midlands Humane Society FY15 to FY19 year-to-date
As of 11/14/2018

FY19 Payments to Midlands Humane Society as of 11/15/2018

Check #	Warrant	Amount
37,525	11/09/18	10,328.17
37,057	10/03/18	10,328.17
36,770	09/05/18	10,328.17
36,447	08/08/18	10,328.17
		<u>41,312.68</u>

FY18 Payments to Midland Humane Society

Inv No	Inv Date	Warrant	Ck #	Amt
6111	05/31/2018	06/27/18	35981	6,455.10
5824	04/30/2018	05/23/18	35559	6,455.10
5467	03/31/2018	04/11/18	35072	6,455.10
5055	02/28/2018	03/07/18	34691	6,455.10
4783	01/31/2018	02/07/18	34408	6,455.10
4499	12/31/2017	01/10/18	34107	6,455.10
4130	11/30/2017	12/06/17	33740	6,455.10
3895	10/31/2017	11/08/17	33436	6,455.10
3679	09/30/2017	10/11/17	33054	6,455.10
3613	09/21/2017	09/26/17	32893	891.00
3428	08/31/2017	09/05/17	32655	6,455.10
3144	07/31/2017	08/08/17	32346	6,455.10
2858	06/30/2017	07/11/17	31962	<u>6,455.10</u>
				78,352.20

FY17 Payments to Midland Humane Society

Inv No	Inv Date	Warrant	Ck #	Amt
2613	05/31/2017	06/27/17	31807	6,455.10
2343	04/30/2017	06/27/17	31807	6,455.10
2059	03/31/2017	04/11/17	30932	6,455.10
1851	02/28/2017	04/11/17	30932	6,455.10
021017	02/10/2017	02/21/17	30457	750.00
1747	01/31/2017	04/11/17	30932	6,455.10
1660	12/31/2016	01/24/17	30196	6,455.10
1597	11/30/2016	12/06/16	29741	6,455.10
1543	10/31/2016	11/01/16	29390	6,455.10
1498	09/30/2016	10/18/16	29250	6,455.10
83116	08/31/2016	09/20/16	28958	6,455.10
73116	07/31/2016	08/09/16	28505	6,455.10
63016	07/18/2016	07/26/16	28352	<u>6,455.10</u>
				78,211.20

FY16 Payments to Midland Humane Society

Inv No	Inv Date	Warrant	Ck #	Amt
53116	05/31/2016	06/14/16	27901	6,455.10
43016	04/30/2016	05/17/16	27584	6,455.10
33116	04/05/2016	04/05/16	27142	6,455.10
22916	02/29/2016	03/08/16	26865	6,455.10
13116	01/31/2016	02/16/16	26706	6,455.10
123115	12/31/2015	02/16/16	26706	6,455.10
NOV-2015	11/30/2015	12/29/15	26304	6,455.10
OCT-2015	10/31/2015	12/29/15	26304	6,455.10
093015	09/30/2015	11/10/15	25911	6,455.10
AUGUST-2015	08/31/2015	12/29/15	26304	6,455.10
073115	07/31/2015	08/25/15	25204	<u>6,455.10</u>
				71,006.10

FY15 Payments to Midland Humane Society

Inv No	Inv Date	Warrant	Ck #	Amt
053115	05/31/2015	06/23/15	268	6,455.10
043015	04/30/2015	06/23/15	268	6,455.10
033115	03/31/2015	05/26/15	220055	6,455.10
022815	02/28/2015	03/03/15	218434	6,455.10
100	01/31/2015	02/03/15	217949	6,455.10
c5f412783b	10/31/2014	8142	7292	286,623.51
BVH#12078-5	07/31/2014	8071	7137	<u>231,774.54</u>
				550,673.55

included on construction
payments schedule
included on construction
payments schedule

EXHIBIT "L"

<u>Apt. Name</u>	<u>Address</u>	<u># of units</u>	<u>Mkt units</u>	<u>LIHTC units</u>	<u>Assessed Value</u>	<u>Taxes Paid</u>	<u>Taxes per unit</u>			<u>Mill rate</u>
Prime Square Apartments	822 South Main Street	80	24	56	\$ 3,322,000	\$ 117,678	\$ 1,471	highest		45.35326
			30%							
Beacon Place Apartments	2400 South 19th Street	40	0	40	\$ 1,301,000	\$ 50,656	\$ 1,266			45.35326
Thornbury Way	1951 Nash Blvd.	30	0	30	\$ 636,900	\$ 28,100	\$ 937		Mid Average	45.35326
									\$ 1,030.73	
Salisbury Court	1835 Nash Blvd.	18	0	18	\$ 404,500	\$ 16,004	\$ 889			45.35326
Sherwood Place Apartments	2331 Sherwood Drive	32	0	32	\$ 849,800	\$ 21,014	\$ 657	lowest		45.35326
OVERALL AVERAGES FOR FIVE DEVELOPMENTS ABOVE		40	4.8	35.2	\$ 1,302,840	\$ 46,690	\$ 1,043.97			
Valley Ridge Apartments (Zimmerman Proposal)		60	10	50		\$ 61,844	\$ 1,030.73			

RESOLUTION NO. 18-313

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY THE FUTURE LAND USE PLAN IN CHAPTER 5, TO RECLASSIFY LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM “RURAL RESIDENTIAL/AGRICULTURAL” TO “MEDIUM-DENSITY RESIDENTIAL”.

WHEREAS, On September 22, 2014 the Council Bluffs City Council approved Resolution No. 14-254 which adopted the *Bluffs Tomorrow: 2030 Plan* as the City’s Comprehensive Plan; and

WHEREAS, Zimmerman Properties Development, LLC, is requesting to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District and to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments and Community Development has expanded the request to include amendment of the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”; and

WHEREAS, The proposed comprehensive plan amendment will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property and will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan; and

WHEREAS, The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

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

That amending the *Bluffs Tomorrow: 2030 Plan (Comprehensive Plan)* specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential” is hereby approved and will become effective upon Zimmerman Properties Development, LLC, and/or their assignee taking ownership of the subject property.

ADOPTED
AND
APPROVED

November 26, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

Department: City Clerk

Case/Project No.: ZC-18-013 and
PR-18-003

Submitted by: Chris Meeks,
Planner

Ordinance 6371 (Public Hearing
continued from 11-5-18)

Council Action: 11/26/2018

Description

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a P-R/Planned Residential Overlay; as set forth and defined in Chapters 15.10 and 15.28. Location: Generally located at the Northwest corner of College Road and Railroad Avenue. ZC-18-013 and PR-18-003

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Other	10/16/2018
ZC-18-013 Zimmerman Rezoning PH Notice CC	Other	10/12/2018
Attach A Case Map	Other	10/12/2018
Attach B Letter of Intent	Other	10/12/2018
Attach C Lot 2 Arbor Creek Map	Other	10/12/2018
Attach D Development Plan	Other	10/12/2018
Attach E Geotechnical Analysis	Other	10/12/2018
Attach F Land Use Plan Amendment Map	Other	10/12/2018
Attach G Site Photos	Other	10/12/2018
Ordinance 6371	Ordinance	11/16/2018

Council Communication

<p>Department: Community Development Department</p> <p>CASES #ZC-18-013 and #PR-18-003</p> <p>Applicant/Owner: Zimmerman Properties Development, LLC Attn: Jamie McDonald 1329 East Lark Street Springfield, MO 65804</p> <p>Engineer: Kaw Valley Engineering, Inc. 14700 West 114th Terrace Lenexa, KS 66215</p> <p>Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>City Council: 10/22/18</p> <p>Planning Commission: 10/9/18</p>
<p>Subject/Title</p> <p>Request: CASES #ZC-18-013, #PR-18-003, and #CP-18-001- Combined public hearings on the request of Zimmerman Properties Development, LLC, represented by Jamie McDonald, for the following:</p> <ol style="list-style-type: none"> 1) Rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; and 2) Append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”. <p>Location: Generally located at the Northwest corner of College Road and Railroad Avenue.</p>		
<p>Background/Discussion</p> <p>The Community Development Department has received applications from Zimmerman Properties Development, LLC, represented by Jamie McDonald for the following requests; 1) to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; 2) to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. The Community Development Department expanded the request to include; 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.</p>		

The purpose of these requests is to accommodate a proposed 60 unit multifamily residential development project to be known as Valley Ridge Apartments. Valley Ridge Apartments will provide housing for people whose incomes are at or below 60% of the area median income. The developer will also apply for Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019 to help finance this project. The Valley Ridge Apartment development will feature amenities such as a clubhouse, playground, shelter and barbeque area, and potentially a dog park and sports court.

CASE #ZC-18-013: Rezone approximately 6.19 Acres of land, more or less, that is legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District (and to append a PR/Planned Residential Overlay District, as is addressed in CASE #PR-18-003 below). The rezoning is to accommodate a 60 unit multifamily residential development project to be known as Valley Ridge Apartments, which would not be a permitted use in the A-2/Parks, Estates and Agricultural District, but would be considered a principal use in the R-3/Low-Density Multifamily Residential District.

Land Use and Zoning

The subject property is currently undeveloped, and is zoned A-2/Parks, Estates and Agricultural District. Surrounding land uses and zoning districts are as follows:

North: The Midlands Humane Society which is zoned A-2/Parks, Estates and Agricultural District.

South: Single Family Dwellings that are zoned A-2/Parks, Estates and Agricultural District.

East: A Single Family Dwelling, BNSF Railway line, and Iowa Western Community College, all of which are located in the A-2/Parks, Estates and Agricultural District

West: Single Family Dwellings, some of which are zoned R-1/Single Family Residential District, and some zoned A-2/Parks, Estates and Agricultural

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) currently designates the subject property as Rural Residential/Agricultural. The Land Use Plan designates property to the North and East as Public/Semi-Public, property to the West as Rural Residential/Agricultural, and property the South as Low-Density Residential.

CASE #PR-18-003: Append a Planned Residential Overlay District, and adopt the associated development plan for Valley Ridge Apartments on property legally described as being Lot 2, Arbor Creek. The Planned Residential Overlay District, along with the proposed rezoning outlined in CASE #ZC-18-013, will allow for the construction of the 60 unit multifamily development, along with amenities and features for the residents of the complex. Per the submitted development plan (as shown on Attachment D), the multifamily residential building will be three stories in height, and will feature 20 units on each floor. The development will also feature a one-story clubhouse and maintenance building, gazebos, barbeque areas, a playground, common space in the clubhouse, and potentially a dog park and sport court. The submitted development plan will establish standards for site development (e.g. building height, setbacks, and lot coverage), landscaping, architecture, signage, off street parking, and stormwater management.

CASE #CP-18-001: The Community Development Department expanded the request to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan in order to reclassify the subject from property from "Rural Residential/Agricultural" to "Medium-Density Residential". The proposed comprehensive plan amendment will accomplish the following: 1) It will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property. 2) The amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.

City Departments and Utilities: The appropriate City departments and utilities have reviewed the proposed request and their comments are incorporated below.

- The Fire Marshall stated he has no comments regarding any of the cases.
- The Permits and Inspections Division stated that the parcel is in the floodplain, and has a designation of AE.
- The Public Works Department has the following comments:
 - 1) No comments on the rezoning request.
 - 2) On the Planned Residential Overlay District Request:
 - a) A drainage report was submitted, and the Public Works Department will work with the engineer to finalize the drainage report to meet current standards and specifications for stormwater management. A PCSMP conceptual application, Engineer's estimate of probable cost, performance bond, and maintenance & easement agreement will be required in regards to water quality. In regards to water quantity, stormwater management will be required for all events through a 100 year event. Floodplain permitting will also be required for this project.
 - b) A full geotechnical report will be required.
 - c) The Public Works Department will work with the engineer to meet all current standards and specifications for site development.
 - d) The Public Works Department noted there is existing infrastructure along Railroad Avenue and part of College Road.
 - 3) No comments on the comprehensive plan amendment.
- Council Bluffs Water Works stated that they have comments for the engineer regarding fireline looping and would like review authority for any improvements located in their 25 foot easement along Railroad Avenue, but otherwise had no comments in regards to the rezoning, planned residential overlay and development plan, or comprehensive plan amendment requests.
- MidAmerican Energy stated they have an underground 3-phase line on the West side of Railroad Avenue between the road and the sidewalk that is located within the right-of-way. MidAmerican Energy stated they have no conflicts for the proposed development at this location.

The following attachments have been included for your review:

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Lot 2, Arbor Creek Map
Attachment D: Development Plan
Attachment E: Preliminary Geotechnical Evaluation
Attachment F: Proposed Land Use Plan Amendment
Attachment G: Site Photos

Comments

Rezoning (CASE #ZC-18-013)-

1. The subject property is currently zoned A-2/Parks, Estates and Agricultural District. Surrounding zoning districts include A-2/Parks, Estates and Agricultural District to the North, East, and South, and R-1/Single Family Residential to the South. The applicant has proposed to rezone the subject property to R-3/Low-Density Multifamily Residential to accommodate the construction of a 60 unit multifamily residential development. In the R-3 District, the minimum lot size requirement for a multifamily development is dictated based upon the number of units. Per Section 15.10.050, *Site Development Regulations of the R-3 District* multifamily development with five or more units shall provide a minimum lot size as follows: 9,000 square feet for the first five units, plus an increase of 2,000 square feet for each additional unit. The applicant's proposal is for a 60 unit multifamily development which requires a minimum of 119,000 square feet of land area, or 2.73 acres. Lot 2, Arbor Creek contains 6.19 acres of land, therefore, the land is suitable in size for a 60 unit multifamily development and will comply with R-3 District minimum lot size requirements.

2. The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Rural Residential/Agriculture. The Community Development Department has proposed an amendment to the Land Use Plan to designate the property as Medium-Density Residential. The purpose of this comprehensive plan amendment is to: 1) Address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. 2) Ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
3. All property owners located within 200 feet of the proposed rezoning area were notified by direct mail. The following comments were received on the request.
 - a) The BNSF Railroad contacted the Community Development Department and had a general inquiry about the project, and is not in opposition.

Development Plan (CASE #PR-18-003)-

Section 15.28.010, P-R/Planned Residential Overlay, Statement of Intent of the Council Bluffs (Municipal Code) Zoning Ordinance states “the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located”.

The following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. Trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosure shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street

parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.

- b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c. All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
 - 1. All roof-top mechanical units shall be screened from view.
 - 2. Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3. A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance).

Comprehensive Plan Amendment (CASE #CP-18-001)-

- 1) The subject property is currently designated as Rural Residential/Agricultural, per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, and is described as follows: "Rural residential and agricultural areas include large-lot housing, estates, farmhouses, agricultural activities, and other uses that support farming. These areas and estates typically develop in an unplanned manner along rural roadways. Agricultural uses include crop or livestock production, as well as storage, processing, and other uses related to farming operations."
- 2) The Community Development Department has proposed to designate the subject property "Medium-Density Residential". Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, this designation is as follows: "Medium-density residential areas include a series of lots with one or more single

family units that may share a wall, typically arranged horizontally with a dedicated entrance for each housing unit. These included duplexes and townhouses, though small-lot detached single-family or limited multi-family development may be present in these areas. Throughout the planning area, there are several clusters of medium-density housing arranged in subdivision where structures create a consistent character on a planned residential street.”

- 3) Development in the vicinity of the proposed multifamily residential complex has prompted the need for amendments to the Bluffs Tomorrow: 2030 Comprehensive Plan to best suit the needs of the City of Council Bluffs. The purpose of this comprehensive plan amendment is to address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. Additionally, the amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
- 4) The subject property is currently designated as Rural Residential/Agriculture, which would include large-lot housing, estates, farm-houses, agricultural activities, and uses supporting farming. The Land Use Plan states these areas typically develop in an unplanned manner along rural roadways. New development to the East and to the North of the proposal is planned and approved by City of Council Bluffs Boards and Commissions with development plans in many situations, therefore an unplanned agricultural activity could be considered out of the character of surrounding properties.
- 5) The Comprehensive Plan Amendment would support residential uses, both single-family and multifamily, and will provide new housing opportunities in the city.
- 6) The Comprehensive Plan Amendment, along with the application of a PR/Planned Residential Overlay District would not adversely affect neighboring properties, as the City would require prior approval of any development through the approval of a development plan.
- 7) The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

Recommendation

The Community Development Department recommends:

- A. Approval of the request to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District subject to the following conditions:
 1. The rezoning shall become effective upon Zimmerman Properties Development, LLC, taking ownership of the subject property.
- B. Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:
 1. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
 2. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
 3. A PCSMP conceptual application, Engineer’s estimate of probably cost, performance bond, and

maintenance & easement agreement will be required in regards to water quality prior to development.

4. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.
5. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
6. Floodplain permitting through the City of Council Bluffs will be required for this project.
7. All utilities must be installed underground.

- C. Approval of the amendment to the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.

Public Hearing

Speakers in favor:

1. Jeff Beckler, Zimmerman Properties Development, LLC, 1329 East Lark Street, Springfield, MO 65804
2. Michael Osbourn, Kahn Engineering, 14700 West 114th Terrace, Lenexa, KS 66215
3. Tom Ackley, Koley Jesson Law Firm, 1125 South 103rd Street, Omaha, NE 68124

Speakers against:

1. Ron Wolfe, 536 College Road, Council Bluffs, IA 51503
2. Randy Nash, 723 College Road, Council Bluffs, IA 51503
3. Deborah Petersen, 215 South Main Street, Council Bluffs, IA 51503
4. Linda Kemp, Midlands Humane Society, 11801 Gow Circle, Bellevue, NE 68133
5. Marti Nerenstone, 33 Indian Hills Road, Council Bluffs, IA 51503

Planning Commission Recommendation

The Planning Commission recommends denial of the request.

VOTE: AYE 5 NAY 1 ABSTAIN 2 ABSENT 2 VACANT 1 Motion: Denied

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Lot 2, Arbor Creek Map

Attachment D: Development Plan

Attachment E: Preliminary Geotechnical Evaluation

Attachment F: Proposed Land Use Plan Amendment

Attachment G: Site Photos

Prepared by: Chris Meeks, Planner

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 legally described Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential 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 5th day of November, 2018, in the City Council Chambers, 2nd 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

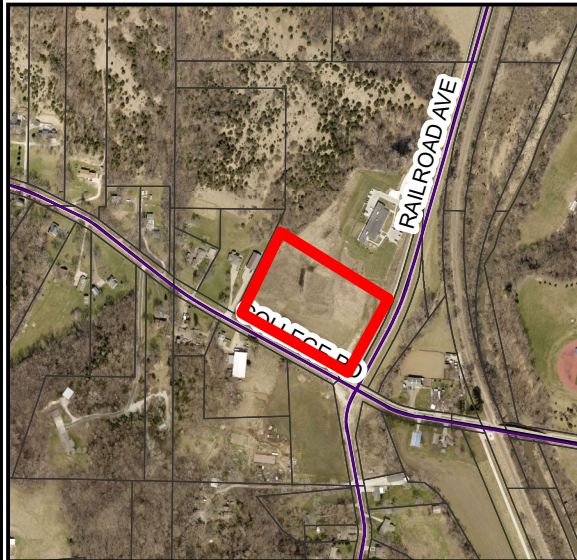
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #ZC-18-013, #PR-18-003 LOCATION/ZONING MAP

Map Legend

-  Subject Property
-  Parcels

0 125 250
1 Inch = 254 Feet

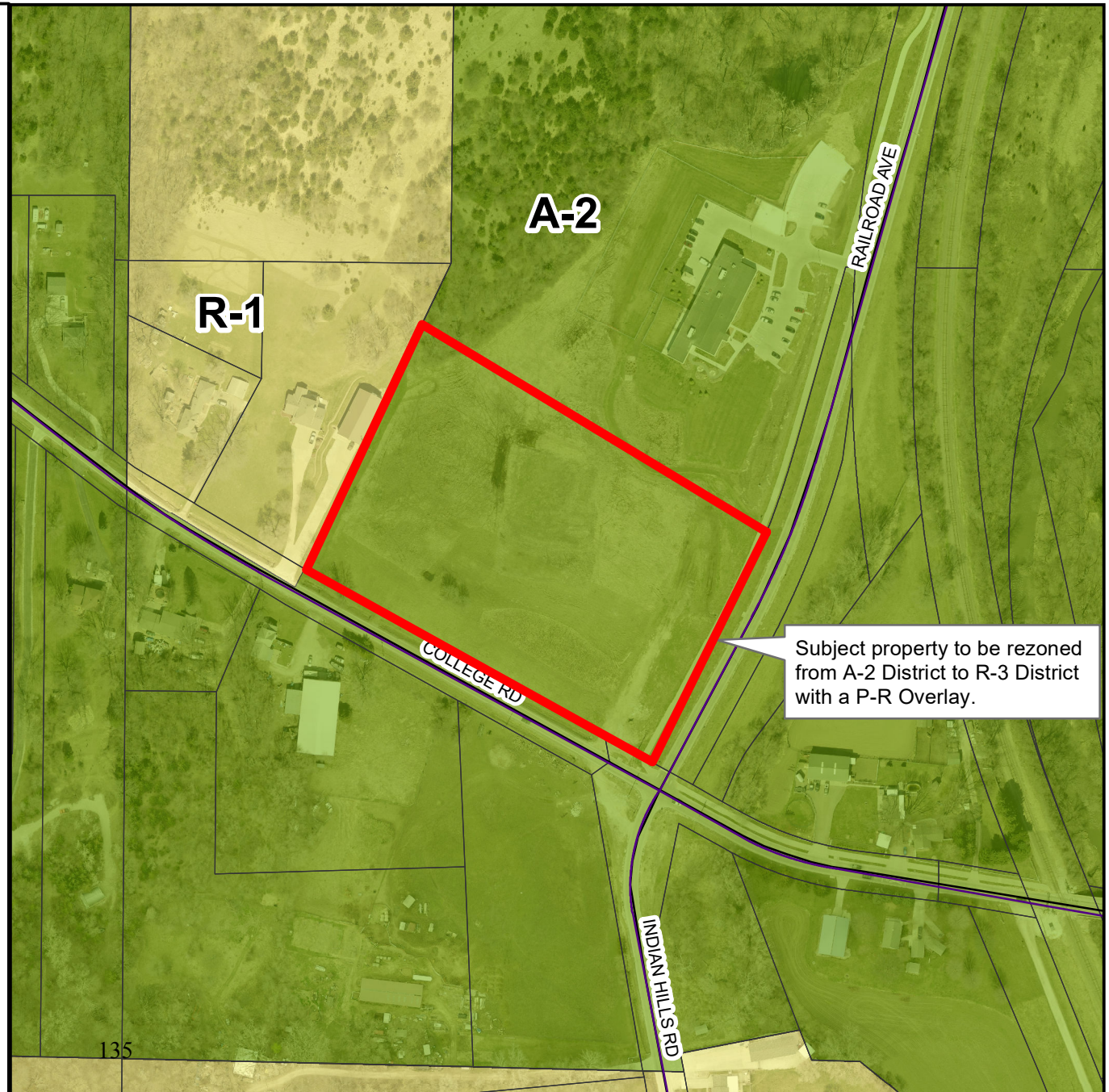


Last Amended: 9/17/18

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map of the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17D9615

Planning Department
City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

**RE: LETTER OF INTENT
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Zimmerman Properties Investments, LLC intends to develop a 60-unit multi-family housing facility upon the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The corner site is generally six acres in size.

The facility will be a single three-story building with separate clubhouse and maintenance building. Parking spaces will be placed along the north and east perimeters of the building. General amenities will include gazebo, BBQ grills, playground, and common spaces within the clubhouse.

The project will be developed in one phase and the construction time period is anticipated to be 12 to 16 months.

Site grading inclusive of overexcavation is anticipated to develop the site. Storm drainage improvements inclusive of detention will be installed throughout the site, a public water main loop will be constructed with fire hydrants in compliance with fire department guidelines. A sewer main extension will be installed through the site to service the three buildings. Both water and sewer extensions will be connected to existing infrastructure along College Road and Railroad Avenue. A public 6-foot sidewalk is planned for the north side of College Road. Half road improvements may be needed for College Road. If half road improvements are not desired for College Road, current grade conditions may preclude placement of public sidewalk in current right-of-way. Easement for public sidewalk on private property will be dedicated if existing conditions are not improved and preclude placement of sidewalk in right-of-way.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn
Principal

VMLX-FILE Projects C17_9615 Design Correspondence 2018-09-10 Ltr of Intent Valley Ridge Apts Council Bluffs IA.docx

Attachment C

ARBOR CREEK

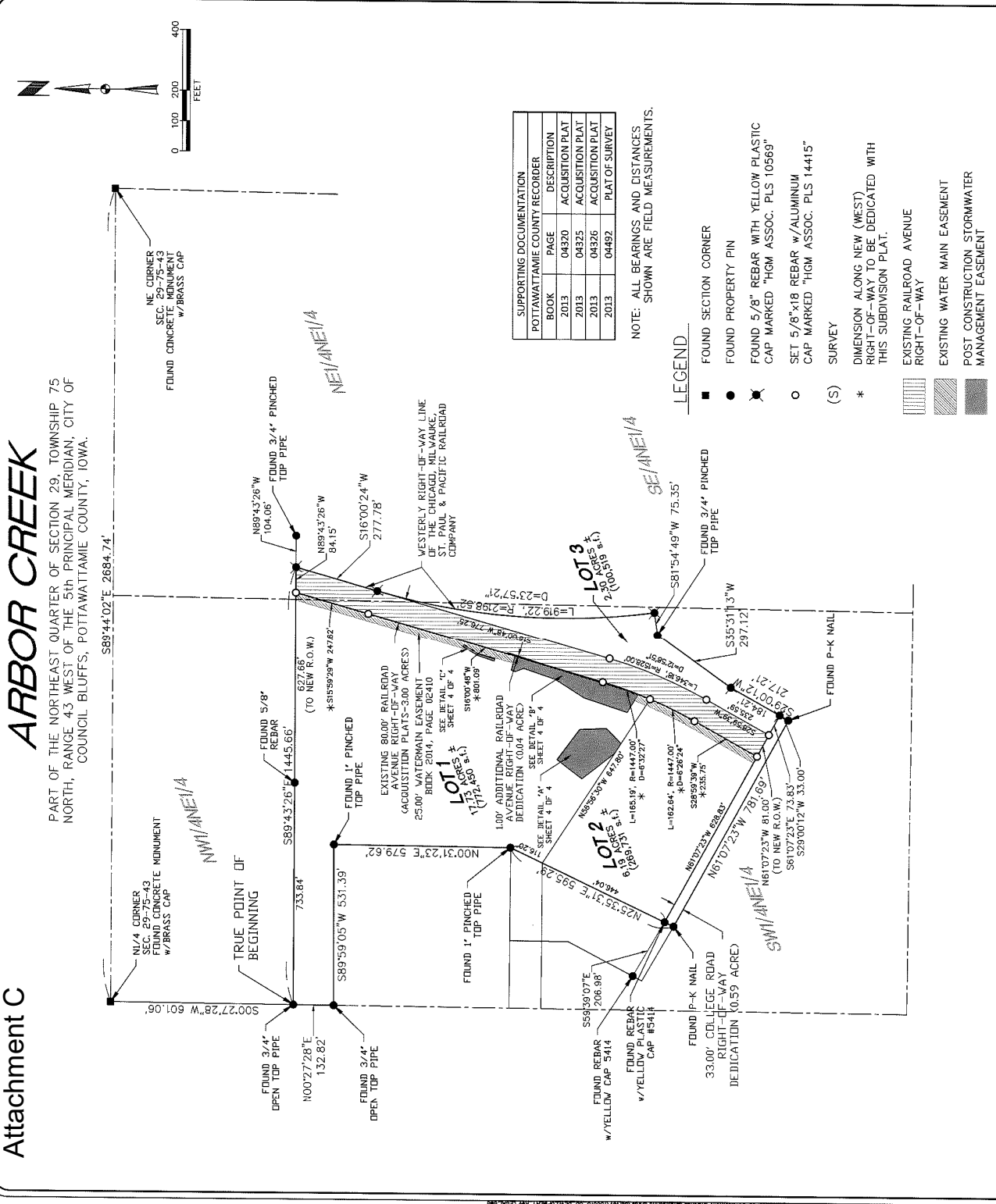
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

hgm
ENGINEERING ARCHITECTURE SURVEYING
COUNCIL BLUFFS, IOWA

DATE: _____
REVISION: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
MAY 18 2018

PROJECT: ARBOR CREEK
CLIENT: 209 PEARL STREET, COUNCIL BLUFFS, IOWA 51503
NORTHWEST QUARTER SECTION 29-75-43
149 WEST BROADWAY, COUNCIL BLUFFS, IOWA 51502

PROJECT NO. 150018
SHEET 3 OF 4

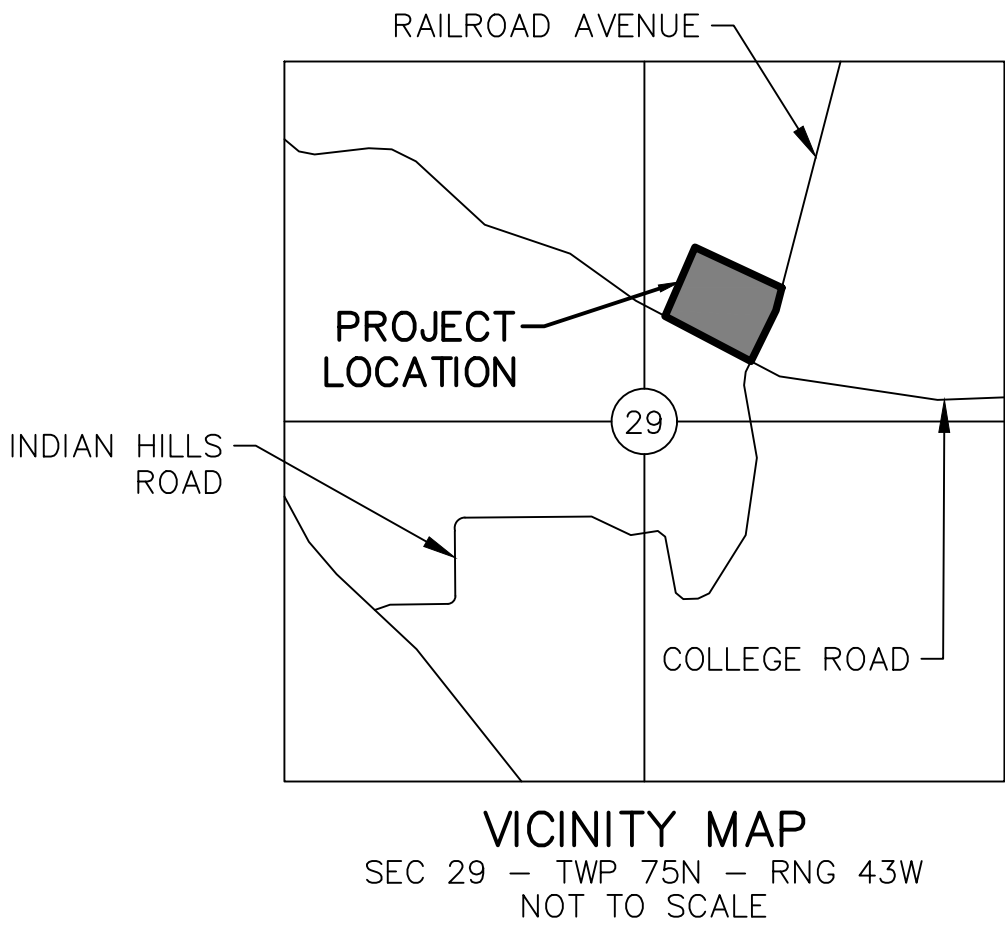


VALLEY RIDGE APARTMENTS
DEVELOPMENT PLANS

COUNCIL BLUFFS, IOWA

Sheet List Table

C001	TITLE SHEET
C100	SITE PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
AB1	BUILDING ELEVATIONS
CA1	BUILDING ELEVATIONS
1 OF 1	LANDSCAPE PLAN



OWNER:
CITY OF COUNCIL BLUFFS
209 PEARL ST. COUNCIL BLUFFS, IA 51503

DEVELOPER
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MISSOURI 65804
jmcdonald@wilhoitproperties.com
PHONE: 417-883-1632
ATTN: JAMES McDONALD

DESIGNER:
KAW VALLEY ENGINEERING, INC.
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
mikeo@kveg.com
PHONE: (913) 894-5150
ATTN: MICHAEL OSBOURN

LEGAL DESCRIPTION:
PROPOSED LOT 2, ARBOR CREEK SUBDIVISION

SITE DATA:
SITE AREA= 6.19 AC

R3 ZONING REQUIREMENTS
FRONT YARD= 20'
REAR YARD= 20'
SIDE YARD= 5' (PLUS ONE FOOT FOR EVERY STORY ABOVE FIRST FLOOR)
MAX HEIGHT= 60'
LOT COVERAGE= 45% MAXIMUM
PROPOSED LOT COVERAGE= 12%

EXISTING ZONING: A2 (PARKS, ESTATES AND AGRICULTURAL DISTRICT)
PROPOSED ZONING: R3 (LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT)

PARKING REQUIRED: 1.5 STALLS/UNIT X 60 UNITS= 90 STALLS
PARKING PROVIDED: 111 STALLS (9 ACCESSIBLE STALLS)

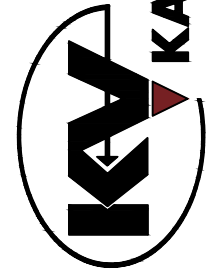
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
IOWA ONE CALL TICKET #182250748

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
kveg.com | www.kveg.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844.
EXPIRES 04/01/20

VALLEY RIDGE APARTMENTS
COLLEGE RD AND RAIL ROAD AVE.
COUNCIL BLUFFS, IOWA 51503

DEVELOPMENT PLANS
TITLE SHEET

PROJ. NO. C17-9615

DESIGNER KVK DRAWN BY JON

CFN

SHEET C001

REV 0

INITIAL ISSUE

9/10/18

A

REV

DATE

DESCRIPTION

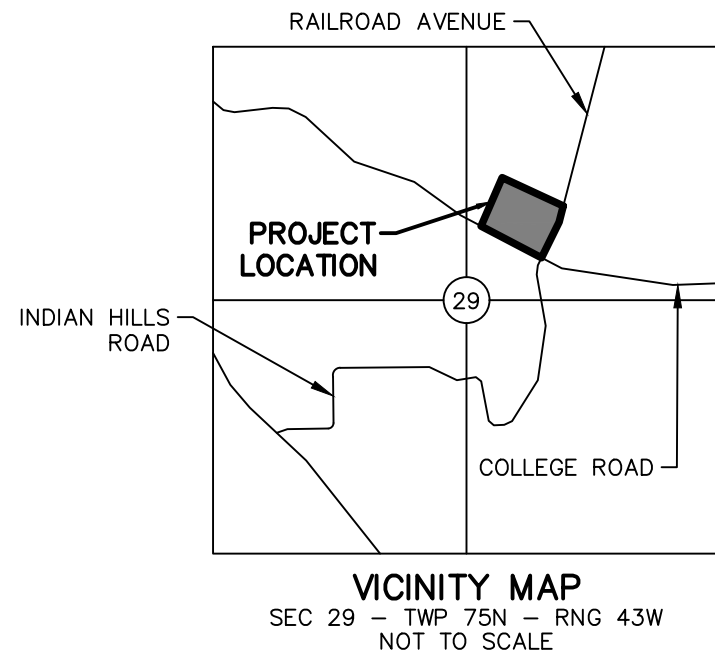
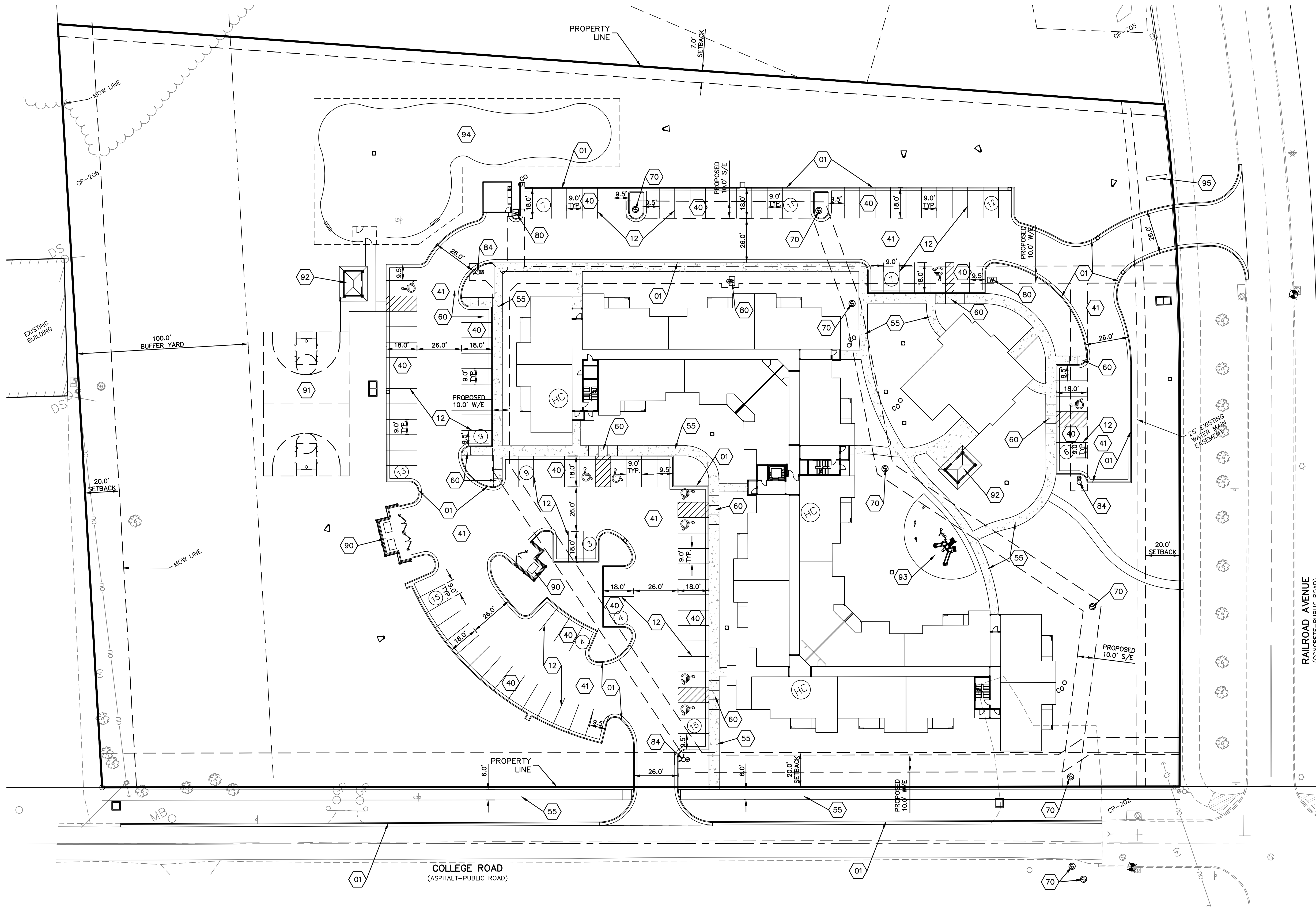
DSN

DWN

MRO

CHK

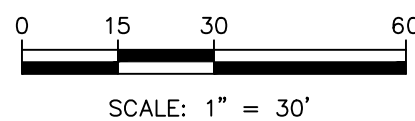
THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



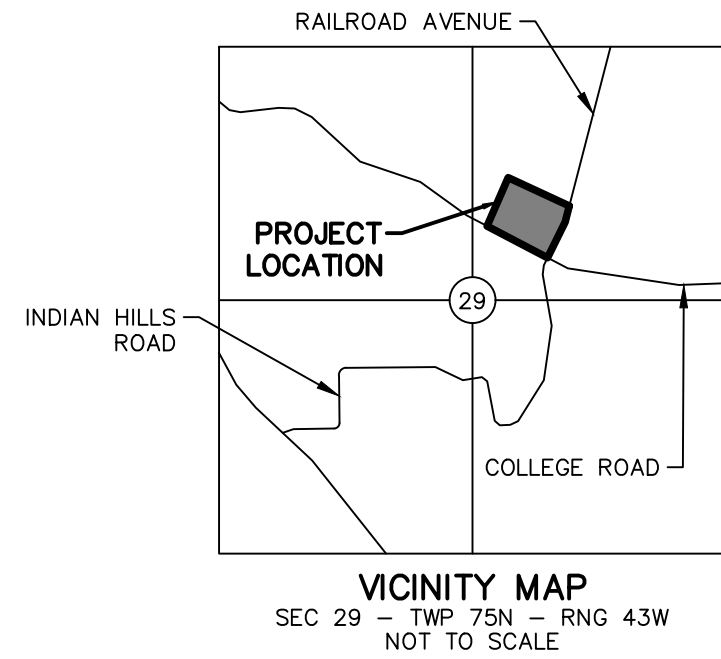
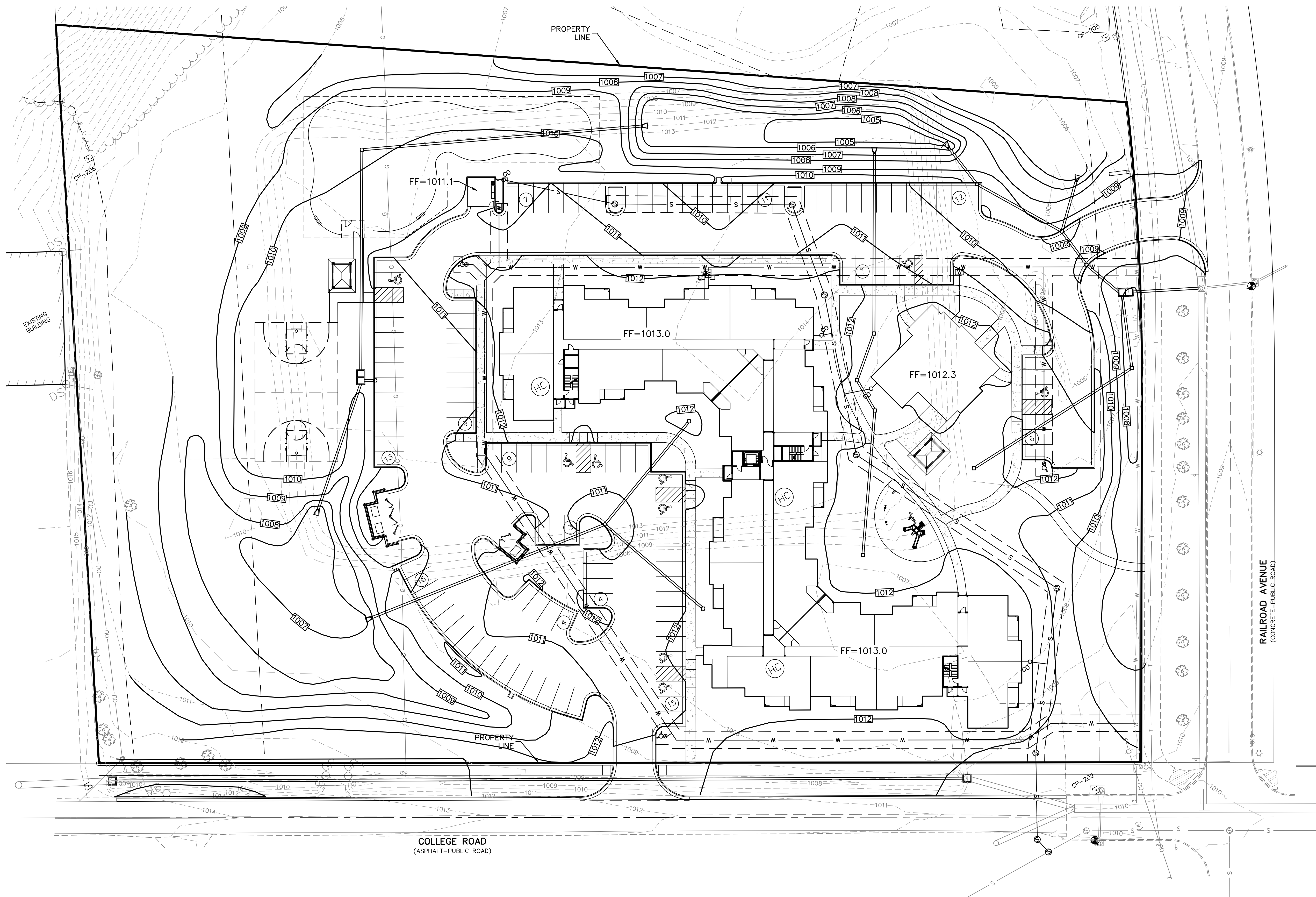
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- SECTION CORNER
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- BENCHMARK
- CONTROL POINT
- B/B BACK TO BACK OF CURB MEASUREMENT
- CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DEADMAN ANCHOR
- DECIDUOUS TREE
- DOWN SPOUT
- DIP DUCTILE IRON PIPE
- E/E EDGE TO EDGE OF ASPHALT
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FLARED END SECTION
- FIRE HYDRANT
- GAS LINE SIGN
- GATE POST
- HRMP HANDICAP RAMP
- HDPE HIGH DENSITY POLYETHYLENE
- LIGHT POLE
- MAIL BOX
- OVERHEAD UTILITY LINE (# OF LINES)
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STREET/TRAFFIC SIGN
- TREE LINE
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- WATER LINE
- WATER LINE GATE VALVE
- WELL
- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR

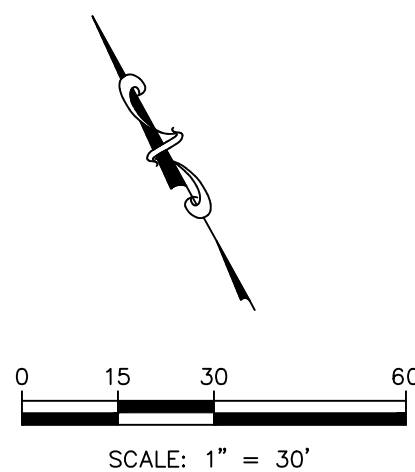
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- 01 CONCRETE CURB AND GUTTER
 - 12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 40 REGULAR DUTY ASPHALT PAVEMENT
 - 41 HEAVY DUTY ASPHALT PAVEMENT
 - 42 CONCRETE PAVEMENT
 - 55 CONCRETE SIDEWALK
 - 60 SIDEWALK RAMP
 - 70 SANITARY SEWER MANHOLE
 - 80 WATER APPURTENANCES
 - 84 FIRE HYDRANT
 - 90 TRASH ENCLOSURE
 - 91 SPORTS COURT
 - 92 PAVILION
 - 93 PLAYScape
 - 94 DOG PARK
 - 95 MONUMENT SIGN



VALLEY RIDGE APARTMENTS COLLEGE RD AND RAIL ROAD AVE. COUNCIL BLIFFS, IOWA 51503		<div>14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 FAX (913) 894-5977 kawvalley.com www.kawvalley.com</div> <div>KAW VALLEY ENGINEERING</div> <div>KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844. EXPIRES 04/01/20</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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- LEGEND:**
- SECTION CORNER
 - MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - BENCHMARK
 - CONTROL POINT
 - B/B BACK TO BACK OF CURB MEASUREMENT
 - CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - DEADMAN ANCHOR
 - DECIDUOUS TREE
 - DOWN SPOUT
 - DIP DUCTILE IRON PIPE
 - E/E EDGE TO EDGE OF ASPHALT
 - ELECTRIC METER
 - ELECTRICAL TRANSFORMER
 - FLARED END SECTION
 - FIRE HYDRANT
 - GAS LINE SIGN
 - GATE POST
 - HRMP HANDICAP RAMP
 - HDPE HIGH DENSITY POLYETHYLENE
 - LIGHT POLE
 - MAIL BOX
 - OVERHEAD UTILITY LINE (# OF LINES)
 - RCP REINFORCED CONCRETE PIPE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - STREET/TRAFFIC SIGN
 - TREE LINE
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - WATER LINE
 - WATER LINE GATE VALVE
 - WELL
 - EXISTING GRADE 1' CONTOUR
 - EXISTING GRADE 5' CONTOUR
 - PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)



VALLEY RIDGE APARTMENTS
COLLEGE RD AND RAIL ROAD AVE.
COUNCIL BLIFFS, IOWA 51503

DEVELOPMENT PLANS
GRADING PLAN

PROJ. NO. C17_9615	
DESIGNER KGK	DRAWN BY JON
CFN	
SHEET C300	REV 0

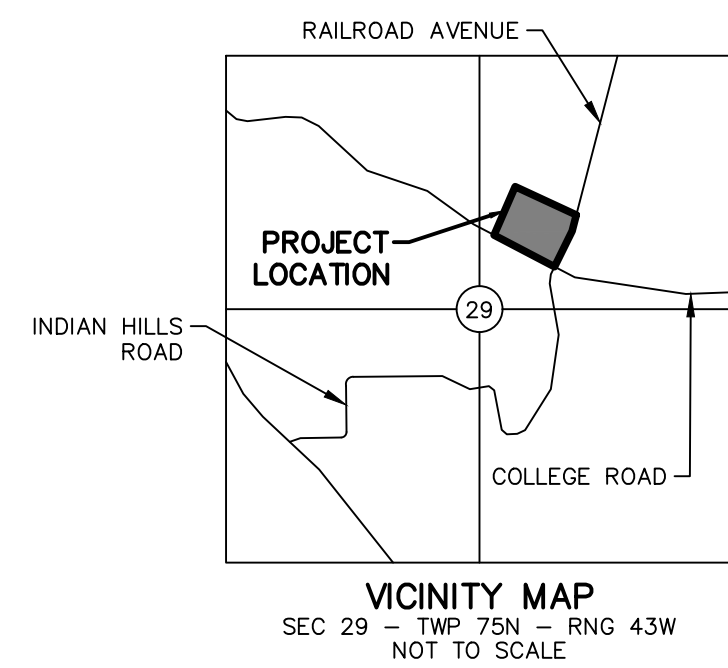
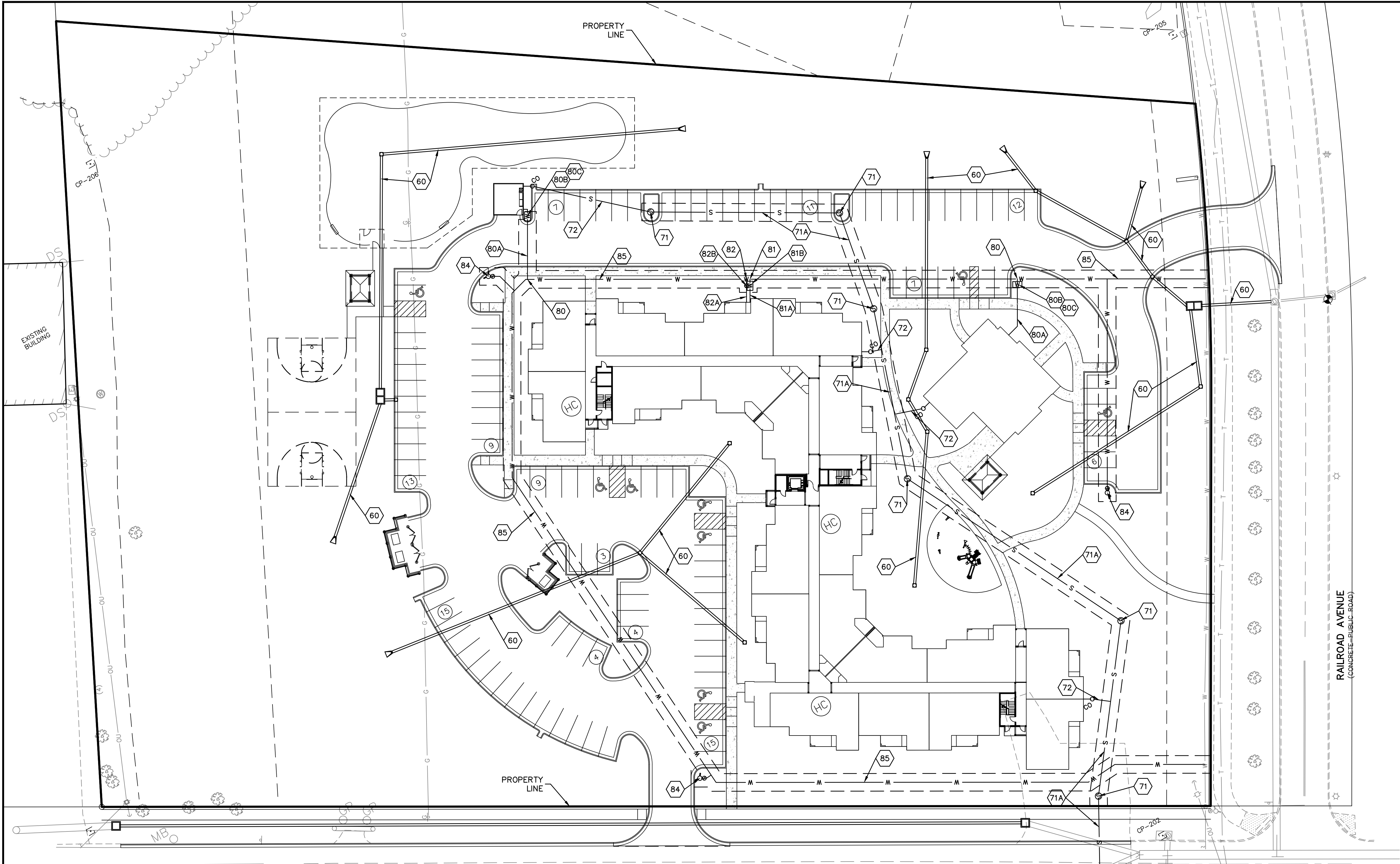


KAW VALLEY ENGINEERING
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844.
EXPIRES 04/01/20

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 884-5150 | FAX (913) 884-5977
kawvalley.com | www.kawvalley.com

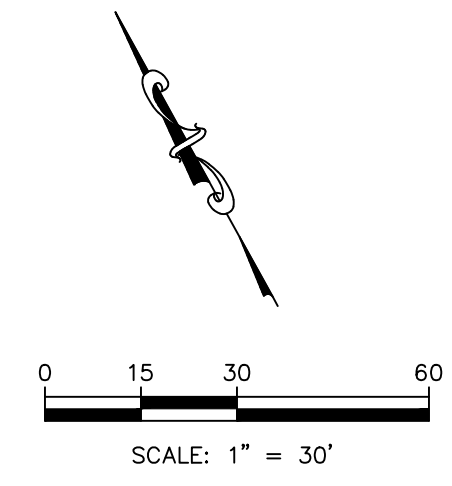
REV	DATE	DESCRIPTION
A	9/10/18	INITIAL ISSUE

	DSN	DWN	CHK
	KGK	JON	MRO



- LEGEND:**
- SECTION CORNER
 - MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - BENCHMARK
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 - B/B BACK TO BACK OF CURB MEASUREMENT
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 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - WATER LINE
 - WATER LINE GATE VALVE
 - WELL
 - EXISTING GRADE 1' CONTOUR
 - EXISTING GRADE 5' CONTOUR

- NOTES:**
- 60 PRIVATE STORM SEWER
 - 70 EX PUBLIC SANITARY SEWER MANHOLE
 - 70A EXISTING 8" PUBLIC SANITARY SEWER MAIN
 - 71 PUBLIC SANITARY SEWER MANHOLE
 - 71A PROPOSED PUBLIC 8" SANITARY SEWER MAIN
 - 72 6" SANITARY SEWER SERVICE LINE PVC SDR 26, SLOPE @ 2.0% MINIMUM UNLESS OTHERWISE NOTED
 - 80 POINT OF CONNECTION - 1" WATER SERVICE
 - 80A 1" WATER LINE- HDPE SDR-9 (AWWA C901)
 - 80B 1" WATER METER- CONTRACTOR TO COORDINATE ORDERING AND INSTALLATION WITH THE CITY.
 - 80C 1" VALVE
 - 81 POINT OF CONNECTION - 4" WATER SERVICE
 - 81A 4" WATER LINE - PVC AWWA C900
 - 81B 4" WATER METER - CONTRACTOR TO COORDINATE ORDERING AND INSTALLATION WITH THE CITY.
 - 81C 4" VALVE
 - 82 POINT OF CONNECTION - 6" FIRE SERVICE LINE
 - 82A 6" FIRE SERVICE LINE - PVC AWWA C900
 - 82B 6" GATE VALVE
 - 84 FIRE HYDRANT ASSEMBLY (SEE SEPARATE WATER MAIN PLANS)
 - 85 PROPOSED PUBLIC 8" WATER MAIN
 - 86 EXISTING PUBLIC WATER MAIN



THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 884-5150 FAX (913) 884-5977 kawvalley.com www.kawvalley.com		KAW VALLEY ENGINEERING		KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844. EXPIRES 04/01/20	
VALLEY RIDGE APARTMENTS COLLEGE RD AND RAIL ROAD AVE. COUNCIL BLIFFS, IOWA 51503		DEVELOPMENT PLANS UTILITY PLAN		PROJ. NO. C17_9615	
DESIGNER KGK		DRAWN BY JON		REV 0	
CFN		SHEET C500		REV 0	
REV		DATE		DESCRIPTION	
A		9/10/18		INITIAL ISSUE	
KGK		JON		DSN	
MRO		CHK		MRO	



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

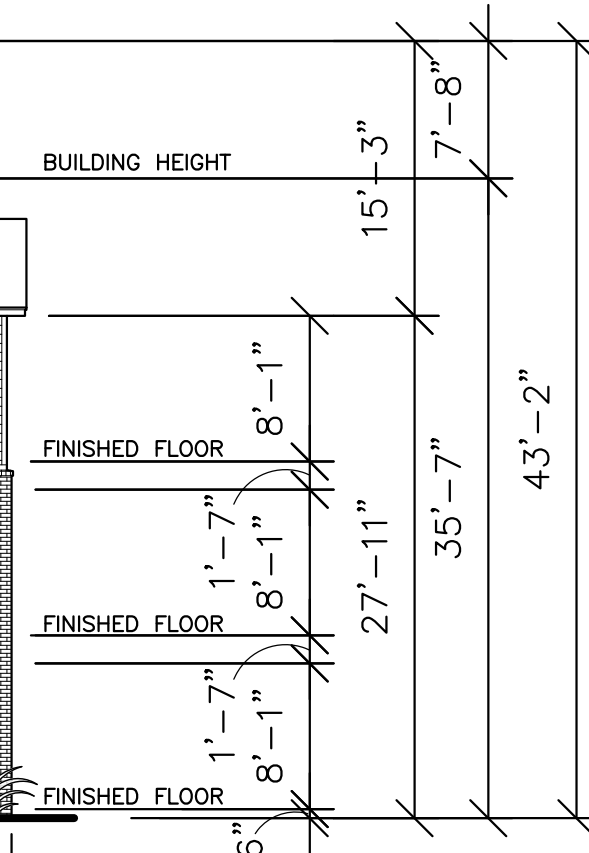


2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



- FINISH MATERIALS**
- 30 YEAR ARCHITECTURAL SHINGLE ROOFING ON DECK AND PRE-MFR TRUSSES
 - VINYL WINDOWS (E-STAR RATED) WITH MFR-SHUTTERS
 - CEMENT BOARD SIDING ON SHEATHING AND WOOD STUD FRAMING
 - BRICK VENEER ON SHEATHING AND WOOD STUD FRAMING

3 EAST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



4 WEST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

ELEVATION KEY

Valley Ridge Apartments
A 60-Unit Family Community in Council Bluffs, Iowa

Parker Associates
Tulsa, LLC
2202 E. 49th St., Suite 200
Tulsa, OK 74105
(918)-742-2485

Zimmerman Properties LLC
1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808

BRYAN E. HULST - ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

SHEET: **AB1** BUILDING ELEVATIONS 09/10/2018



1 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

2 SOUTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

FINISH MATERIALS

30 YEAR ARCHITECTURAL SHINGLE
ROOFING ON DECK AND PRE-MFR
TRUSSES

VINYL WINDOWS (E-STAR RATED) WITH
MFR-SHUTTERS

CEMENT BOARD SIDING ON SHEATHING
AND WOOD STUD FRAMING

BRICK VENEER ON SHEATHING AND
WOOD STUD FRAMING



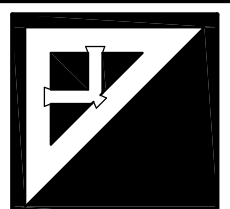
3 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)



4 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

Valley Ridge Apartments

A 60-Unit Family Community in
Council Bluffs, Iowa



Parker Associates
Tulsa, LLC
2202 E. 49th St., Suite 200
Tulsa, OK 74105
(918)-742-2485

**Zimmerman
Properties
LLC**

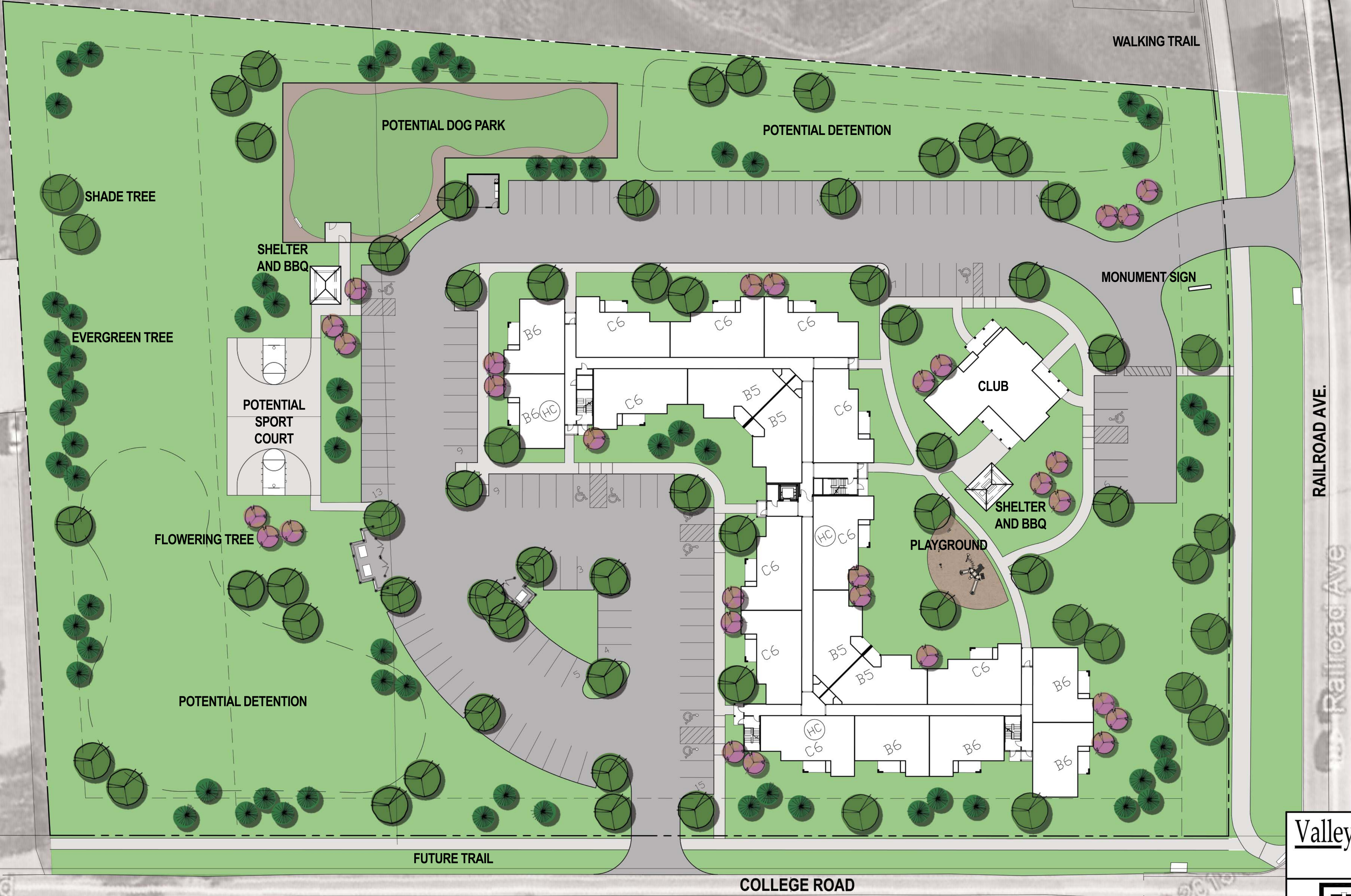
1730 E. Republic Rd.
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IOWA LICENSE ARC 07536

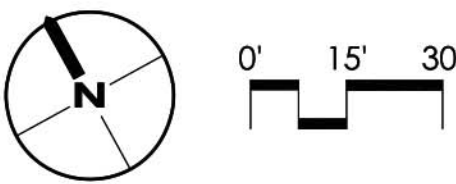
SHEET: **CA1** BUILDING ELEVATIONS 09/10/2018

PRELIMINARY PLANT SCHEDULE

- SHADE TREES:
SWAMP WHITE OAK
RED MAPLE
GINKGO
SYCAMORE
ALLEE ELM
ZELKOVA
- EVERGREEN TREES:
EASTERN WHITE PINE
ROCKY MOUNTAIN JUNIPER
DOUGLASS FIR
- FLOWERING TREES:
CRABAPPLE
SERVICE BERRY
REDBUD



PRELIMINARY LANDSCAPE PLAN



Valley Ridge Apartments

A 60-Unit Family Community in
Council Bluffs, Iowa



Parker Associates
Tulas, LLC
2202 E. 49th St. Suite 200
Tulsa, OK 74112
(918) 742-2485

BRYAN E. HULST - ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

**Zimmerman
Properties
LLC**

1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808



Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17G9615

Mr. Justin Zimmerman
Zimmerman Properties Investments, LLC
1329 East Lark Street
Springfield, Missouri 65804

**RE: PRELIMINARY GEOTECHNICAL EVALUATION
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Dear Mr. Zimmerman:

Kaw Valley Engineering, Inc. has performed a preliminary geotechnical review of the proposed project. This site is located at the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The proposed project is to consist of a three-story, slab-on-grade wood-framed structure. Site reconnaissance indicates generally a 5-foot grade change across the site, except the extreme northeast corner which grades up an additional 10 feet. Historical review indicates up to six feet of fill has been placed in the central portion of the site.

Review of regional soils data indicates that a combination of loess and glacial till make up the upper soil stratum, and the fill placed upon the site. Exact water table has not been determined at the time of the issuance of this preliminary evaluation.

Preliminary grading plans indicate the building finished floor to be 1,012 feet which is within one foot of the existing surface grade in the building area.

Due to the existence of up to six feet of apparently uncontrolled fill, it is anticipated the site will need to be overexcavated to a depth of at least three feet below the existing uncontrolled fill, and recompacted to bearing and slab elevations. The need for dewatering is unknown at this time.

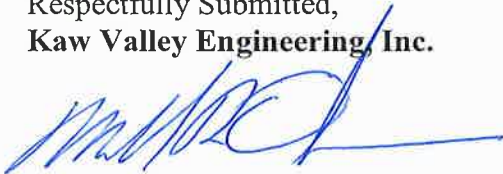
Preliminary recommendations are that the building be founded using shallow foundations bearing upon newly placed engineered fill. An allowable bearing capacity of 2,500 psf is anticipated.

Shallow foundations shall bear at a minimum depth of 42 inches below lowest adjacent exterior grade.


Further details and specific recommendations will be presented once field work and full laboratory evaluations are completed.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.



Michael R. Osbourn
Principal


for Martin T. Arling, P.E.
Principal

Attachment F

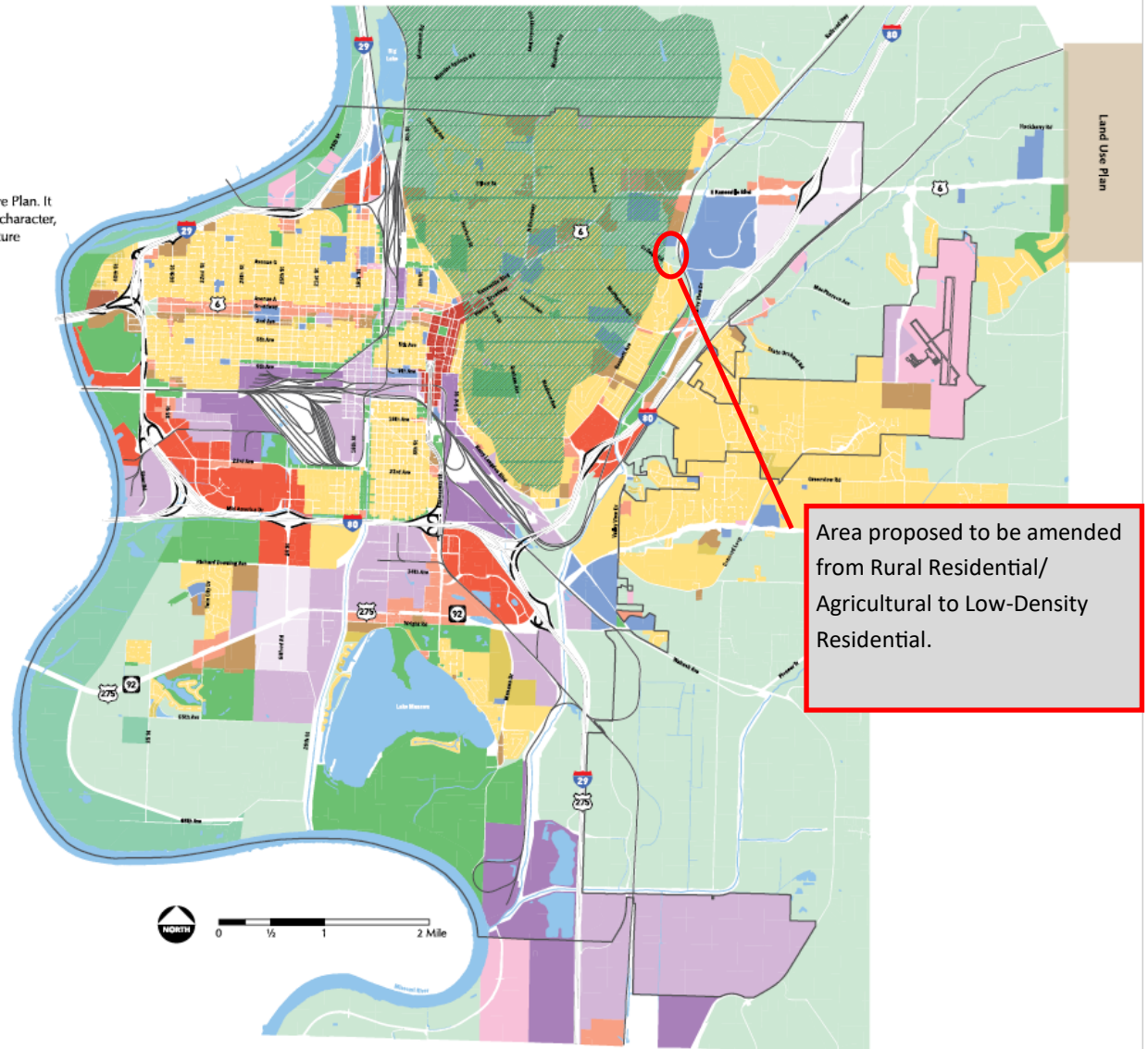
BLUFFS TOMORROW 2030 LAND USE PLAN

The Land Use Plan is one of the most important elements of the Bluffs Tomorrow 2030 Comprehensive Plan. It outlines how properties in different parts of the planning area should be used, and identifies the type, character, and intensity of use for all areas of the community. The intent of the Land Use Plan is to ensure that future development takes into account land use compatibility, access, market viability, environmental features, and community services. In that light, the recommendations of this chapter should be implemented in coordination with the recommendations of subsequent chapters.

The Land Use Plan sets forth policies for land use and development at the City-wide level. The Plan also includes specific policies and strategies for the City's residential, commercial, and industrial areas. Subsequent chapters provide additional detail regarding open space, environmental areas, and community facilities.

Land Use Legend

Residential	Industrial
Rural Residential/Agriculture	Office/Industrial
Low-Density Residential	Light Industrial
Medium-Density Residential	Heavy Industrial
High-Density Residential	
Multifamily/Mixed-use	
Commercial	Public Land Uses
Local Commercial	Natural Areas
Regional Commercial	Public Park
Downtown/Mixed-use	Public/Semipublic
	Transportation/Utility
	Loess Hills Preservation Area



Attachment G

Site Photos



*Red outline shows the approximate boundaries of Lot 2, Arbor Creek.



Photo 1: Aerial photo of the subject property.

Photo 2: Google Street-View photo facing North from College Road.

Photo 3: Google Street-View photo facing Southwest from Railroad Avenue.



ORDINANCE NO. 6371

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING 6.19 ACRES OF LAND, MORE OR LESS, LEGALLY DESCRIBED AS LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO R-3/LOW-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT WITH A P-R/PLANNED RESIDENTIAL OVERLAY; AS SET FORTH AND DEFINED IN CHAPTERS 15.10 AND 15.28 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 15.27.020 of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a P-R/Planned Residential Overlay.

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 upon Zimmerman Properties Development, LLC, and/or their assignee taking ownership of the subject property and approval of a Planned Residential Development Plan for Valley Ridge Apartments.

ADOPTED
AND
APPROVED

November 26, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 10-22-18

Second Consideration: 11-5-18

Public Hearing: 11-5-18

Public Hearing Continued: 11-26-18

Third Consideration: 12-17-18

Planning Case No. #ZC-18-016 & PR-18-003

Council Communication

Department: Community

Development

Case/Project No.: PR-18-003

Resolution 18-322

Council Action: 11/26/2018

Submitted by: Chris Meeks,
Planner

Description

Resolution to adopt a planned residential development plan for the Valley Ridge Apartments. Location: Generally located at the northwest corner of College Road and Railroad Avenue. PR-13-003

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
ZC-18-013 and PR-18-003 Zimmerman Staff Report (10-22-18) CC	Resolution	10/12/2018
PR-18-003 Zimmerman Development Plan PH Notice (11-26-18) CC	Other	10/12/2018
Attach A Case Map	Other	10/12/2018
Attach B Letter of Intent	Other	10/12/2018
Attach C Lot 2 Arbor Creek Map	Other	10/12/2018
Attach D Development Plan	Other	10/12/2018
Attach E Geotechnical Analysis	Other	10/12/2018
Attach F Land Use Plan Amendment Map	Other	10/12/2018
Attach G Site Photos	Other	10/12/2018
Resolution 18-322	Resolution	11/16/2018

Council Communication

<p>Department: Community Development Department</p> <p>CASES #ZC-18-013 and #PR-18-003</p> <p>Applicant/Owner: Zimmerman Properties Development, LLC Attn: Jamie McDonald 1329 East Lark Street Springfield, MO 65804</p> <p>Engineer: Kaw Valley Engineering, Inc. 14700 West 114th Terrace Lenexa, KS 66215</p> <p>Property Owner: City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p> <p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>City Council: 10/22/18</p> <p>Planning Commission: 10/9/18</p>
<p>Subject/Title</p> <p>Request: CASES #ZC-18-013, #PR-18-003, and #CP-18-001- Combined public hearings on the request of Zimmerman Properties Development, LLC, represented by Jamie McDonald, for the following:</p> <ol style="list-style-type: none"> 1) Rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; and 2) Append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”. <p>Location: Generally located at the Northwest corner of College Road and Railroad Avenue.</p>		
<p>Background/Discussion</p> <p>The Community Development Department has received applications from Zimmerman Properties Development, LLC, represented by Jamie McDonald for the following requests; 1) to rezone approximately 6.19 acres of land known as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District; 2) to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and adopt an associated development plan for the Valley Ridge Apartments. The Community Development Department expanded the request to include; 3) Amend the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.</p>		

The purpose of these requests is to accommodate a proposed 60 unit multifamily residential development project to be known as Valley Ridge Apartments. Valley Ridge Apartments will provide housing for people whose incomes are at or below 60% of the area median income. The developer will also apply for Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019 to help finance this project. The Valley Ridge Apartment development will feature amenities such as a clubhouse, playground, shelter and barbeque area, and potentially a dog park and sports court.

CASE #ZC-18-013: Rezone approximately 6.19 Acres of land, more or less, that is legally described as Lot 2, Arbor Creek, from A-2/Parks, Estates and Agricultural District to R-3/Low Density Multifamily Residential District (and to append a PR/Planned Residential Overlay District, as is addressed in CASE #PR-18-003 below). The rezoning is to accommodate a 60 unit multifamily residential development project to be known as Valley Ridge Apartments, which would not be a permitted use in the A-2/Parks, Estates and Agricultural District, but would be considered a principal use in the R-3/Low-Density Multifamily Residential District.

Land Use and Zoning

The subject property is currently undeveloped, and is zoned A-2/Parks, Estates and Agricultural District. Surrounding land uses and zoning districts are as follows:

North: The Midlands Humane Society which is zoned A-2/Parks, Estates and Agricultural District.

South: Single Family Dwellings that are zoned A-2/Parks, Estates and Agricultural District.

East: A Single Family Dwelling, BNSF Railway line, and Iowa Western Community College, all of which are located in the A-2/Parks, Estates and Agricultural District

West: Single Family Dwellings, some of which are zoned R-1/Single Family Residential District, and some zoned A-2/Parks, Estates and Agricultural

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) currently designates the subject property as Rural Residential/Agricultural. The Land Use Plan designates property to the North and East as Public/Semi-Public, property to the West as Rural Residential/Agricultural, and property the South as Low-Density Residential.

CASE #PR-18-003: Append a Planned Residential Overlay District, and adopt the associated development plan for Valley Ridge Apartments on property legally described as being Lot 2, Arbor Creek. The Planned Residential Overlay District, along with the proposed rezoning outlined in CASE #ZC-18-013, will allow for the construction of the 60 unit multifamily development, along with amenities and features for the residents of the complex. Per the submitted development plan (as shown on Attachment D), the multifamily residential building will be three stories in height, and will feature 20 units on each floor. The development will also feature a one-story clubhouse and maintenance building, gazebos, barbeque areas, a playground, common space in the clubhouse, and potentially a dog park and sport court. The submitted development plan will establish standards for site development (e.g. building height, setbacks, and lot coverage), landscaping, architecture, signage, off street parking, and stormwater management.

CASE #CP-18-001: The Community Development Department expanded the request to amend the Future Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan in order to reclassify the subject from property from "Rural Residential/Agricultural" to "Medium-Density Residential". The proposed comprehensive plan amendment will accomplish the following: 1) It will address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facilities on College Road, located East of the subject property. 2) The amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.

City Departments and Utilities: The appropriate City departments and utilities have reviewed the proposed request and their comments are incorporated below.

- The Fire Marshall stated he has no comments regarding any of the cases.
- The Permits and Inspections Division stated that the parcel is in the floodplain, and has a designation of AE.
- The Public Works Department has the following comments:
 - 1) No comments on the rezoning request.
 - 2) On the Planned Residential Overlay District Request:
 - a) A drainage report was submitted, and the Public Works Department will work with the engineer to finalize the drainage report to meet current standards and specifications for stormwater management. A PCSMP conceptual application, Engineer's estimate of probable cost, performance bond, and maintenance & easement agreement will be required in regards to water quality. In regards to water quantity, stormwater management will be required for all events through a 100 year event. Floodplain permitting will also be required for this project.
 - b) A full geotechnical report will be required.
 - c) The Public Works Department will work with the engineer to meet all current standards and specifications for site development.
 - d) The Public Works Department noted there is existing infrastructure along Railroad Avenue and part of College Road.
 - 3) No comments on the comprehensive plan amendment.
- Council Bluffs Water Works stated that they have comments for the engineer regarding fireline looping and would like review authority for any improvements located in their 25 foot easement along Railroad Avenue, but otherwise had no comments in regards to the rezoning, planned residential overlay and development plan, or comprehensive plan amendment requests.
- MidAmerican Energy stated they have an underground 3-phase line on the West side of Railroad Avenue between the road and the sidewalk that is located within the right-of-way. MidAmerican Energy stated they have no conflicts for the proposed development at this location.

The following attachments have been included for your review:

Attachment A: Location and Zoning Map
Attachment B: Letter of Intent
Attachment C: Lot 2, Arbor Creek Map
Attachment D: Development Plan
Attachment E: Preliminary Geotechnical Evaluation
Attachment F: Proposed Land Use Plan Amendment
Attachment G: Site Photos

Comments

Rezoning (CASE #ZC-18-013)-

1. The subject property is currently zoned A-2/Parks, Estates and Agricultural District. Surrounding zoning districts include A-2/Parks, Estates and Agricultural District to the North, East, and South, and R-1/Single Family Residential to the South. The applicant has proposed to rezone the subject property to R-3/Low-Density Multifamily Residential to accommodate the construction of a 60 unit multifamily residential development. In the R-3 District, the minimum lot size requirement for a multifamily development is dictated based upon the number of units. Per Section 15.10.050, *Site Development Regulations of the R-3 District* multifamily development with five or more units shall provide a minimum lot size as follows: 9,000 square feet for the first five units, plus an increase of 2,000 square feet for each additional unit. The applicant's proposal is for a 60 unit multifamily development which requires a minimum of 119,000 square feet of land area, or 2.73 acres. Lot 2, Arbor Creek contains 6.19 acres of land, therefore, the land is suitable in size for a 60 unit multifamily development and will comply with R-3 District minimum lot size requirements.

2. The future land use plan of the Bluffs Tomorrow 2030 (comprehensive plan) designates the subject property as Rural Residential/Agriculture. The Community Development Department has proposed an amendment to the Land Use Plan to designate the property as Medium-Density Residential. The purpose of this comprehensive plan amendment is to: 1) Address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. 2) Ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
3. All property owners located within 200 feet of the proposed rezoning area were notified by direct mail. The following comments were received on the request.
 - a) The BNSF Railroad contacted the Community Development Department and had a general inquiry about the project, and is not in opposition.

Development Plan (CASE #PR-18-003)-

Section 15.28.010, P-R/Planned Residential Overlay, Statement of Intent of the Council Bluffs (Municipal Code) Zoning Ordinance states “the planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of the requirements of the underlying zone would not be inconsistent with the Comprehensive Plan or harmful to the neighborhood in which it is located”.

The following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. Trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosure shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street

parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.

- b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c. All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
 - 1. All roof-top mechanical units shall be screened from view.
 - 2. Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3. A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance).

Comprehensive Plan Amendment (CASE #CP-18-001)-

- 1) The subject property is currently designated as Rural Residential/Agricultural, per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, and is described as follows: "Rural residential and agricultural areas include large-lot housing, estates, farmhouses, agricultural activities, and other uses that support farming. These areas and estates typically develop in an unplanned manner along rural roadways. Agricultural uses include crop or livestock production, as well as storage, processing, and other uses related to farming operations."
- 2) The Community Development Department has proposed to designate the subject property "Medium-Density Residential". Per Chapter 5, Land Use Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan, this designation is as follows: "Medium-density residential areas include a series of lots with one or more single

family units that may share a wall, typically arranged horizontally with a dedicated entrance for each housing unit. These included duplexes and townhouses, though small-lot detached single-family or limited multi-family development may be present in these areas. Throughout the planning area, there are several clusters of medium-density housing arranged in subdivision where structures create a consistent character on a planned residential street.”

- 3) Development in the vicinity of the proposed multifamily residential complex has prompted the need for amendments to the Bluffs Tomorrow: 2030 Comprehensive Plan to best suit the needs of the City of Council Bluffs. The purpose of this comprehensive plan amendment is to address the urbanizing nature of development in the general vicinity of the area, including but not limited to the nearby College View Elementary School and Iowa Western Community College, as well as the existing Sherwood Apartments located North of the subject property, and proposed Senior Care facility on College Road, located East of the subject property. Additionally, the amendment will ensure the proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan.
- 4) The subject property is currently designated as Rural Residential/Agriculture, which would include large-lot housing, estates, farm-houses, agricultural activities, and uses supporting farming. The Land Use Plan states these areas typically develop in an unplanned manner along rural roadways. New development to the East and to the North of the proposal is planned and approved by City of Council Bluffs Boards and Commissions with development plans in many situations, therefore an unplanned agricultural activity could be considered out of the character of surrounding properties.
- 5) The Comprehensive Plan Amendment would support residential uses, both single-family and multifamily, and will provide new housing opportunities in the city.
- 6) The Comprehensive Plan Amendment, along with the application of a PR/Planned Residential Overlay District would not adversely affect neighboring properties, as the City would require prior approval of any development through the approval of a development plan.
- 7) The Housing Plan of the Bluffs Tomorrow: 2030 Comprehensive Plan outlines the following Housing Policies for Neighborhood Character that apply to this development: 1) Appropriate bulk and scale that establishes a rhythm of buildings and a sense of place. 2) Design elements that reflect a specific range of architectural styles. 3) Residential development standards that ensure context-sensitive infill that address building massing and scale, site planning, access management, etc. The proposed planned residential development plan will establish design standards for any residential use on the property to ensure it is consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.

Recommendation

The Community Development Department recommends:

- A. Approval of the request to rezone 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District subject to the following conditions:
 1. The rezoning shall become effective upon Zimmerman Properties Development, LLC, taking ownership of the subject property.
- B. Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:
 1. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
 2. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
 3. A PCSMP conceptual application, Engineer’s estimate of probably cost, performance bond, and

maintenance & easement agreement will be required in regards to water quality prior to development.

4. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.
5. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
6. Floodplain permitting through the City of Council Bluffs will be required for this project.
7. All utilities must be installed underground.

- C. Approval of the amendment to the Bluffs Tomorrow: 2030 Comprehensive Plan, specifically the Future Land Use Plan in Chapter 5, to reclassify Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa from “Rural Residential/Agricultural” to “Medium-Density Residential”.

Public Hearing

Speakers in favor:

1. Jeff Beckler, Zimmerman Properties Development, LLC, 1329 East Lark Street, Springfield, MO 65804
2. Michael Osbourn, Kahn Engineering, 14700 West 114th Terrace, Lenexa, KS 66215
3. Tom Ackley, Koley Jesson Law Firm, 1125 South 103rd Street, Omaha, NE 68124

Speakers against:

1. Ron Wolfe, 536 College Road, Council Bluffs, IA 51503
2. Randy Nash, 723 College Road, Council Bluffs, IA 51503
3. Deborah Petersen, 215 South Main Street, Council Bluffs, IA 51503
4. Linda Kemp, Midlands Humane Society, 11801 Gow Circle, Bellevue, NE 68133
5. Marti Nerenstone, 33 Indian Hills Road, Council Bluffs, IA 51503

Planning Commission Recommendation

The Planning Commission recommends denial of the request.

VOTE: AYE 5 NAY 1 ABSTAIN 2 ABSENT 2 VACANT 1 Motion: Denied

Attachment A: Location and Zoning Map

Attachment B: Letter of Intent

Attachment C: Lot 2, Arbor Creek Map

Attachment D: Development Plan

Attachment E: Preliminary Geotechnical Evaluation

Attachment F: Proposed Land Use Plan Amendment

Attachment G: Site Photos

Prepared by: Chris Meeks, Planner

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 resolution to adopt a development plan for a property located within a PR/Planned Residential Overlay District, and legally described Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa.



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 26th day of November, 2018, in the City Council Chambers, 2nd 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

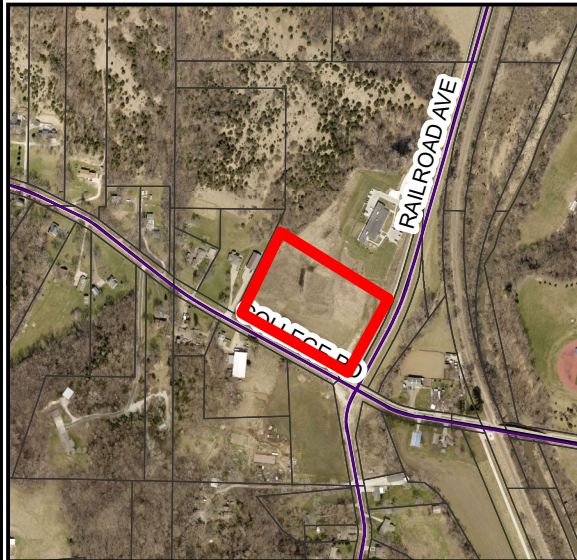
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #ZC-18-013, #PR-18-003 LOCATION/ZONING MAP

Map Legend

-  Subject Property
-  Parcels

0 125 250
1 Inch = 254 Feet

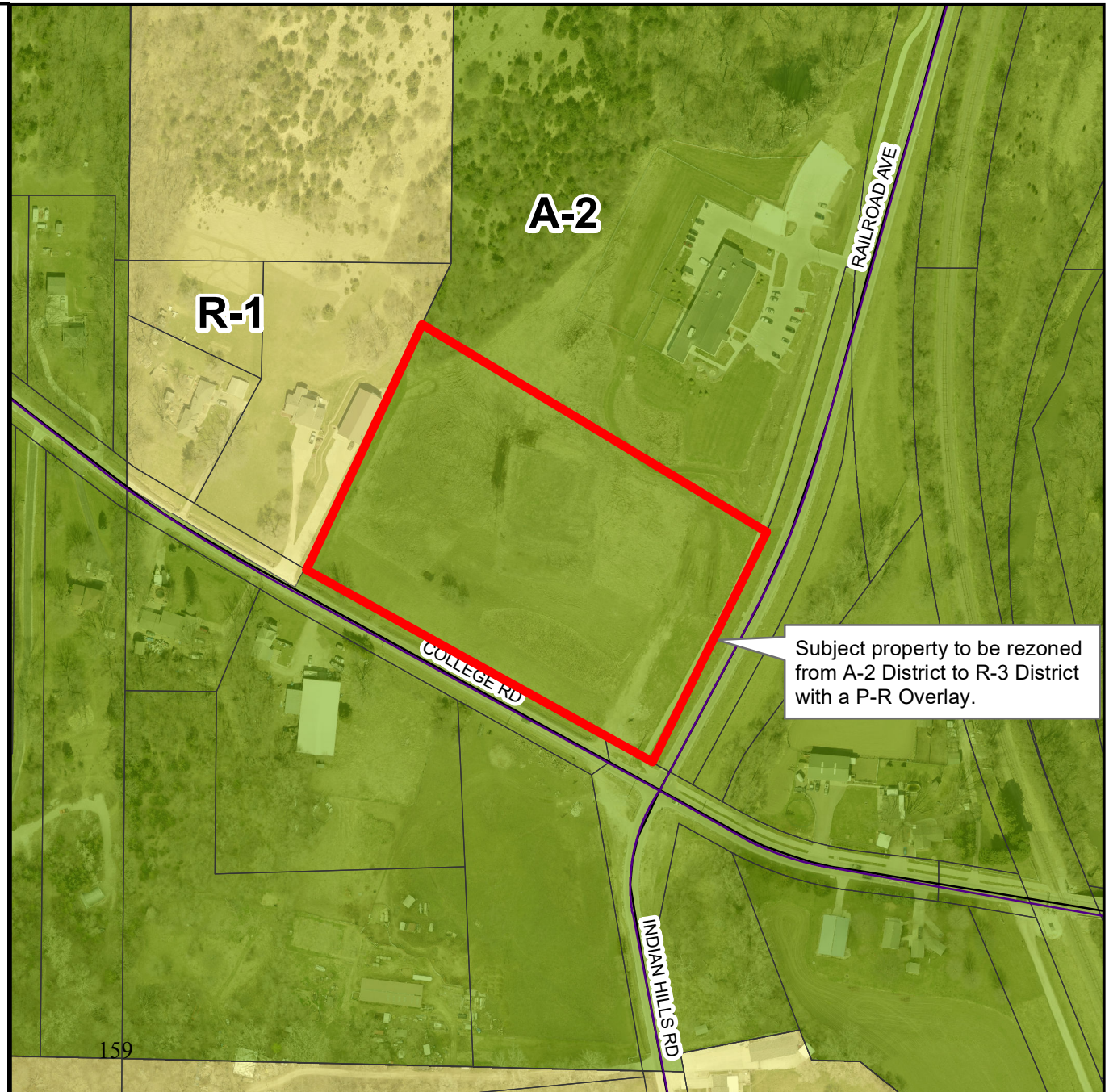


Last Amended: 9/17/18

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map of the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17D9615

Planning Department
City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

**RE: LETTER OF INTENT
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Zimmerman Properties Investments, LLC intends to develop a 60-unit multi-family housing facility upon the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The corner site is generally six acres in size.

The facility will be a single three-story building with separate clubhouse and maintenance building. Parking spaces will be placed along the north and east perimeters of the building. General amenities will include gazebo, BBQ grills, playground, and common spaces within the clubhouse.

The project will be developed in one phase and the construction time period is anticipated to be 12 to 16 months.

Site grading inclusive of overexcavation is anticipated to develop the site. Storm drainage improvements inclusive of detention will be installed throughout the site, a public water main loop will be constructed with fire hydrants in compliance with fire department guidelines. A sewer main extension will be installed through the site to service the three buildings. Both water and sewer extensions will be connected to existing infrastructure along College Road and Railroad Avenue. A public 6-foot sidewalk is planned for the north side of College Road. Half road improvements may be needed for College Road. If half road improvements are not desired for College Road, current grade conditions may preclude placement of public sidewalk in current right-of-way. Easement for public sidewalk on private property will be dedicated if existing conditions are not improved and preclude placement of sidewalk in right-of-way.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.

Michael R. Osbourn
Principal

VMLX-FILE Projects C17_9615 Design Correspondence 2018-09-10 Ltr of Intent Valley Ridge Apts Council Bluffs IA.docx

Attachment C

ARBOR CREEK

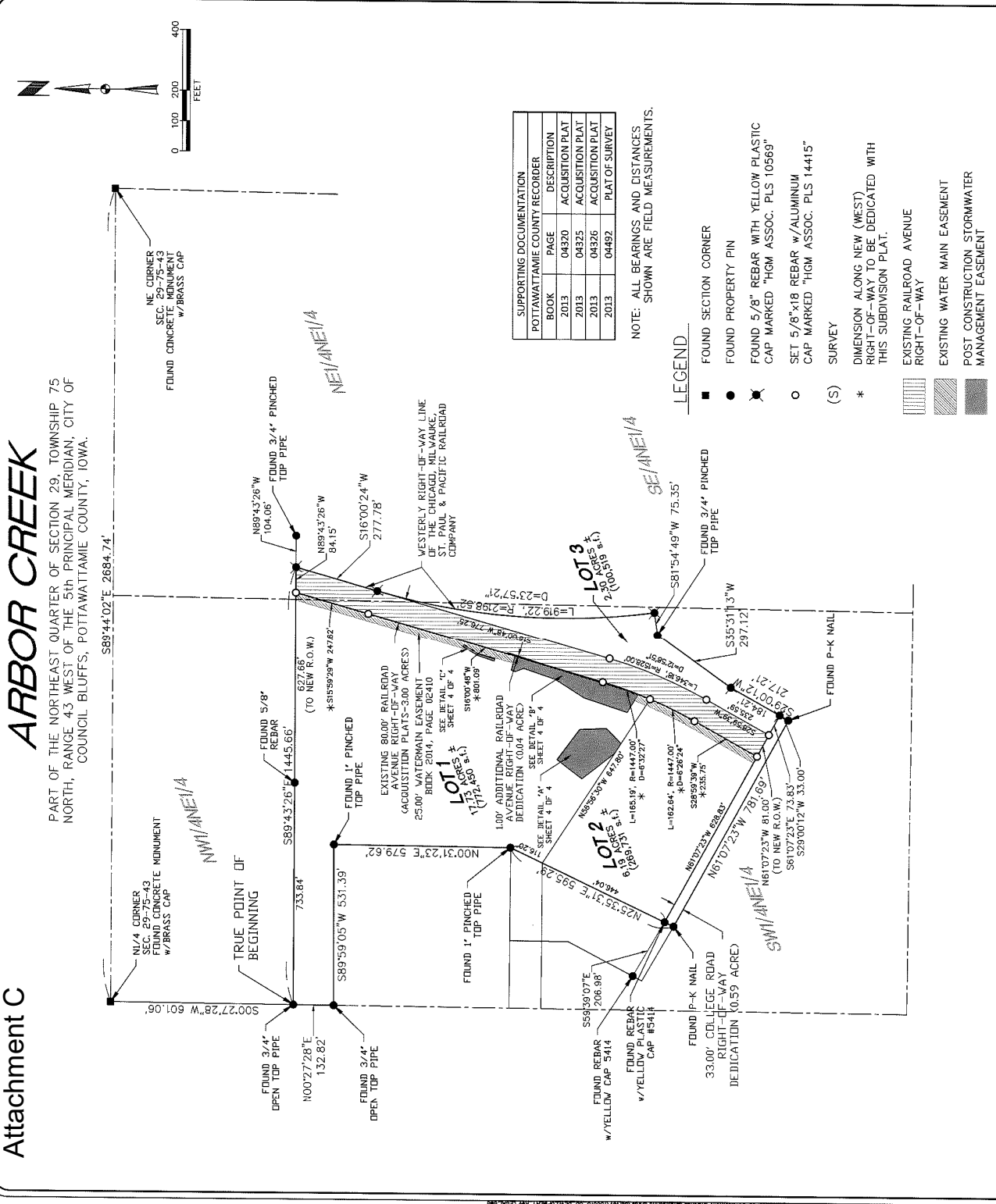
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

hgm
ENGINEERING ARCHITECTURE SURVEYING
council bluffs iowa

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
MAY 18 2018

PROJECT: ARBOR CREEK
CLIENT: 209 PEARL STREET, COUNCIL BLUFFS, IOWA 51503
149 WEST BROADWAY, COUNCIL BLUFFS, IOWA 51502
NORTHEAST QUARTER SECTION 29-75-43

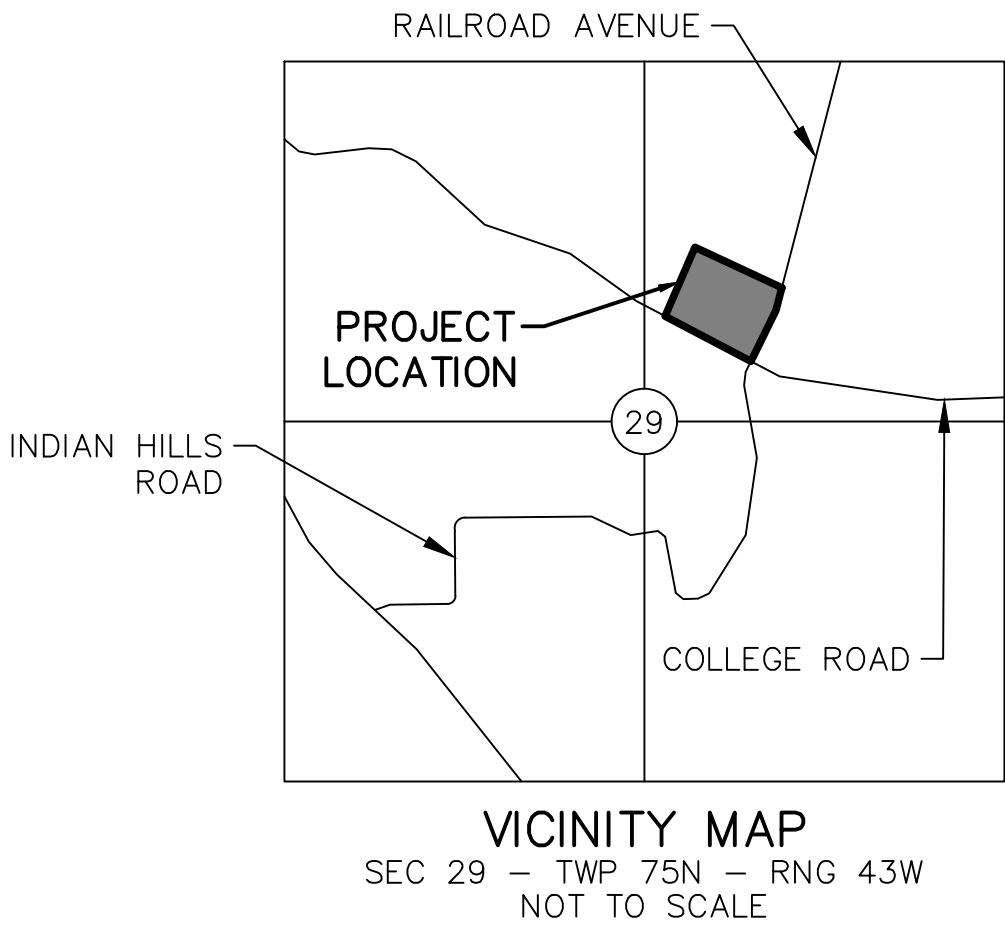
PROJECT NO. 150018
SHEET 3 OF 4



VALLEY RIDGE APARTMENTS
DEVELOPMENT PLANS
COUNCIL BLUFFS, IOWA

Sheet List Table

C001	TITLE SHEET
C100	SITE PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
AB1	BUILDING ELEVATIONS
CA1	BUILDING ELEVATIONS
1 OF 1	LANDSCAPE PLAN



OWNER:
CITY OF COUNCIL BLUFFS
209 PEARL ST. COUNCIL BLUFFS, IA 51503

DEVELOPER
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MISSOURI 65804
jmcdonald@wilhoitproperties.com
PHONE: 417-883-1632
ATTN: JAMES McDONALD

DESIGNER:
KAW VALLEY ENGINEERING, INC.
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
mikeo@kveg.com
PHONE: (913) 894-5150
ATTN: MICHAEL OSBOURN

LEGAL DESCRIPTION:
PROPOSED LOT 2, ARBOR CREEK SUBDIVISION

SITE DATA:
SITE AREA= 6.19 AC

R3 ZONING REQUIREMENTS
FRONT YARD= 20'
REAR YARD= 20'
SIDE YARD= 5' (PLUS ONE FOOT FOR EVERY STORY ABOVE FIRST FLOOR)
MAX HEIGHT= 60'
LOT COVERAGE= 45% MAXIMUM
PROPOSED LOT COVERAGE= 12%

EXISTING ZONING: A2 (PARKS, ESTATES AND AGRICULTURAL DISTRICT)
PROPOSED ZONING: R3 (LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT)

PARKING REQUIRED: 1.5 STALLS/UNIT X 60 UNITS= 90 STALLS
PARKING PROVIDED: 111 STALLS (9 ACCESSIBLE STALLS)

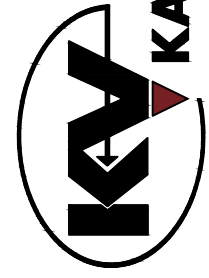
UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
IOWA ONE CALL TICKET #182250748

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. **THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.**

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
kveg.com | www.kveg.com

**KAW VALLEY ENGINEERING**

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844.
EXPIRES 04/01/20

VALLEY RIDGE APARTMENTS
COLLEGE RD AND RAIL ROAD AVE.
COUNCIL BLIFFS, IOWA 51503

DEVELOPMENT PLANS
TITLE SHEET

PROJ. NO. C17-9615

DESIGNER KKG DRAWN BY JON

CFN

SHEET 0

REV

INITIAL ISSUE

9/10/18

A

REV

DATE

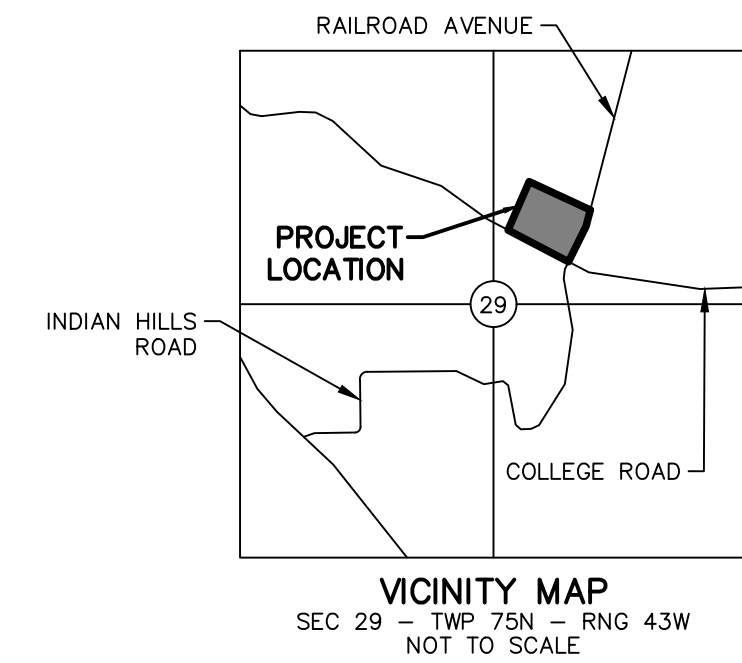
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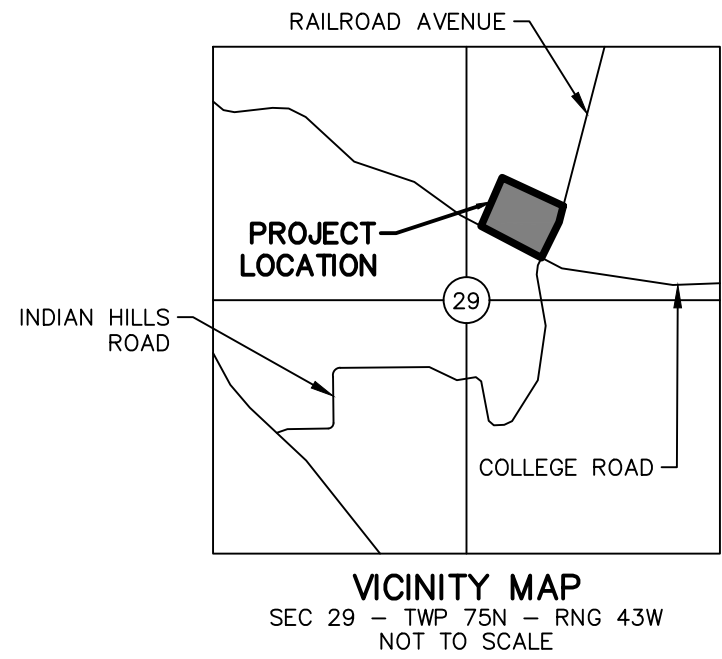
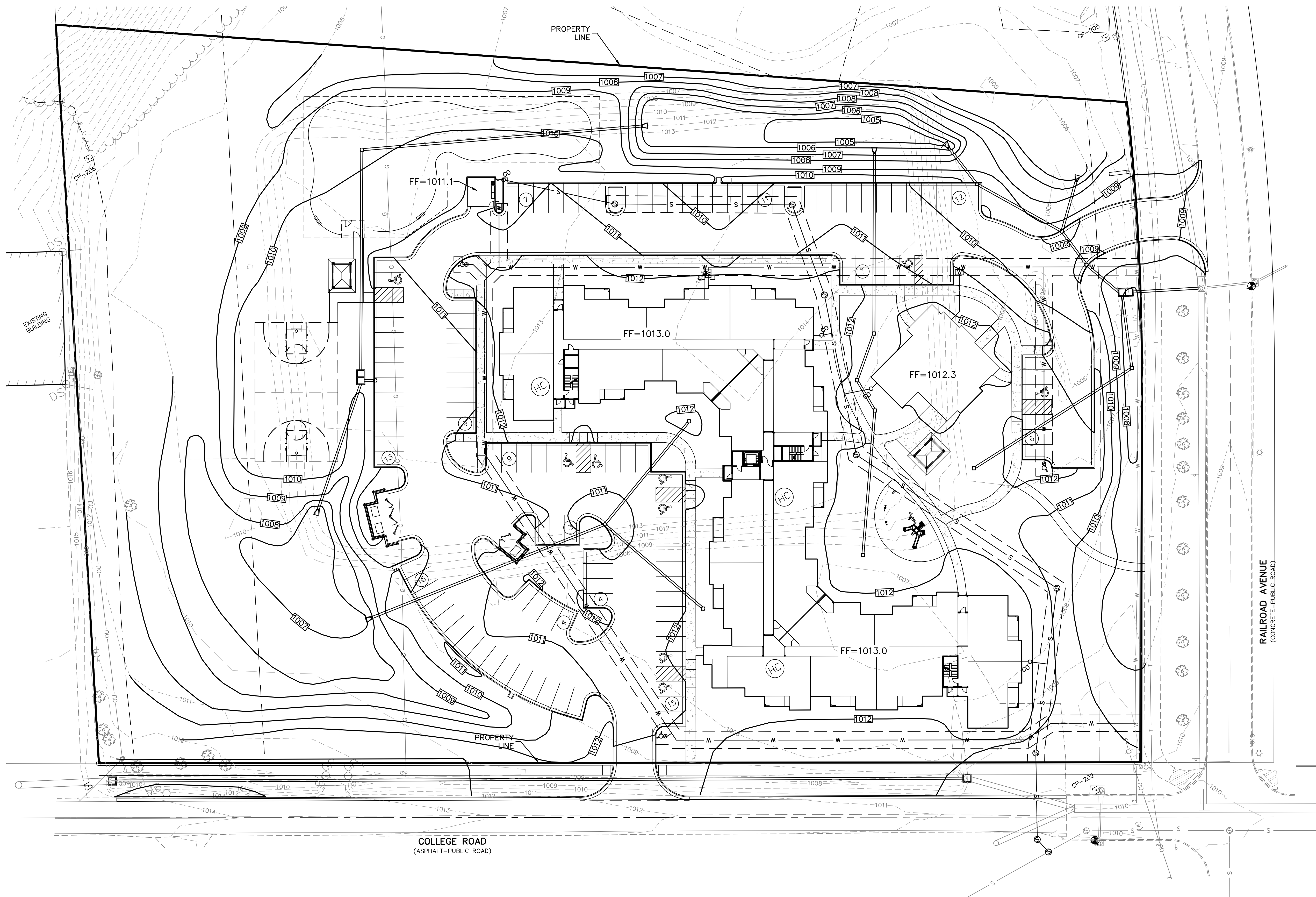
DWN

CHK

MRO



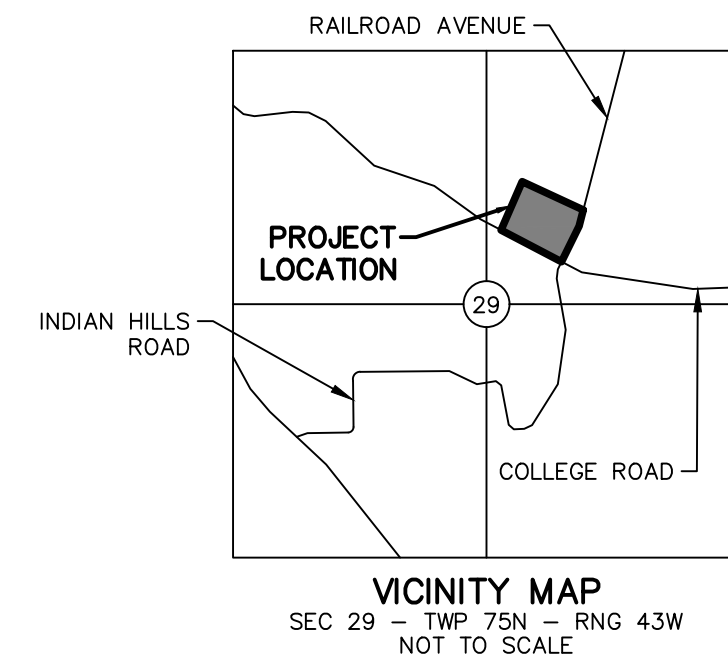
PROJ. NO.		C17_9615	
DESIGNER		DRAWN BY	
KGK		JQN	
CFN			
SHEET		REV	
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





































- LEGEND:**
- SECTION CORNER
 - MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
 - BENCHMARK
 - CONTROL POINT
 - B/B BACK TO BACK OF CURB MEASUREMENT
 - CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - DEADMAN ANCHOR
 - DECIDUOUS TREE
 - DOWN SPOUT
 - DIP DUCTILE IRON PIPE
 - E/E EDGE TO EDGE OF ASPHALT
 - ELECTRIC METER
 - ELECTRICAL TRANSFORMER
 - FLARED END SECTION
 - FIRE HYDRANT
 - GAS LINE SIGN
 - GATE POST
 - HRMP HANDICAP RAMP
 - HDPE HIGH DENSITY POLYETHYLENE
 - LIGHT POLE
 - MAIL BOX
 - OVERHEAD UTILITY LINE (# OF LINES)
 - RCP REINFORCED CONCRETE PIPE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - STREET/TRAFFIC SIGN
 - TREE LINE
 - UNDERGROUND GAS
 - UNDERGROUND TELEPHONE
 - UTILITY POLE
 - UTILITY POLE W/ TRANSFORMER
 - WATER LINE
 - WATER LINE GATE VALVE
 - WELL
 - EXISTING GRADE 1' CONTOUR
 - EXISTING GRADE 5' CONTOUR
 - PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)

14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 884-5150 FAX (913) 884-5977 kawvalley.com www.kawvalley.com		KAW VALLEY ENGINEERING KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY IOWA STATE CERTIFICATE OF AUTHORIZATION # 314844. EXPIRES 04/01/20	
VALLEY RIDGE APARTMENTS COLLEGE RD AND RAIL ROAD AVE. COUNCIL BLIFFS, IOWA 51503		DEVELOPMENT PLANS GRADING PLAN	
PROJ. NO. C17_9615		DESIGNER KGK DRAWN BY JON	
SHEET C300		REV 0	
REV DATE DESCRIPTION		A 9/10/18 INITIAL ISSUE	
DSN		DWN	
CHK		MRO	





-  SECTION CORNER
 MONUMENT FOUND
 ORIGIN UNKNOWN UNLESS
 OTHERWISE NOTED
 BENCHMARK
 CONTROL POINT

B/B BACK TO BACK OF CURB MEASUREMENT
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 EM ELECTRIC METER
 ET ELECTRICAL TRANSFORMER
 FES FLARED END SECTION
 FH FIRE HYDRANT
 GLS GAS LINE SIGN
 GP GATE POST
 HRMP HANDICAP RAMP
 HDPE HIGH DENSITY POLYETHYLENE
 LP LIGHT POLE
 MB MAIL BOX
 (2)-OU OVERHEAD UTILITY LINE (# OF LINES)
 RCP REINFORCED CONCRETE PIPE
 SS SANITARY SEWER MANHOLE
 SM STORM SEWER MANHOLE
 TS STREET/TRAFFIC SIGN
 TREE LINE
 UG UNDERGROUND GAS
 UT UNDERGROUND TELEPHONE
 UP UTILITY POLE
 UPW UTILITY POLE W/ TRANSFORMER
 WL WATER LINE
 WLGV WATER LINE GATE VALVE
 W WELL
 ---1009--- EXISTING GRADE 1' CONTOUR
 ---1010--- EXISTING GRADE 5' CONTOUR

- NOTES:
- 60 PRIVATE STORM SEWER
70 EX PUBLIC SANITARY SEWER MANHOLE
70A EXISTING 8" PUBLIC SANITARY SEWER MAIN
71 PUBLIC SANITARY SEWER MANHOLE
71A PROPOSED PUBLIC 8" SANITARY SEWER MAIN
72 6" SANITARY SEWER SERVICE LINE PVC SDR 26, SLOPE @
2.0% MINIMUM UNLESS OTHERWISE NOTED
80 POINT OF CONNECTION - 1" WATER SERVICE
80A 1" WATER LINE - HDPE SDR-9 (AWWA C901)
80B 1" WATER METER - CONTRACTOR TO COORDINATE ORDERING
AND INSTALLATION WITH THE CITY.
80C 1" VALVE
81 POINT OF CONNECTION - 4" WATER SERVICE
81A 4" WATER LINE - PVC AWWA C900
81B 4" WATER METER - CONTRACTOR TO COORDINATE ORDERING
AND INSTALLATION WITH THE CITY.
81C 4" VALVE
82C POINT OF CONNECTION - 6" FIRE SERVICE LINE
82A 6" FIRE SERVICE LINE - PVC AWWA C900
82B 6" GATE VALVE
84 FIRE HYDRANT ASSEMBLY (SEE SEPARATE WATER MAIN
PLANS)
85 PROPOSED PUBLIC 8" WATER MAIN
86 EXISTING PUBLIC WATER MAIN



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



3 EAST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

FINISH MATERIALS

- 30 YEAR ARCHITECTURAL SHINGLE ROOFING ON DECK AND PRE-MFR TRUSSES
- VINYL WINDOWS (E-STAR RATED) WITH MFR-SHUTTERS
- CEMENT BOARD SIDING ON SHEATHING AND WOOD STUD FRAMING
- BRICK VENEER ON SHEATHING AND WOOD STUD FRAMING



4 WEST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

ELEVATION KEY

Valley Ridge Apartments
A 60-Unit Family Community in Council Bluffs, Iowa

Parker Associates
Tulsa, LLC
2202 E. 49th St., Suite 200
Tulsa, OK 74105
(918)-742-2485

Zimmerman Properties LLC
1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808

BRYAN E. HULST - ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

SHEET: **AB1** BUILDING ELEVATIONS 09/10/2018



1 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

2 SOUTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

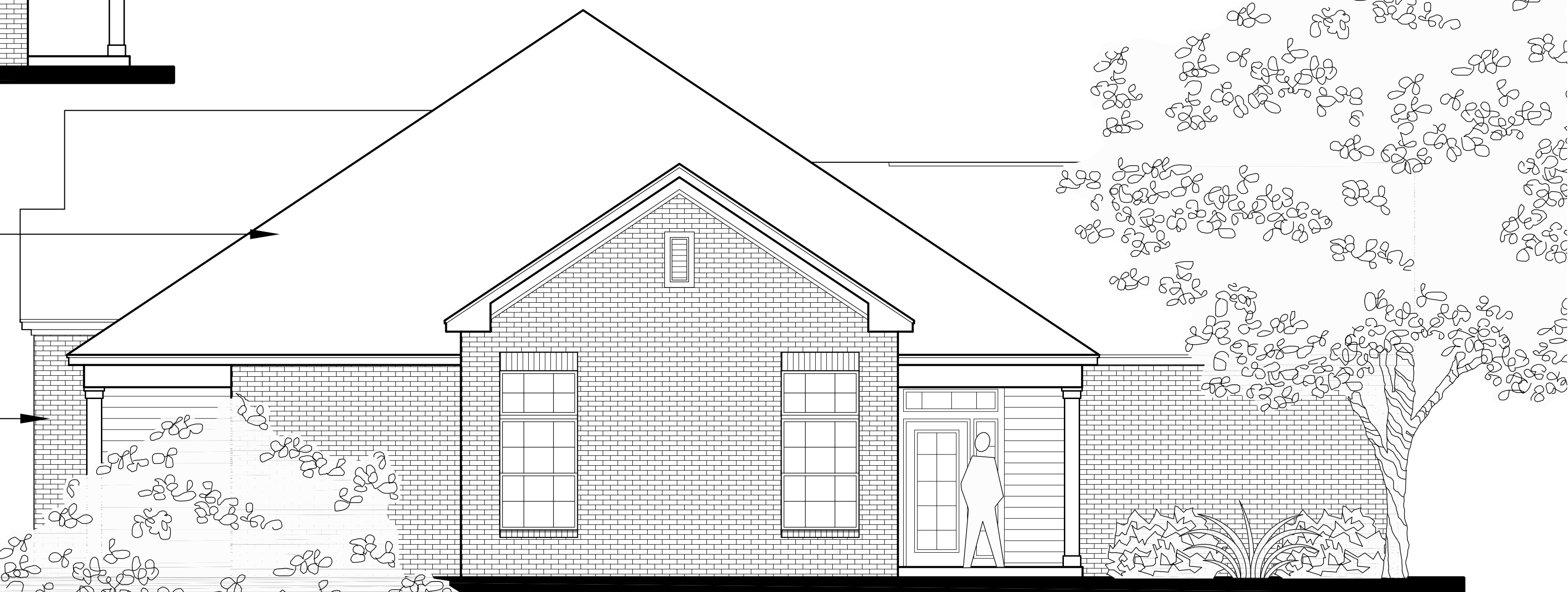
FINISH MATERIALS

30 YEAR ARCHITECTURAL SHINGLE
ROOFING ON DECK AND PRE-MFR
TRUSSES

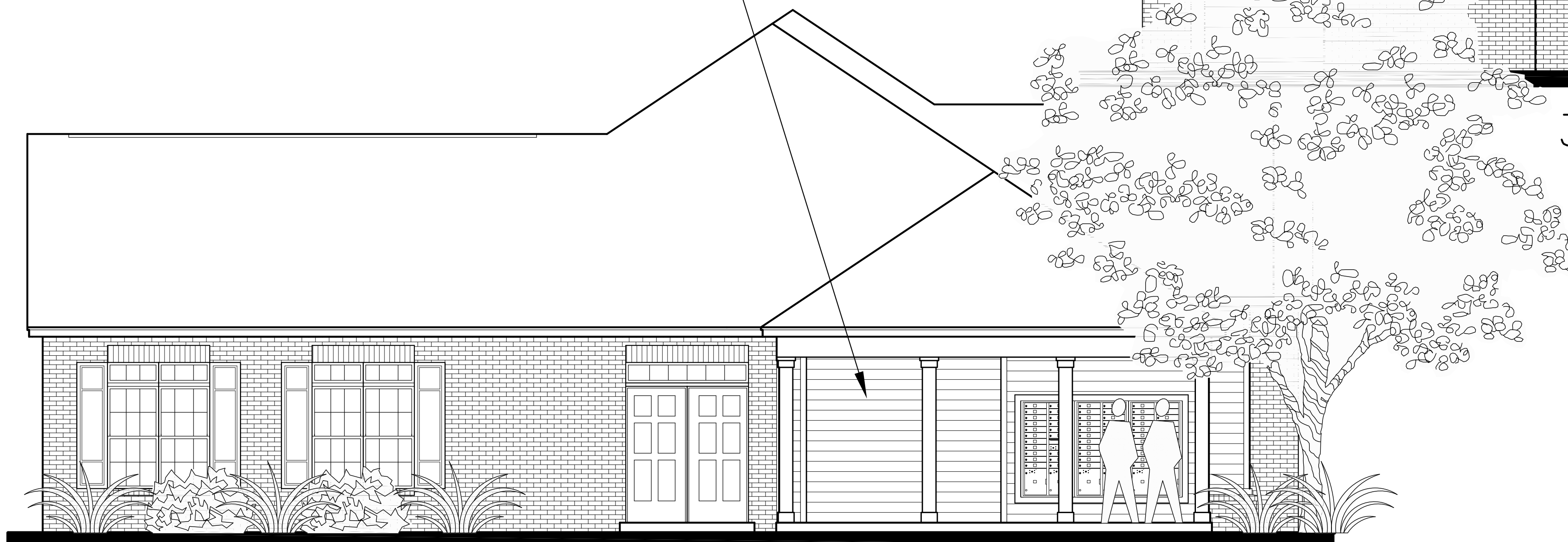
VINYL WINDOWS (E-STAR RATED) WITH
MFR-SHUTTERS

CEMENT BOARD SIDING ON SHEATHING
AND WOOD STUD FRAMING

BRICK VENEER ON SHEATHING AND
WOOD STUD FRAMING



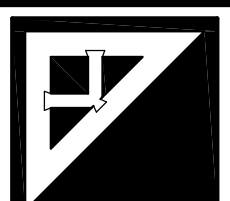
3 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)



4 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

Valley Ridge Apartments

A 60-Unit Family Community in
Council Bluffs, Iowa



Parker Associates
Tulsa, LLC
2202 E. 49th St., Suite 200
Tulsa, OK 74105
(918)-742-2485

**Zimmerman
Properties
LLC**

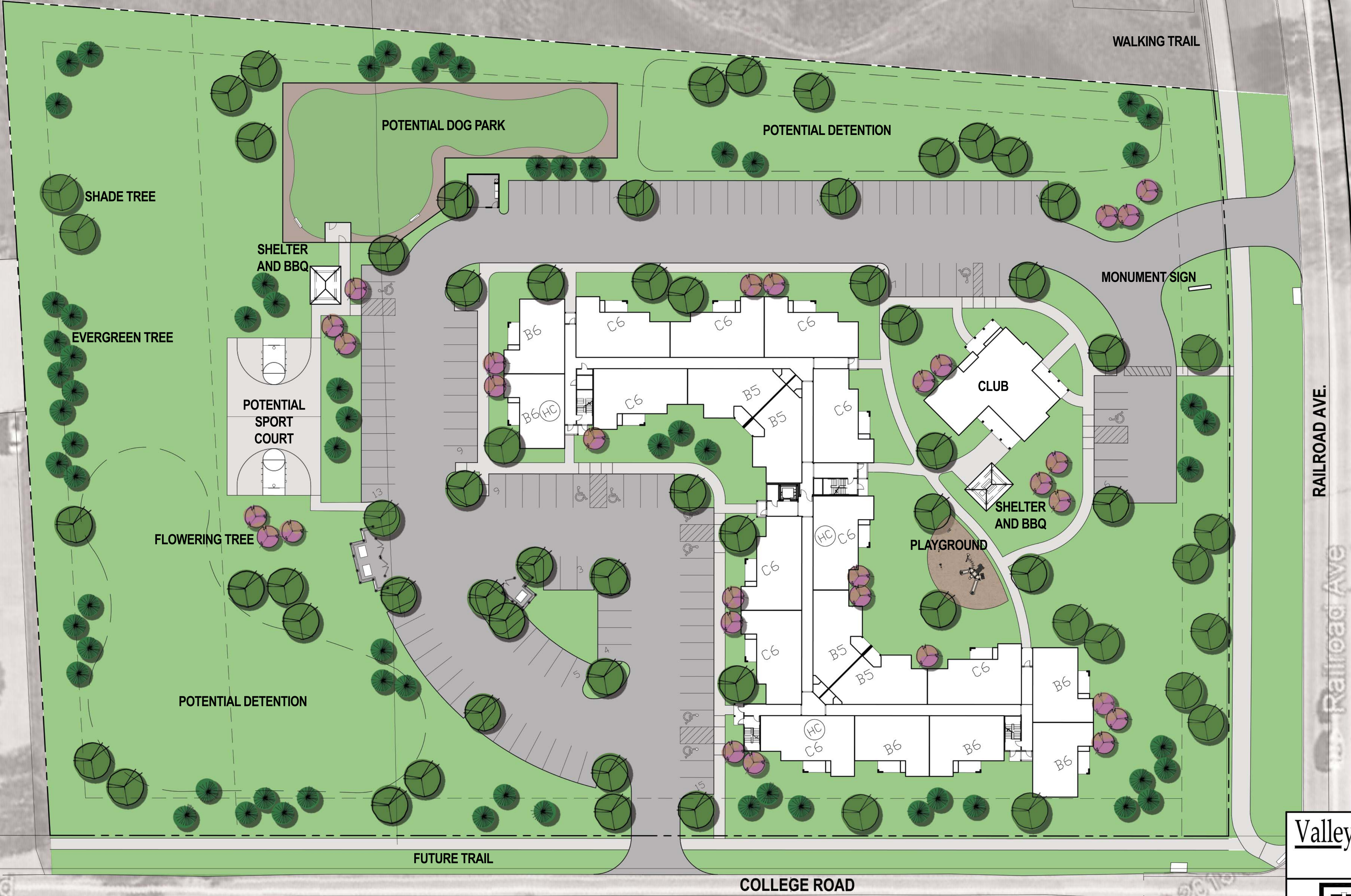
1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808

BRYAN E. HULST — ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

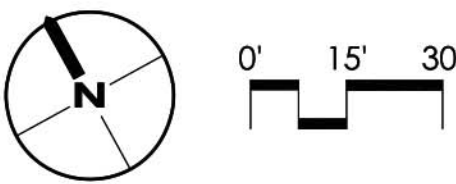
SHEET: **CA1** BUILDING ELEVATIONS 09/10/2018

PRELIMINARY PLANT SCHEDULE

- SHADE TREES:
SWAMP WHITE OAK
RED MAPLE
GINKGO
SYCAMORE
ALLEE ELM
ZELKOVA
- EVERGREEN TREES:
EASTERN WHITE PINE
ROCKY MOUNTAIN JUNIPER
DOUGLASS FIR
- FLOWERING TREES:
CRABAPPLE
SERVICE BERRY
REDBUD



PRELIMINARY LANDSCAPE PLAN



Valley Ridge Apartments

A 60-Unit Family Community in
Council Bluffs, Iowa



Parker Associates
Tulsa, LLC

2202 E. 49th St. Suite 200
Tulsa, OK 74112
(918) 742-2485

BRYAN E. HULST - ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

**Zimmerman
Properties
LLC**

1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO 65808



Office: 913.894.5150

Fax: 913.894.5977

Web: www.kveng.com

Address: 14700 West 114th Terrace
Lenexa, KS 66215

September 10, 2018

C17G9615

Mr. Justin Zimmerman
Zimmerman Properties Investments, LLC
1329 East Lark Street
Springfield, Missouri 65804

**RE: PRELIMINARY GEOTECHNICAL EVALUATION
VALLEY RIDGE APARTMENTS
COLLEGE ROAD AND RAILROAD AVENUE
COUNCIL BLUFFS, IOWA**

Dear Mr. Zimmerman:

Kaw Valley Engineering, Inc. has performed a preliminary geotechnical review of the proposed project. This site is located at the northeast corner of College Road and Railroad Avenue in Council Bluffs, Iowa. The proposed project is to consist of a three-story, slab-on-grade wood-framed structure. Site reconnaissance indicates generally a 5-foot grade change across the site, except the extreme northeast corner which grades up an additional 10 feet. Historical review indicates up to six feet of fill has been placed in the central portion of the site.

Review of regional soils data indicates that a combination of loess and glacial till make up the upper soil stratum, and the fill placed upon the site. Exact water table has not been determined at the time of the issuance of this preliminary evaluation.

Preliminary grading plans indicate the building finished floor to be 1,012 feet which is within one foot of the existing surface grade in the building area.

Due to the existence of up to six feet of apparently uncontrolled fill, it is anticipated the site will need to be overexcavated to a depth of at least three feet below the existing uncontrolled fill, and recompacted to bearing and slab elevations. The need for dewatering is unknown at this time.

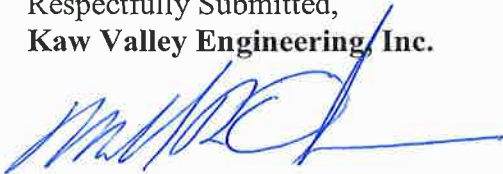
Preliminary recommendations are that the building be founded using shallow foundations bearing upon newly placed engineered fill. An allowable bearing capacity of 2,500 psf is anticipated.

Shallow foundations shall bear at a minimum depth of 42 inches below lowest adjacent exterior grade.


Further details and specific recommendations will be presented once field work and full laboratory evaluations are completed.

If you have any questions, please do not hesitate to contact me.

Respectfully Submitted,
Kaw Valley Engineering, Inc.



Michael R. Osbourn
Principal


for Martin T. Arling, P.E.
Principal

Attachment F

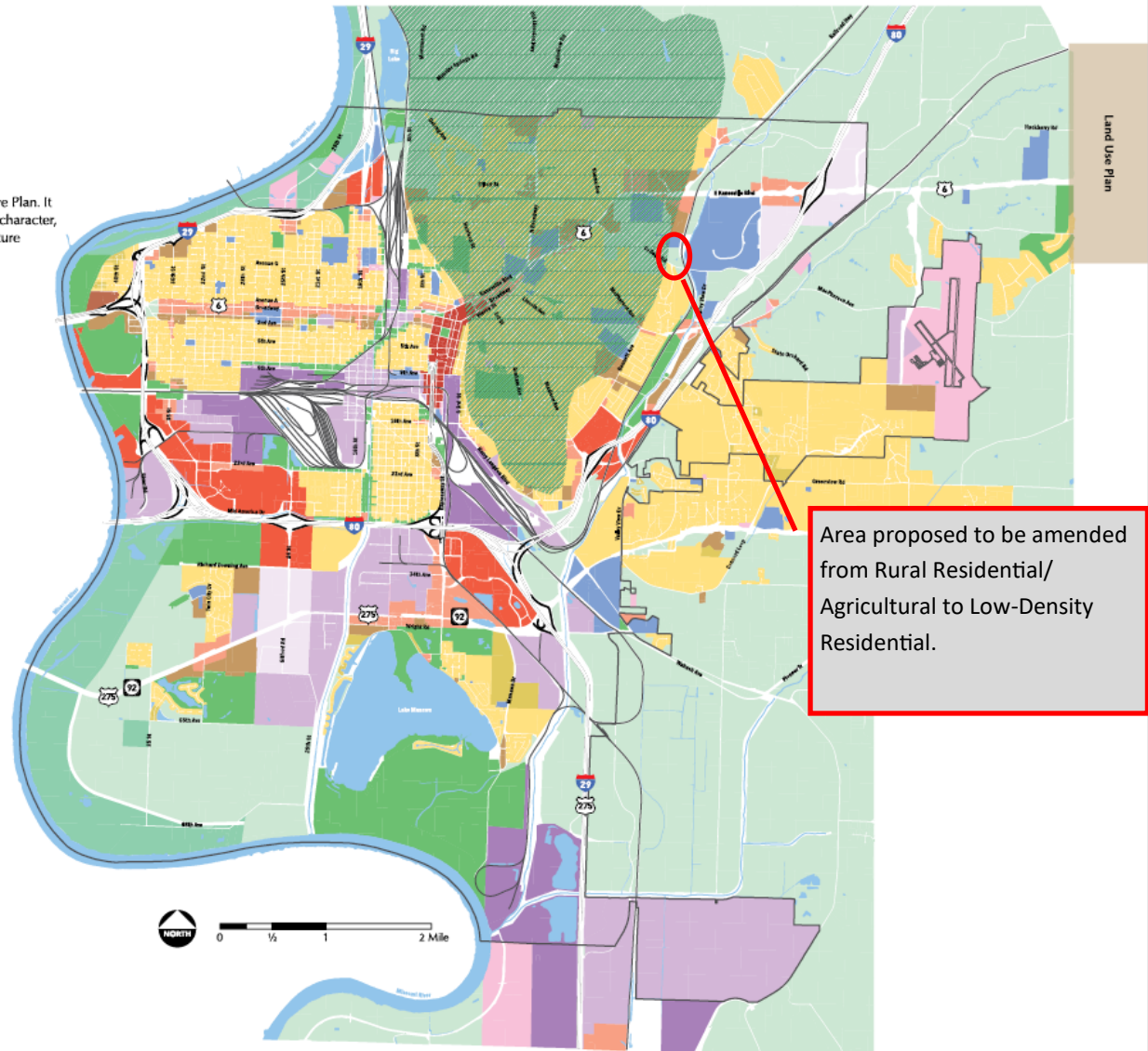
BLUFFS TOMORROW 2030 LAND USE PLAN

The Land Use Plan is one of the most important elements of the Bluffs Tomorrow 2030 Comprehensive Plan. It outlines how properties in different parts of the planning area should be used, and identifies the type, character, and intensity of use for all areas of the community. The intent of the Land Use Plan is to ensure that future development takes into account land use compatibility, access, market viability, environmental features, and community services. In that light, the recommendations of this chapter should be implemented in coordination with the recommendations of subsequent chapters.

The Land Use Plan sets forth policies for land use and development at the City-wide level. The Plan also includes specific policies and strategies for the City's residential, commercial, and industrial areas. Subsequent chapters provide additional detail regarding open space, environmental areas, and community facilities.

Land Use Legend

Residential	Industrial
Rural Residential/Agriculture	Office/Industrial
Low-Density Residential	Light Industrial
Medium-Density Residential	Heavy Industrial
High-Density Residential	
Multifamily/Mixed-use	
Commercial	Public Land Uses
Local Commercial	Natural Areas
Regional Commercial	Public Park
Downtown/Mixed-use	Public/Semipublic
	Transportation/Utility
	Loess Hills Preservation Area



Attachment G

Site Photos



*Red outline shows the approximate boundaries of Lot 2, Arbor Creek.



Photo 1: Aerial photo of the subject property.

Photo 2: Google Street-View photo facing North from College Road.

Photo 3: Google Street-View photo facing Southwest from Railroad Avenue.



RESOLUTION NO. 18-322

A RESOLUTION TO ADOPT A PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR THE VALLEY RIDGE APARTMENTS.

WHEREAS, Zimmerman Properties Development, LLC, is preparing to develop 6.19 acres of land, more or less, legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, to be known as Valley Ridge Apartments; and

WHEREAS, rezoning from A-2/Parks, Estates and Agricultural District to R-3/Low-Density Multifamily Residential District with a PR/Planned Residential Overlay is currently under consideration by this City Council (see Case #ZC-18-013); and

WHEREAS, the following development standards shall apply to the subject property:

1. Site Development

- a. The subject property contains 6.19 acres and is capable of supporting up to a maximum of 135 multifamily units based upon the lot size requirements stated in the R-3 District. The applicant has proposed 60 units, which is less than the total maximum allowed per city code.
- b. All construction shall comply with the setback, building height, and lot coverage standards stated in Chapter 15.10 R-3/Low Density Multi-Family Residential District of the Municipal Code (Zoning Ordinance). The submitted development plan shows all buildings will comply with R-3 District site development standards.
- c. The applicant shall install a sidewalk along the frontage of College Road. Sidewalks shall connect all buildings, parking lots, and amenity spaces within the interior of the development. A minimum five foot wide sidewalks shall be extended from the trail system along Railroad Avenue and College Road into the development. Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy.
- d. The submitted site plan shows two trash enclosures. All trash enclosures shall be enclosed on three sides, and shall be screened from public view with materials similar to those of the primary building. The enclosures shall have a gate which when closed completely eliminates the view of the dumpster.
- e. All fencing standards shall comply with Section 15.24.040, Fence regulations of the Council Bluffs Municipal Code (Zoning Ordinance). If the potential dog park is constructed, an eight-foot tall fence, as measured from the finished grade, will be permitted only around the specified dog-park area.
- f. All site lighting shall comply with the standards stated in Section 15.24.050, *Lighting controls* of the Council Bluffs Municipal Code (Zoning Ordinance).

2. Off-Street Parking

- a. Off street parking for multifamily developments is calculated by the number of bedrooms in each unit. The submitted site plan shows that approximately 116 parking stalls will be constructed. Parking shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Municipal Code (Zoning Ordinance) as follows: 1 parking space shall be required for each efficiency and 1 bedroom apartment, and 1 ½ parking spaces shall be required for each 2 or more bedroom apartment. Parking shall also be provided at 1 space for every 400 square feet of office space in the clubhouse. The total number of required off street parking spaces will be determined at the time of building permit review, and will be based upon the previously stated parking calculations.
- b. All parking/loading areas, driveways and drive aisles shall comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading* of the Municipal Code (Zoning Ordinance).
- c. All off-street parking shall comply with the Parking for Persons with Disabilities Chapter of the Iowa Administrative Code.
- d. All parking lots and drive aisles shall be landscaped in accordance with the proposed landscaping plan.

3. Landscaping

- a. The proposed landscaping plan shows a mixture of shade trees, evergreen trees, and flowering trees on the property, with native sod/grasses being planted throughout the property. The proposed landscaping plan is generally acceptable, with the following conditions:
 - 1) Trees shall be planted at a quantity of 1 tree per 30 feet of frontage along Railroad Avenue and College Road, between the sidewalk/trail and the street.
 - 2) An evergreen tree buffer, or a six-foot tall privacy fence to be planted or installed on the western property line to screen the adjacent single-family residential structure from the proposed development.
 - 3) Trees shall be planted in the vicinity of the north property line at a quantity of 1 tree per 50 feet.
 - 4) Trees shall sporadically be planted along the detention ponds, Dog Park, playground area, and common yards as shown in the submitted landscape plan.
 - 5) Landscaping shall be installed with the completion of the apartment building, and prior to issuance of a Certificate of Occupancy.
 - 6) An ornamental iron fence shall be installed along the frontage of Railroad Avenue and College Road to help screen and buffer the development.

4. Architecture

- a. The development plan shows one three story apartment building, and a one single story clubhouse building. The appearance and design of these structures are compatible with other multifamily developments in the vicinity. Approved building materials for all structures shall be as follows: brick masonry, cement lap siding, wood siding, split-face CMU and decorative architectural metal. The architectural designs are generally acceptable, as proposed. All building construction, materials and design shall be consistent with the proposed development plan with the following conditions:
- 1) All roof-top mechanical units shall be screened from view.
 - 2) Windows shall have shutters, with the exception of the windows situated on porches or decks.
 - 3) A minimum of 30% of all building façade shall be constructed of brick masonry.

5. Signage

- a. The submitted development plan shows a monument sign along the frontage area of Railroad Avenue. The size and height of the sign is unknown at this time. No information on any attached signage was submitted with this request. All signage (detached and attached) shall comply with Section 15.33.160(03), PR/Planned Residential District, Signs of the Municipal Code (Zoning Ordinance); and

WHEREAS, the Community Development Department recommends approval of the P-R/Planned Residential Development Plan for the Valley Ridge Apartments, Approval of the request to append a PR/Planned Residential Overlay District on Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and approval of the associated development plan, subject to compliance of the above stated comments, and subject to the following conditions:

- a. The application of a PR/Planned Residential Overlay District and approval of the development plan will not be effective until Zimmerman Properties Development, LLC, takes ownership of the subject property.
- b. Council Bluffs Water Works shall have review authority over any improvements proposed to be located in their 25 foot easement along Railroad Avenue.
- c. A PCSMP conceptual application, Engineer's estimate of probably cost, performance bond, and maintenance & easement agreement will be required in regards to water quality prior to development.
- d. All stormwater management shall comply with current city standards as determined by the Council Bluffs Public Works Department.
- e. A full geotechnical report shall be submitted to the city prior to any development permits being issued.
- f. Floodplain permitting through the City of Council Bluffs will be required for this project.
- g. All utilities must be installed underground.

Planning Case No. #PR-18-003

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

That the Planned Residential Development Plan for the property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, will be in full force and effect upon Zimmerman Properties Development, LLC, and/or their assignee taking ownership of the subject property.

ADOPTED
AND
APPROVED

November 26, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

Department: City Clerk

Case/Project No.: OTB-18-028

Resolution 18-310 (Postponed from
11-5-18)

Submitted by: Chris Meeks,
Planner

Council Action: 11/26/2018

Description

Resolution to dispose of City property legally described as Lot 2, Arbor Creek. Location: Northwest Corner of College Road and Railroad Avenue. OTB-18-028

Background/Discussion

See attached.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
OTB-18-028 Zimmerman Reso To Dispose Staff Report	Other	10/24/2018
Resolution 18-310	Resolution	11/16/2018

Council Communication

Department: Community Development CASE #OTB-18-028 Applicant: Zimmerman Properties Development, LLC 1329 East Lark Street Springfield, MO 65804	Resolution to Dispose No. _____	Public Hearing: 11/5/2018
Subject/Title		
<p>Request of Zimmerman Properties Development, LLC, to purchase property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa.</p> <p>Location: Northwest Corner of College Road and Railroad Avenue.</p>		
Background/Discussion		
<p>The City has received an offer to purchase the property described above. The 6.19 acre parcel is currently classified as “Transitional Preserve”, though the City Owned Property Committee has no conflicts with the proposed sale of the property to Zimmerman Properties Development. The applicant has offered \$188,745.00, which is a value established by an appraisal completed on the property by JLL Valuation and Appraisal Services, LLC.</p> <p>The Permits and Inspections Division, Public Works Department, and Legal Department all indicated they have no objections to the request. The Information Technology Department indicated that there is City Fiber infrastructure underneath the trail that runs along Railroad Avenue, but otherwise had no objections to the request.</p> <p>Zimmerman Properties Development, LLC, intend to purchase the property to construct a 60 unit multifamily residential development. Zimmerman Properties Development has also made applications to rezone the property from A-2/Parks, Estates, and Agricultural District to R-3/Low Density Multifamily Residential (CASE #ZC-18-013) and to append a PR/Planned Residential Overlay District and to adopt a development plan (CASE #PR-18-003). The Community Development Department has also proposed a Comprehensive Plan Amendment (CASE #CP-18-001) to reclassify the subject property from “Rural Residential/Agricultural” to “Medium-Density Residential”. The sale of the property would be contingent upon approval of the rezoning request, adoption of the development plan, and reclassification of the property in the Bluffs Tomorrow: 2030 Comprehensive Plan, as well as the applicant receiving Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019. The applicant has asked that, if approved, the Offer To Buy remain valid until July 31, 2019.</p>		

After the submittal of this Offer to Buy, the Community Development Department received a competing offer for Lot 2, Arbor Creek, from the Midland Humane Society, represented by Deborah Petersen of Petersen Law Firm in the amount of \$189,000.00. The public hearing before the City Council for that offer will take place on November 26, 2018 if the City Council does not accept the offer of Zimmerman Properties Development, LLC, before that meeting.

Recommendation

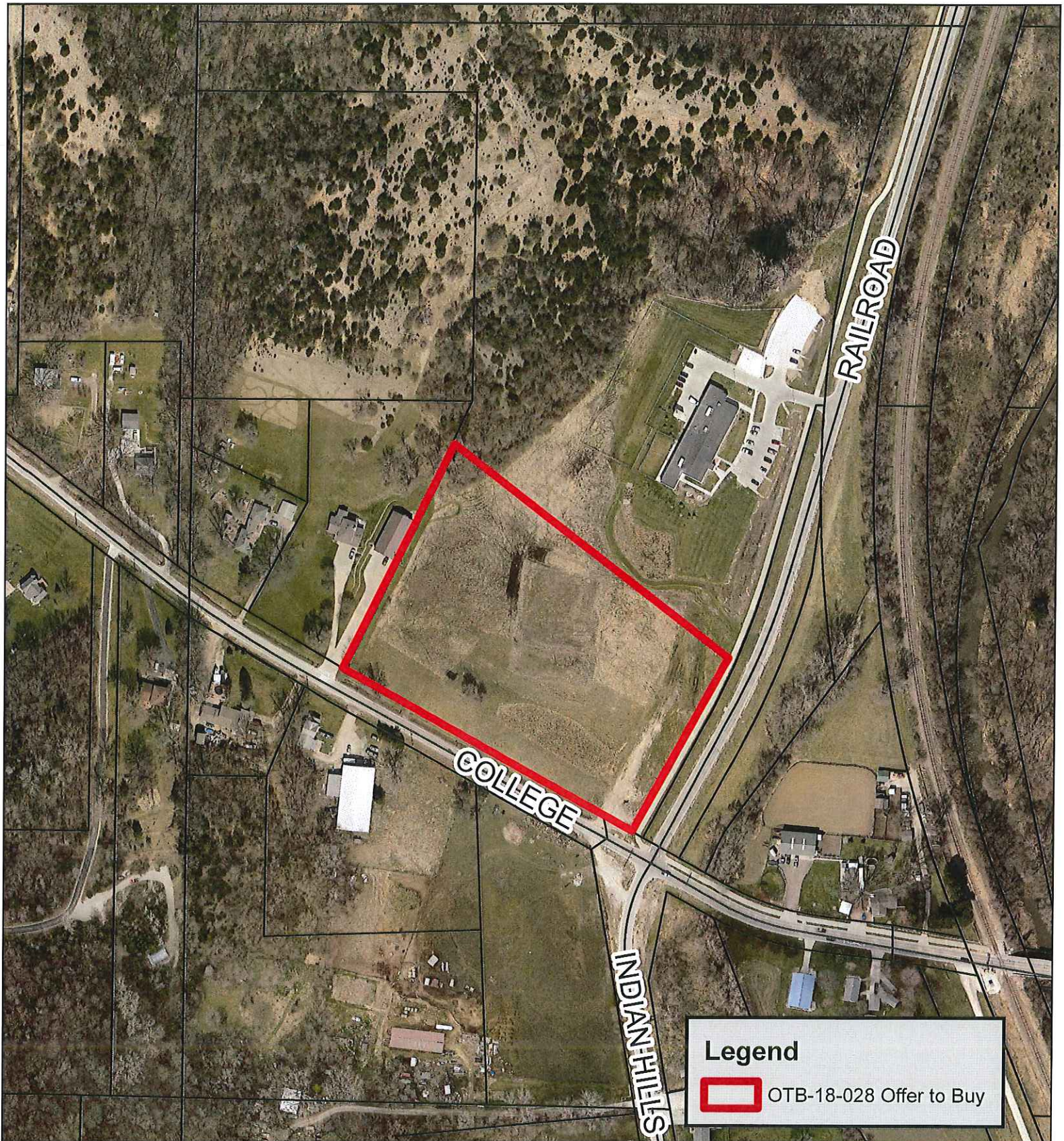
The Community Development Department recommends approval of the property legally described as Lot 2, Arbor Creek, to Zimmerman Properties Development, LLC., for the purchase price of \$188,745.00, subject to the following conditions:

1. The Applicant shall have until July 31, 2019 to purchase the property in order to allow them to secure Low Income Housing Tax Credits from the Iowa Finance Authority.
2. The sale of the property would be contingent upon approval of the rezoning request (CASE #ZC-18-013), adoption of the development plan (CASE #PR-18-003), and reclassification of the property in the Bluffs Tomorrow: 2030 Comprehensive Plan (CASE #CP-18-001), as well as the applicant receiving Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019.

Attachment: Location map.

Prepared By: Chris Meeks, Planner, Community Development Department

CASE #OTB-18-028



10050 0 100 1800 300 Feet



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. 18-310

A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and;

WHEREAS, a public hearing has been held in this matter on November 5, 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:

Zimmerman Properties Development, LLC., and all successors in interest: Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and;

BE IT FURTHER RESOLVED

That the purchase price be \$188,745.00 cash due at closing and the property closing must occur by July 31, 2019, or an extension of the offer must be granted by the City Council by that date.

BE IT FURTHER RESOLVED

The sale of the property shall be contingent upon approval of the rezoning request (CASE #ZC-18-013), adoption of the development plan (CASE #PR-18-003), and reclassification of the property in the Bluffs Tomorrow: 2030 Comprehensive Plan (CASE #CP-18-001), as well as the applicant receiving Low Income Housing Tax Credits from the Iowa Finance Authority in January of 2019.

ADOPTED
AND
APPROVED:

November 26, 2018

Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community

Development

Case/Project No.: OTB-18-029

Submitted by: Brandon Garrett

Resolution 18-323

Council Action: 11/26/2018

Description

Resolution to dispose of City property legally described as Lot 2, Arbor Creek.
OTB-18-029

Background/Discussion

See attachment.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
OTB-18-029 Midlands Reso to Dispose Staff Report Including Attach	Other	11/16/2018
Resolution 18-323	Resolution	11/16/2018

Council Communication

Department: Community Development CASE #OTB-18-029 Applicant: Midlands Humane Society Attn: Linda Kemp 1020 Railroad Ave, Suite A Council Bluffs, IA 51503 Representative: Deborah L. Petersen Petersen Law PLLC 215 S. Main Street, Suite 301 Council Bluffs, IA 51503	Resolution to Dispose No. _____	Public Hearing: 11/26/2018
Subject/Title Request of the Midlands Humane Society, represented by Deborah Petersen of Petersen Law PLLC, to purchase property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa. Location: Northwest Corner of College Road and Railroad Avenue.		
Background/Discussion <p>The City has received an offer from the Midlands Humane Society to purchase the property described above for \$189,000.00. The 6.19 acre parcel is currently classified as “Transitional Preserve”, as the City does not consider it to be a surplus property, however, the property holds the ability to be a benefit to the community, if developed properly in the future. The applicant intends to purchase the subject property to maintain green space, and allow for future expansion of the current humane society building. The expanded building will allow the Midlands Humane Society to expand their services, while maintaining the shelter agreement with the City. The timeframe for the expansion of the shelter is unknown at this time. If approved, the applicant would have 60 days from the final approval to complete the purchase, per adopted city Inventory and Disposal of Surplus City Property policy.</p> <p>The Information Technology Department indicated that there is City Fiber infrastructure underneath the trail that runs along Railroad Avenue. The Public Works Department confirmed that over \$2 million in infrastructure improvements and site work on and around the subject property has been completed with the goal of promoting future development and generating property tax. The Community Development Department acknowledges that the site’s proximity to two public streets, access to infrastructure (e.g. water, sewer, gas, electricity), location on an existing bus route, location within walking distance from a school, and being adjacent to a bike path makes it well suited for a variety of medium density residential development.</p>		

The Midlands Humane Society is a nonprofit organization, and currently leases 17.73 acres of land from the City for \$1 annually. The City's annual contribution to the Midlands Humane Society is based on \$2.00 per capita (\$123,938.04 per year). If Midlands Humane Society were to acquire this land, their expansion would not generate any additional property tax revenue for the City of Council Bluffs.

Prior to the submittal of this Offer to Buy, the Community Development Department received a competing offer for Lot 2, Arbor Creek, from Zimmerman Properties Development, LLC., in the amount of \$188,745.00. The public hearing before the City Council for that offer is scheduled to take place on November 26, 2018. The proposed sale of the property to Zimmerman Properties Development, LLC would be contingent on applications to rezone the property from A-2/Parks, Estates, and Agricultural District to R-3/Low Density Multifamily Residential (CASE #ZC-18-013), to append a PR/Planned Residential Overlay District and to adopt a development plan (CASE #PR-18-003), and to amend the Bluffs Tomorrow: 2030 Comprehensive Plan to reclassify the subject property from "Rural Residential/Agricultural" to "Medium-Density Residential" (CASE #CP-18-001). The offer is also contingent on the applicant receiving Low Income Housing Tax Credits from the Iowa Finance Authority in April of 2019.

Recommendation

The Community Development Department recommends the proposed offer be **denied** for the following reasons:

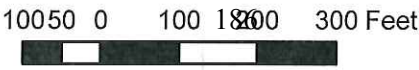
1. The highest and best use of the property would be medium-density residential based on its proximity to existing utility infrastructure, bike paths, a school, bus routes, and public roadways.
2. The City has over \$2 million in infrastructure and site investment in the vicinity of the subject property with the goal of future development and generating property tax.
3. The Midlands Humane Society has no specified date for when their expansion will occur, and currently leases 17.73 acres of land from the City for \$1 per year. The size and dimensions of the 17-acre parcel is suitable to allow for the expansion of their existing facility and parking without needing to purchase the subject property.
4. Approval of the request will not generate any additional property tax revenue for the City of Council Bluffs.

In the event that the City Council chooses to deny the offers of Zimmerman Properties Development, LLC, and the Midlands Humane Society, Lot 2, Arbor Creek, will remain classified as "Transitional Preserve". Any future development on the parcel would require completion of all purchase requirements stated in the adopted Inventory and Disposal Policy for Surplus City Property.

Attachment: Location map

Prepared By: Brandon Garrett, AICP, Director, Community Development Department

CASE #OTB-18-029



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.18-323

A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 2, ARBOR CREEK, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and;

WHEREAS, a public hearing has been held in this matter on November 26, 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:

Midlands Humane Society and all successors in interest: Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa, and;

BE IT FURTHER RESOLVED

That the purchase price be \$189,000.00 cash due at closing and the property closing must occur within 60 days of the date of Council approval.

ADOPTED
AND
APPROVED:

November 26, 2018

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

Department: Community

Development

Case/Project No.: URV-18-008

Submitted by: Brenda Carrico

Resolution 18-324

Council Action: 11/26/2018

Description

Resolution postponing the Public Hearing for the Arbor Creek Urban Revitalization Area to January 28, 2019

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Other	11/16/2018
URV-18-008 NOTICE OF PUBLIC HEARING Arbor Creek URV - January 2019	Other	11/15/2018
Resolution 18-324	Resolution	11/16/2018

City Council Communication

Department: Community Development	Resolution No. 18-_____	Planning Commission: 11-13-18 (postponed)
CASE # URV-18-008	Ordinance No. _____	Resolution of Intent: 10-8-18 City Council Public Hearing: 11-26-18 First Reading: 11-26-18 Second Reading: 12-17-18 Third Reading: 1-14-19 (all original dates but will be revised)
Subject/Title		
Postpone the City Council public hearing on the Arbor Creek Urban Revitalization Plan and Area		
Location		
Immediately north of the intersection of Railroad Avenue and College Road		
Background/Discussion		
On October 8, 2018, City Council approved Resolution 18-285 which directed staff to initiate the process of creating the Arbor Creek Urban Revitalization Plan and Area. This resolution set November 26, 2018 as the date of the public hearing and November 13, 2018 as the date of the City Planning Commission public hearing.		
At the request of Zimmerman Properties and with concurrence of the Community Development Department staff, the Arbor Creek Urban Revitalization Plan was postponed and not heard before the Planning Commission on November 13, 2018. Therefore, the City Council public hearing should also be postponed. Staff recommends postponing the Council public hearing on this matter until January 28, 2019.		
Staff Recommendation		
The Community Development Department recommends postponing the City Council public hearing for Arbor Creek Urban Revitalization Plan and Area until January 28, 2019.		
Attachments		
City Council public hearing notice		

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department

Approved by: Brandon Garrett, Director, Community Development Department

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PERSONS, GROUPS AND AGENCIES:

THE CITY OF COUNCIL BLUFFS, IOWA proposes to exercise the authority conferred upon it by the Urban Revitalization Act by designating an urban revitalization area that is generally located on 6.19 acres of undeveloped land lying north of the intersection of Railroad Avenue and College Road.

This area is legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

The Urban Revitalization Act authorizes cities to make available property tax exemptions for eligible improvements made in the area. A proposed plan for the Arbor Creek Urban Revitalization Area has been prepared by the City of Council Bluffs, Iowa, which more fully describes the proposed activities and includes information as required under the Urban Revitalization Act. This proposed plan is on file and is available for public examination at the office of the City Clerk, 209 Pearl Street, Council Bluffs, Iowa from 8:00 a.m. to 5:00 p.m., Monday through Friday.

A public hearing before the City Council has been set on this matter for Monday, January 28, 2019 at 7:00 p.m. in the Council Chambers in City Hall, 209 Pearl Street, Council Bluffs, Iowa.

All persons, groups, agencies interested in this matter are invited to submit written comments to the City Clerk on or before the public hearing or may appeal in person at the public hearing.

Jodi Quakenbush, City Clerk
Council Bluffs, Iowa

RESOLUTION NO. 18-324

A RESOLUTION POSTPONING THE CITY COUNCIL PUBLIC HEARING FOR THE ARBOR CREEK URBAN REVITALIZATION AREA TO JANUARY 28, 2019.

WHEREAS, on October 8, 2018, the City Council adopted Resolution 18-285 which directed staff to prepare a plan for the Arbor Creek Urban Revitalization Area and set a public hearing for November 26, 2018; and

WHEREAS, the City Planning Commission was supposed to review the Arbor Creek Urban Revitalization Plan at its meeting on November 13, 2018, but at the request of staff and Zimmerman Properties it was postponed; and

WHEREAS, it is appropriate to delay the City Council public hearing from November 26, 2018 to January 28, 2019.

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

That the City Council hereby postpones the public hearing on the Arbor Creek Urban Revitalization Plan to January 28, 2019.

ADOPTED
AND
APPROVED

November 26, 2018

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

Department: Community

Development

Case/Project No.: URV-18-007

Submitted by: Brenda Carrico

Resolution 18-325

Council Action: 11/26/2018

Description

Resolution approving the Urban Revitalization Plan for the South Pointe Urban Revitalization Area. URV-18-007

Background/Discussion

See attachment.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-18-007 Adopting South Pointe URV Staff Report Including Attachs	Other	11/16/2018
URV-18-007 South Pointe URV Plan	Other	11/16/2018
Resolution 18-325	Resolution	11/16/2018

Council Communication

Department: Community Development CASE # URV-18-007 Applicant: Community Development Department	Resolution No. _____ Ordinance No. _____	Resolution of Intent: 10-8-18 Planning Commission: 11-13-18 City Council Public Hearing: 11-26-18 First Reading: 11-26-18 Second Reading: 12-17-18 Third Reading: REQUEST TO WAIVE
Subject/Title		
Adoption of the South Pointe Urban Revitalization Plan and Area		
Location		
South 19 th Street from Veteran's Memorial Highway to Gifford Road		
Background		
<p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p>		
Discussion		
<p>The Council Bluffs Industrial Foundation and the City of Council Bluffs have been working on the development of industrial ground near South 19th Street and Veteran's Memorial Highway for the past fifteen years. A recent subdivision (South Pointe Subdivision Phase 2) expanded the available land appropriate for economic development by 95.83 acres. A previous industrial subdivision (South Pointe Subdivision) contains 80.09 acres with 6.15 acres undeveloped.</p> <p>A letter of support to designate the area as an urban revitalization area was submitted by the Advance Southwest Iowa Corporation. As confirmed in their letter, the urban revitalization program enhances the attractiveness of this area for economic development by providing eligible businesses tax exemptions on approved projects.</p> <p>Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes a finding would be consistent under 404.1.4. Section 404.1.4 discusses an area which is appropriate as an economic development area as defined in section 403.17. Section 403.17(10) defines an economic development area as an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.</p> <p>On October 8, 2018, the City Council approved Resolution 18-282, which directed staff to initiate the process of creating the South Pointe Urban Revitalization Plan and Area and set November 26, 2018 as the public hearing date. Although Chapter 404 of the Iowa Code does not specifically require review by the City Planning Commission, staff believes that such review is appropriate.</p>		

Notification was sent to the owners of properties who are within the urban revitalization area. One response was received asking to review the entire plan. It was provided to the property owner and no formal written statements have been received from them or any others.

Staff Recommendation

The Community Development Department recommends approval of the South Pointe Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Public Hearing

Speakers in favor: Paula Hazlewood, Advance Southwest Iowa Corporation, 149 West Broadway, Council Bluffs, IA 51503.

Speakers against: None

Planning Commission Recommendation

Staff specifically asked that the Commission consider the following:

- The proposed South Pointe Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan.
- The South Pointe Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

The Planning Commission recommends approval of the South Pointe Urban Revitalization Plan and Area.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

- 1) South Pointe Urban Revitalization Plan
- 2) Ordinance
- 3) Resolution approving the South Pointe Urban Revitalization Plan and Area

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

Attachment A - South Pointe Urban Revitalization Area Plan - Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411377007	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$290,200.00	\$0	\$0	\$290,200.00	3.28
744411377004	R A H Council Bluffs LLC c/o Matheson Tri Gas Inc. 155 Allen Road, Suite 302 Basking Ridge, NJ 07920	\$263,000.00	\$0	\$489,200.00	\$752,200.00	2.63
744411379001	J A K Investments LLC 865 Bud Boulevard Fremont, NE 68025	\$1,474,000.00	\$0	\$3,704,600.00	\$5,178,600.00	14.74
744414126003	ARC Fecnbia001 LLC c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025	\$1,101,000.00	\$0	\$1,394,800.00	\$2,495,800.00	11.01
744414126002	McAllen Properties Omaha 3950 Commercial Avenue Madison, WI 53714	\$1,123,000.00	\$0	\$2,905,400.00	\$4,028,400.00	11.23
744414127003	Glenn, Bernard L Trust 18045 Bent Tree Ridge Council Bluffs, IA 51503	\$150,000.00	\$0	\$420,800.00	\$570,800.00	1.50
744414127004	Glenn, Ross B-Patricia E 4343 S 19th Street Council Bluffs, IA 51501	\$144,000.00	\$0	\$0.00	\$144,000.00	1.60
744414127005	TEQ Properties, LLC c/o Greg Petersen 11664 Pierce Street Omaha, NE 68144	\$124,000.00	\$0	\$403,700.00	\$527,700.00	1.24
744414127006	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$121,500.00	\$0	\$0	\$121,500.00	1.35
744414176001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$75,700.00	\$0	\$0	\$75,700.00	34.42
744414151002	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$70,100.00	\$0	\$0	\$70,100.00	36.24
744414151001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$15,800.00	\$0	\$0	\$15,800.00	1.66
	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$35,800.00	\$0	\$0	\$35,800.00	16.00
	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$4,988,100.00	\$0	\$9,318,500	\$14,306,600.00	136.90

ATTACHMENT A



149 W. Broadway,
Council Bluffs, IA 51503

September 24, 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:

Congratulations on the exciting things that are happening in Council Bluffs. The City has so many things to be proud of and Advance Southwest Iowa Corporation (ASWIC) is thrilled to be able to promote our great City.

As you know, ASWIC works to attract new businesses to the City as well as retain our existing business base. In order for us to be successful, it is vital that we have shovel ready sites as well as State and local incentives to assist us in our process. As such, I'm writing this letter in support of the Urban Revitalization designation for South Point Business Park Phase I and II.

South Point is owned by the Council Bluffs Industrial Foundation with Phase II being a designated shovel ready site. ASWIC has been actively marketing both Phase I and II of South Point since September 2016. Based on this robust marketing effort, we have experienced an abundance of interest with two executed options in Phase II and two additional companies looking at two of the remaining parcels (one in Phase I and one in Phase II).

The City of Council Bluffs Urban Revitalization program is a critical component to our competitiveness for current and future projects at South Point. The Urban Revitalization program can be utilized as a stand-alone incentive program but can also be applied as the match component for the State of Iowa's Targeted Jobs and High Quality Jobs programs which makes this a versatile instrument in our economic development tool box.

Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Urban Revitalization designation for South Point Phase I and II. We look forward to being able to further promote South Point as an industrial site within the City of Council Bluffs and sincerely appreciate all that you and the Council do to continue to grow our City. 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

South Pointe Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by

City Council on _____, 2018

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the development of new commercial and industrial land uses. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states "an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the South Pointe Urban Revitalization Area meets the criteria of element 4. Consequently, on October 8, 2018, the City Council adopted Resolution No. 18-282, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

South Pointe Urban Revitalization Plan
Illustration 1 – Resolution

RESOLUTION NO. 18-282

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE SOUTH POINTE REVITALIZATION AREA LEGALLY DESCRIBED AS LOTS 1, 2, 4 AND 5, SOUTH POINTE SUBDIVISION; LOTS 2-5, SOUTH POINTE SUBDIVISION, REPLAT 1; LOT 1, SOUTH POINTE SUBDIVISION, REPLAT 2; AND ALL OF SOUTH POINTE SUBDIVISION, PHASE 2), CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, the Council Bluffs Industrial Foundation and others have properties available for economic development in this area; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by October 25, 2018.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on November 26, 2018.

**ADOPTED
AND
APPROVED:**

October 8, 2018


Matthew J. Walsh Mayor

ATTEST:


Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The South Pointe Urban Revitalization Area is a tract of land containing the following legally described parcels:

Lots 1, 2, 4, and 5, South Pointe Subdivision; Lots 2 through 5, South Pointe Subdivision, Replat 1; Lot 1, South Pointe Subdivision, Replat 2; and of proposed South Pointe Subdivision, Phase 2, all in the City of Council Bluffs, Pottawattamie County, Iowa.

Illustration 2 shows the location and the boundary of the South Pointe Urban Revitalization Area. The area is approximately 136.90 acres in size.

South Pointe Road Urban Revitalization Plan
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The South Pointe Urban Revitalization Area contains 13 parcels of land that total 136.90 acres in size. The total valuation (\$) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Land Valuation: \$4,988,100.00

Dwelling Valuation: \$0

Building Valuation: \$9,318,500.00

Total Valuation: \$14,306,600.00

A complete listing of these parcels, ownership, land/dwelling/building valuation, and acreage information is outlined in the attachment titled *Attachment A – South Pointe Urban Revitalization Area Plan – Property Owners List*. The information stated in this attachment was obtained from records in the Pottawattamie County Assessor's Office.

On November 22, 2004, the Council Bluffs City Council adopted Ordinance No. 5823, which established the South 19th Urban Revitalization Area. This revitalization area consisted of eight parcels of land that were located west of Indian Creek, south of Veterans Memorial Highway (US 275/92) and east of Gifford Road and totaled 80.09 acres in size. The plan was valid was 10 years from the date of City Council adoption and helped attract new economic development projects in the South Pointe Industrial Park and along Gifford Road. The proposed South Pointe Urban Revitalization Area will include land that was located in the former South 19th Street Urban Revitalization Area.

EXISTING ZONING AND PROPOSED LAND USE

The South Pointe Urban Revitalization Area is currently zoned I-2/General Industrial District and is partially located within a designated Recreational-Tourism Overlay (RO) (see Illustrations 3 and 4). The I-2/General Industrial 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. The Recreation-Tourism Overlay (RO) is intended to maintain and enhance the aesthetic quality of areas around the National Historic Trails Center and land based and riverboat gaming facilities. This Overlay is intended to mitigate and negative impact associated with these facilities.

Surrounding zoning in the general vicinity of the South Pointe Urban Revitalization area includes: I-2/General Industrial District and I-1/Light Industrial District to the north; I-2/General Industrial District, A-2/Parks, Estates, and Agricultural District, C-2/Commercial District, R-1/Single Family Residential District, and R-3/Low Density Multi-Family Residential District to the east; A-2/Parks, Estates, and Agricultural District to the south; along with I-2/General Industrial District and A-2/Parks, Estates, and Agricultural District to the west.

The South Pointe Urban Revitalization Area contains a mixture of industrial, undeveloped, and agricultural land uses. Existing businesses within this urban revitalization area include the following:

1. Matheson Tri-Gas – 4106 South 19th Street (PIN #744411377004)
2. Fremont Contract Carriers (FCC) – 4303 South 19th Street (PIN #744411379001)
3. FedEx Freight – 4306 South 19th Street (PIN #744414126003)
4. FedEx Freight – 4406 South 19th Street (PIN #744414126002)
5. Pro-Tech Sales – 4343 South 19th Street (PIN #744414127003)
6. TEQ Supply Inc. – 4405 South 19th Street (PIN #744414127005)

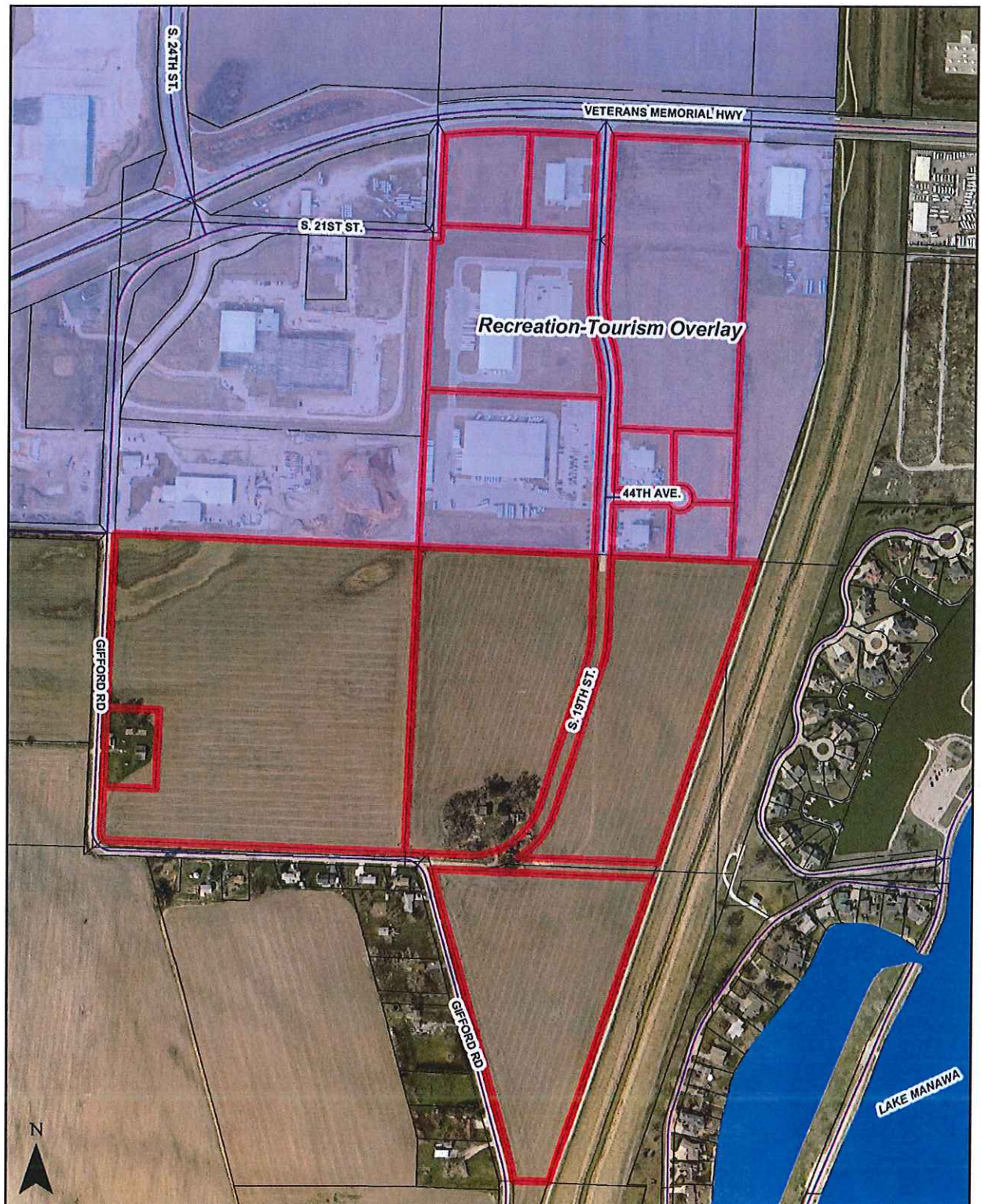
The remaining properties in the proposed South Pointe Urban Revitalization Area are undeveloped. The Council Bluffs Industrial Foundation has proposed to replat 95.83 acres of said urban revitalization area into a new five-lot industrial subdivision to be known as South Pointe Subdivision, Phase 2 (see Illustration 5). This subdivision is located immediately south of the South Pointe Subdivision and includes an extension of South 19th Street and improvements to Gifford Road. The Council Bluffs Industrial Foundation and the Advance Southwest Iowa Corporation intend to market and sell each lot in the subdivision for new economic development projects in the City. A letter of support from Paula Hazelwood, Executive Director of the Advance Southwest Iowa Corporation, for the South Pointe Urban Revitalization Area is included as Attachment B.

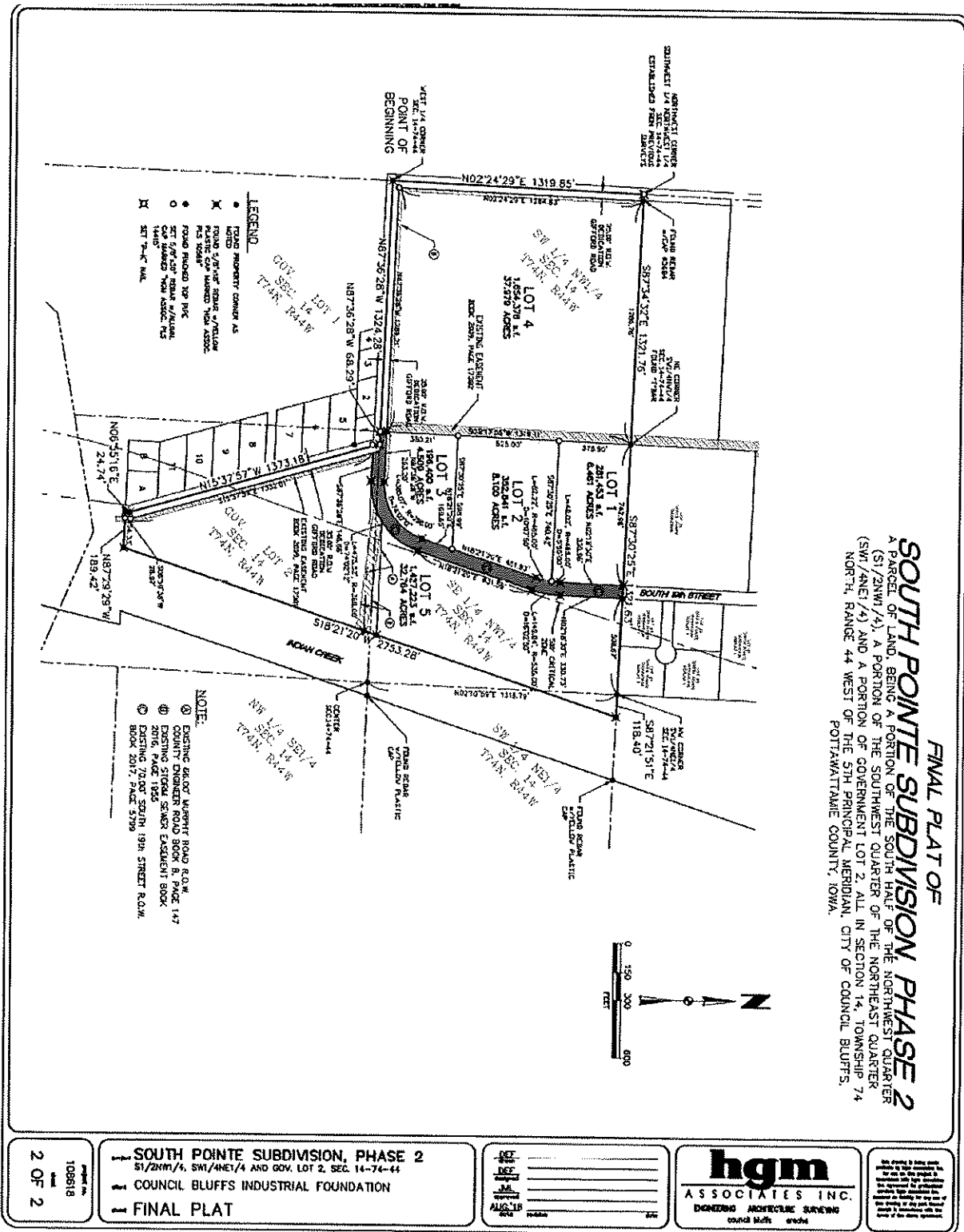
All land uses in the proposed South Pointe Urban Revitalization Area will be commercial or industrial.

South Pointe Urban Revitalization Plan
Illustration 3 – Zoning



South Pointe Urban Revitalization Plan
Illustration 4 – Recreation-Tourism Overlay





PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed South Pointe Urban Revitalization Area is served with all municipal utilities (sanitary sewer, water and storm sewer) as well as electricity and gas. The area is accessible by five public roadways, as follows: Veterans Memorial Highway (US 275/92), South 21st Street, South 19th Street, 44th Avenue, and Gifford Road. In the last five years the City and/or other private entities have reconstructed portions of Gifford Road, South 21st Street, and South 19th Street to meet current City standards. There is a segment of Gifford Road that abuts the west/southwest boundary of this urban revitalization area that is not built to current City standards. It is anticipated that this segment of roadway will be reconstructed in coming years as new development occurs in the South Pointe Subdivision, Phase 2. All said roadways operate at a level of service (LOS) that can adequately handle additional traffic generated by new projects in this proposed urban revitalization area. There are no proposals to expand City services at this time.

RELOCATION PROVISIONS

Relocation is not anticipated with the implementation of this plan. However, if either a residential or non-residential tenant relocation occurs as a result of actions taken by a developer qualifying for the benefits under the Urban Revitalization Act, the tenant shall receive compensation from the developer of one month's rent and actual moving expenses, provided that the tenant has occupied the same unit continuously for a one year period prior to the adoption of this plan.

OTHER PUBLIC ASSISTANCE

The City anticipates the use of other public assistance may be necessary for development of this area. This assistance may include:

1. Property tax exemption
2. Continued use of Capital Improvement Program funds for the improvement or reconstruction of streets, sanitary sewer, storm sewer systems, and railroad crossings.
3. Funding from the State of Iowa (Economic Development Authority, Finance Authority, and Department of Transportation) to provide assistance to qualified businesses locating or expanding in the area or to cause the construction of infrastructure to support economic development projects.
4. Funding from the U.S. Government (Department of Housing and Urban Development, Economic Development Administration, and Federal Highway Administration) to acquire and prepare for private redevelopment or to cause the construction of infrastructure to support economic development projects.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. **Eligibility** - The South Pointe Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. **Term** - The term of this Plan shall be until December 31, 2038 or as amended by City Council.

3. **Commercial and Industrial**

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- a. For the first year, eighty percent.
- b. For the second year, seventy percent.
- c. For the third year, sixty percent.
- d. For the fourth year, fifty percent.
- e. For the fifth year, forty percent.
- f. For the sixth year, forty percent.
- g. For the seventh year, thirty percent.
- h. For the eighth year, thirty percent.
- i. For the ninth year, twenty percent.
- j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

6. **Improvements** - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.
2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.
3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.
4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Attachment A - South Pointe Urban Revitalization Area Plan - Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411377007	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502 R A H Council Bluffs LLC	\$290,200.00	\$0	\$0	\$290,200.00	3.28
744411377004	c/o Matheson Tri Gas Inc. 155 Allen Road, Suite 302 Basking Ridge, NJ 07920 J A K Investments LLC	\$263,000.00	\$0	\$489,200.00	\$752,200.00	2.63
744411379001	865 Bud Boulevard Fremont, NE 68025 ARC Fechnia001 LLC	\$1,474,000.00	\$0	\$3,704,600.00	\$5,178,600.00	14.74
744414126003	c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025 ARC Fechnia001 LLC	\$1,101,000.00	\$0	\$1,394,800.00	\$2,495,800.00	11.01
744414126002	38 Washington Square Newport, RI 02840 McAllen Properties Omaha 3950 Commercial Avenue Madison, WI 53714 Glenn, Bernard L Trust	\$1,123,000.00	\$0	\$2,905,400.00	\$4,028,400.00	11.23
744414127003	18045 Bent Tree Ridge Council Bluffs, IA 51503 Glenn, Ross B-Patricia E	\$150,000.00	\$0	\$420,800.00	\$570,800.00	1.50
744414127004	4343 S 19th Street Council Bluffs, IA 51501 TEQ Properties, LLC	\$144,000.00	\$0	\$0.00	\$144,000.00	1.60
744414127005	c/o Greg Petersen 11664 Pierce Street Omaha, NE 68144	\$124,000.00	\$0	\$403,700.00	\$527,700.00	1.24
744414127006	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$121,500.00	\$0	\$0	\$121,500.00	1.35
744414176001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$75,700.00	\$0	\$0	\$75,700.00	34.42
744414151002	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$70,100.00	\$0	\$0	\$70,100.00	36.24
744414151001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$15,800.00	\$0	\$0	\$15,800.00	1.66
	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$35,800.00	\$0	\$0	\$35,800.00	16.00
		\$4,988,100.00	\$0	\$9,318,500	\$14,306,600.00	136.90

(address updated 10-25-18 from original plan draft)



149 W. Broadway,
Council Bluffs, IA 51503

September 24, 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:

Congratulations on the exciting things that are happening in Council Bluffs. The City has so many things to be proud of and Advance Southwest Iowa Corporation (ASWIC) is thrilled to be able to promote our great City.

As you know, ASWIC works to attract new businesses to the City as well as retain our existing business base. In order for us to be successful, it is vital that we have shovel ready sites as well as State and local Incentives to assist us in our process. As such, I'm writing this letter in support of the Urban Revitalization designation for South Point Business Park Phase I and II.

South Point is owned by the Council Bluffs Industrial Foundation with Phase II being a designated shovel ready site. ASWIC has been actively marketing both Phase I and II of South Point since September 2016. Based on this robust marketing effort, we have experienced an abundance of interest with two executed options in Phase II and two additional companies looking at two of the remaining parcels (one in Phase I and one in Phase II).

The City of Council Bluffs Urban Revitalization program is a critical component to our competitiveness for current and future projects at South Point. The Urban Revitalization program can be utilized as a stand-alone incentive program but can also be applied as the match component for the State of Iowa's Targeted Jobs and High Quality Jobs programs which makes this a versatile instrument in our economic development tool box.

Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Urban Revitalization designation for South Point Phase I and II. We look forward to being able to further promote South Point as an industrial site within the City of Council Bluffs and sincerely appreciate all that you and the Council do to continue to grow our City. 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

ATTACHMENT B

RESOLUTION NO. 18-325

A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE SOUTH POINTE URBAN REVITALIZATION AREA.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Iowa Code to declare an area to be an urban revitalization area; and

WHEREAS, on October 8, 2018, the City Council adopted Resolution 18-282 which directed staff to prepare a plan for the South Pointe Urban Revitalization Area and set a public hearing for November 26, 2018; and

WHEREAS, on November 13, 2018, the City Planning Commission reviewed the South Pointe Urban Revitalization Plan and found it consistent with the goals and objectives of the City's *Bluffs Tomorrow: 2030 Plan* which is the general plan for the development of the City of Council Bluffs; and

WHEREAS, after careful study and consideration, this City Council finds that the development of the area is necessary in the interest of the public health, safety and/or welfare of the residents of the City.

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

That the City Council hereby approves the South Pointe Urban Revitalization Plan.

ADOPTED
AND
APPROVED

November 26, 2018

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW 18-08
Submitted by: Matthew Cox, City
Engineer

Resolution 18-326

Council Action: 11/26/2018

Description

Resolution approving the plans and specifications for the S. 6th Street Reconstruction. Project #PW18-08

Background/Discussion

Pottawattamie Arts, Culture & Entertainment (PACE) is a 501(c)3 organization with a mission to strengthen, develop and promote arts, cultural, and historical institutions, organizations, and activities in Council Bluffs and Pottawattamie County. PACE is currently constructing a new arts and cultural center in the Harvester II building, located west of the Harvester I building on South Main Street. The property for the new center is also bordered by S. 6th Street.

The City previously reconstructed S. 6th Street between 9th and 10th Avenues in 2012 in coordination with the new Community Health Center.

Improvements are needed to replace the remaining sanitary sewer which dates back to the 1950's and to improve the street now that the railroad tracks previously located along 11th Avenue have been removed. This project will continue the needed reconstruction of 6th Street, south of 10th Avenue in coordination with the Harvester II/PACE project construction.

This project was included in the FY18 CIP with a revised budget of \$650,000 in Sales Tax Funds.

The project schedule is as follows:	Hold Public Hearing	November 26, 2018
	Bid Letting	December 20, 2018
	Award	January 14, 2018
	Construction Start	April 2018

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	11/16/2018
Resolution 18-326	Resolution	11/16/2018



RESOLUTION
NO 18-326

**RESOLUTION APPROVING THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
S. 6TH STREET RECONSTRUCTION
PROJECT #PW18-08**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the S. 6th Street Reconstruction; and

WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on November 26, 2018.

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

That the plans, specifications, form of contract and cost estimate are hereby approved for the S. 6th Street Reconstruction and the City Clerk is hereby authorized to advertise for bids for said project.

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

November 26, 2018

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community

Development

Case/Project No.: URV-18-007

Submitted by: Brenda Carrico

Ordinance 6375

Council Action: 11/26/2018

Description

Ordinance establishing the South Pointe Urban Revitalization Area within the City of Council Bluffs. URV-18-007

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-18-007 Adopting South Pointe URV Staff Report Including Attachs	Other	11/16/2018
URV-18-007 South Pointe URV Plan	Other	11/16/2018
Ordinance 6375	Ordinance	11/16/2018

Council Communication

Department: Community Development CASE # URV-18-007 Applicant: Community Development Department	Resolution No. _____ Ordinance No. _____	Resolution of Intent: 10-8-18 Planning Commission: 11-13-18 City Council Public Hearing: 11-26-18 First Reading: 11-26-18 Second Reading: 12-17-18 Third Reading: REQUEST TO WAIVE
Subject/Title		
Adoption of the South Pointe Urban Revitalization Plan and Area		
Location		
South 19 th Street from Veteran's Memorial Highway to Gifford Road		
Background		
<p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p>		
Discussion		
<p>The Council Bluffs Industrial Foundation and the City of Council Bluffs have been working on the development of industrial ground near South 19th Street and Veteran's Memorial Highway for the past fifteen years. A recent subdivision (South Pointe Subdivision Phase 2) expanded the available land appropriate for economic development by 95.83 acres. A previous industrial subdivision (South Pointe Subdivision) contains 80.09 acres with 6.15 acres undeveloped.</p> <p>A letter of support to designate the area as an urban revitalization area was submitted by the Advance Southwest Iowa Corporation. As confirmed in their letter, the urban revitalization program enhances the attractiveness of this area for economic development by providing eligible businesses tax exemptions on approved projects.</p> <p>Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes a finding would be consistent under 404.1.4. Section 404.1.4 discusses an area which is appropriate as an economic development area as defined in section 403.17. Section 403.17(10) defines an economic development area as an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.</p> <p>On October 8, 2018, the City Council approved Resolution 18-282, which directed staff to initiate the process of creating the South Pointe Urban Revitalization Plan and Area and set November 26, 2018 as the public hearing date. Although Chapter 404 of the Iowa Code does not specifically require review by the City Planning Commission, staff believes that such review is appropriate.</p>		

Notification was sent to the owners of properties who are within the urban revitalization area. One response was received asking to review the entire plan. It was provided to the property owner and no formal written statements have been received from them or any others.

Staff Recommendation

The Community Development Department recommends approval of the South Pointe Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Public Hearing

Speakers in favor: Paula Hazlewood, Advance Southwest Iowa Corporation, 149 West Broadway, Council Bluffs, IA 51503.

Speakers against: None

Planning Commission Recommendation

Staff specifically asked that the Commission consider the following:

- The proposed South Pointe Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan.
- The South Pointe Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

The Planning Commission recommends approval of the South Pointe Urban Revitalization Plan and Area.

VOTE: AYE 9 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

- 1) South Pointe Urban Revitalization Plan
- 2) Ordinance
- 3) Resolution approving the South Pointe Urban Revitalization Plan and Area

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

Attachment A - South Pointe Urban Revitalization Area Plan - Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
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744414126003	ARC Fecnbia001 LLC c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025	\$1,101,000.00	\$0	\$1,394,800.00	\$2,495,800.00	11.01
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	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$4,988,100.00	\$0	\$9,318,500	\$14,306,600.00	136.90

ATTACHMENT A



149 W. Broadway,
Council Bluffs, IA 51503

September 24, 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:

Congratulations on the exciting things that are happening in Council Bluffs. The City has so many things to be proud of and Advance Southwest Iowa Corporation (ASWIC) is thrilled to be able to promote our great City.

As you know, ASWIC works to attract new businesses to the City as well as retain our existing business base. In order for us to be successful, it is vital that we have shovel ready sites as well as State and local incentives to assist us in our process. As such, I'm writing this letter in support of the Urban Revitalization designation for South Point Business Park Phase I and II.

South Point is owned by the Council Bluffs Industrial Foundation with Phase II being a designated shovel ready site. ASWIC has been actively marketing both Phase I and II of South Point since September 2016. Based on this robust marketing effort, we have experienced an abundance of interest with two executed options in Phase II and two additional companies looking at two of the remaining parcels (one in Phase I and one in Phase II).

The City of Council Bluffs Urban Revitalization program is a critical component to our competitiveness for current and future projects at South Point. The Urban Revitalization program can be utilized as a stand-alone incentive program but can also be applied as the match component for the State of Iowa's Targeted Jobs and High Quality Jobs programs which makes this a versatile instrument in our economic development tool box.

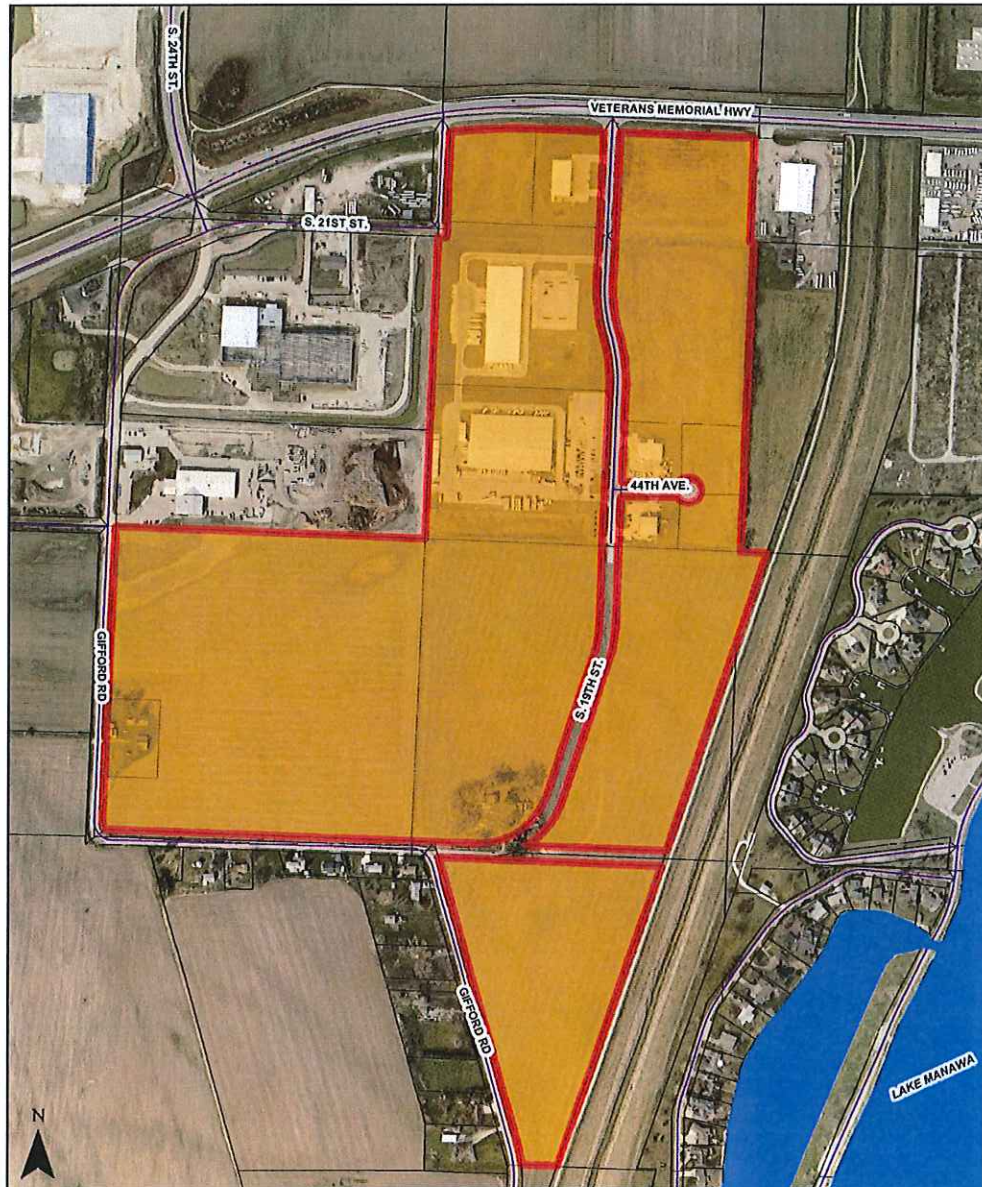
Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Urban Revitalization designation for South Point Phase I and II. We look forward to being able to further promote South Point as an industrial site within the City of Council Bluffs and sincerely appreciate all that you and the Council do to continue to grow our City. 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

South Pointe Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2018

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the development of new commercial and industrial land uses. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states "an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the South Pointe Urban Revitalization Area meets the criteria of element 4. Consequently, on October 8, 2018, the City Council adopted Resolution No. 18-282, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

South Pointe Urban Revitalization Plan
Illustration 1 – Resolution

RESOLUTION NO. 18-282

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE SOUTH POINTE REVITALIZATION AREA LEGALLY DESCRIBED AS LOTS 1, 2, 4 AND 5, SOUTH POINTE SUBDIVISION; LOTS 2-5, SOUTH POINTE SUBDIVISION, REPLAT 1; LOT 1, SOUTH POINTE SUBDIVISION, REPLAT 2; AND ALL OF SOUTH POINTE SUBDIVISION, PHASE 2), CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.4 of the Iowa Code; and

WHEREAS, the Council Bluffs Industrial Foundation and others have properties available for economic development in this area; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by October 25, 2018.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on November 26, 2018.

**ADOPTED
AND
APPROVED:**

October 8, 2018


Matthew J. Walsh Mayor

ATTEST:


Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The South Pointe Urban Revitalization Area is a tract of land containing the following legally described parcels:

Lots 1, 2, 4, and 5, South Pointe Subdivision; Lots 2 through 5, South Pointe Subdivision, Replat 1; Lot 1, South Pointe Subdivision, Replat 2; and of proposed South Pointe Subdivision, Phase 2, all in the City of Council Bluffs, Pottawattamie County, Iowa.

Illustration 2 shows the location and the boundary of the South Pointe Urban Revitalization Area. The area is approximately 136.90 acres in size.

South Pointe Road Urban Revitalization Plan
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The South Pointe Urban Revitalization Area contains 13 parcels of land that total 136.90 acres in size. The total valuation (\$) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Land Valuation: \$4,988,100.00

Dwelling Valuation: \$0

Building Valuation: \$9,318,500.00

Total Valuation: \$14,306,600.00

A complete listing of these parcels, ownership, land/dwelling/building valuation, and acreage information is outlined in the attachment titled *Attachment A – South Pointe Urban Revitalization Area Plan – Property Owners List*. The information stated in this attachment was obtained from records in the Pottawattamie County Assessor's Office.

On November 22, 2004, the Council Bluffs City Council adopted Ordinance No. 5823, which established the South 19th Urban Revitalization Area. This revitalization area consisted of eight parcels of land that were located west of Indian Creek, south of Veterans Memorial Highway (US 275/92) and east of Gifford Road and totaled 80.09 acres in size. The plan was valid was 10 years from the date of City Council adoption and helped attract new economic development projects in the South Pointe Industrial Park and along Gifford Road. The proposed South Pointe Urban Revitalization Area will include land that was located in the former South 19th Street Urban Revitalization Area.

EXISTING ZONING AND PROPOSED LAND USE

The South Pointe Urban Revitalization Area is currently zoned I-2/General Industrial District and is partially located within a designated Recreational-Tourism Overlay (RO) (see Illustrations 3 and 4). The I-2/General Industrial 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. The Recreation-Tourism Overlay (RO) is intended to maintain and enhance the aesthetic quality of areas around the National Historic Trails Center and land based and riverboat gaming facilities. This Overlay is intended to mitigate and negative impact associated with these facilities.

Surrounding zoning in the general vicinity of the South Pointe Urban Revitalization area includes: I-2/General Industrial District and I-1/Light Industrial District to the north; I-2/General Industrial District, A-2/Parks, Estates, and Agricultural District, C-2/Commercial District, R-1/Single Family Residential District, and R-3/Low Density Multi-Family Residential District to the east; A-2/Parks, Estates, and Agricultural District to the south; along with I-2/General Industrial District and A-2/Parks, Estates, and Agricultural District to the west.

The South Pointe Urban Revitalization Area contains a mixture of industrial, undeveloped, and agricultural land uses. Existing businesses within this urban revitalization area include the following:

1. Matheson Tri-Gas – 4106 South 19th Street (PIN #744411377004)
2. Fremont Contract Carriers (FCC) – 4303 South 19th Street (PIN #744411379001)
3. FedEx Freight – 4306 South 19th Street (PIN #744414126003)
4. FedEx Freight – 4406 South 19th Street (PIN #744414126002)
5. Pro-Tech Sales – 4343 South 19th Street (PIN #744414127003)
6. TEQ Supply Inc. – 4405 South 19th Street (PIN #744414127005)

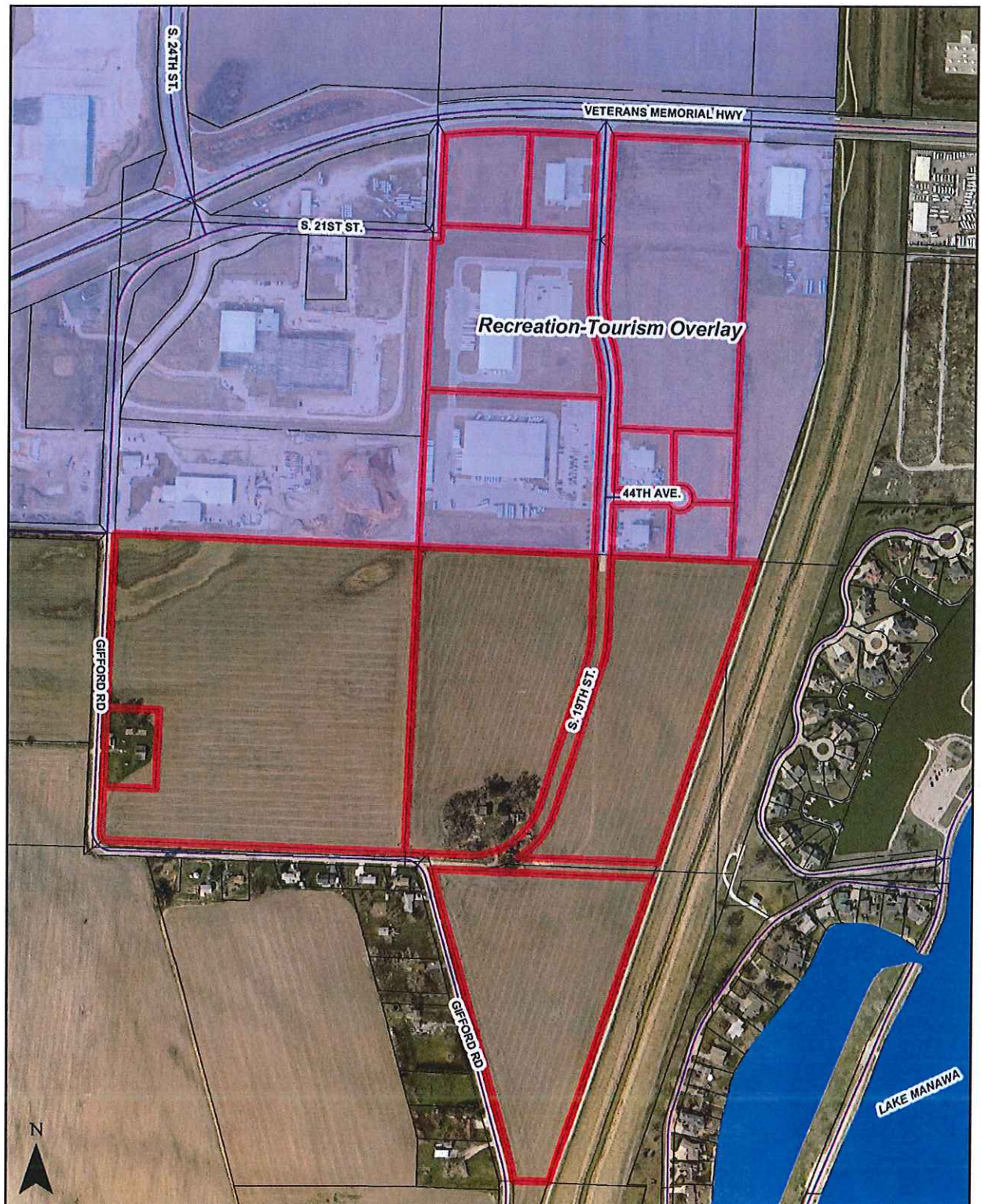
The remaining properties in the proposed South Pointe Urban Revitalization Area are undeveloped. The Council Bluffs Industrial Foundation has proposed to replat 95.83 acres of said urban revitalization area into a new five-lot industrial subdivision to be known as South Pointe Subdivision, Phase 2 (see Illustration 5). This subdivision is located immediately south of the South Pointe Subdivision and includes an extension of South 19th Street and improvements to Gifford Road. The Council Bluffs Industrial Foundation and the Advance Southwest Iowa Corporation intend to market and sell each lot in the subdivision for new economic development projects in the City. A letter of support from Paula Hazelwood, Executive Director of the Advance Southwest Iowa Corporation, for the South Pointe Urban Revitalization Area is included as Attachment B.

All land uses in the proposed South Pointe Urban Revitalization Area will be commercial or industrial.

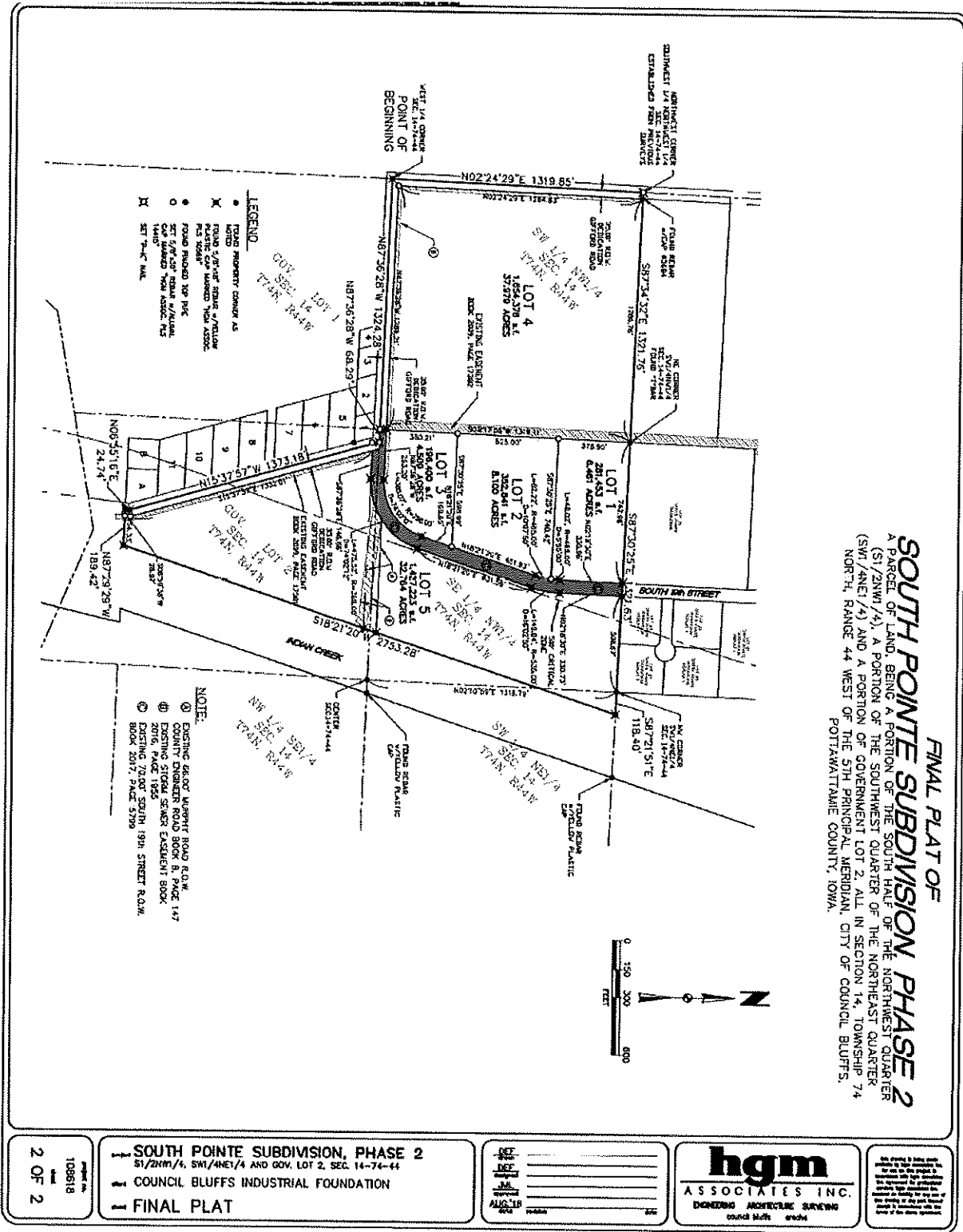
South Pointe Urban Revitalization Plan
Illustration 3 – Zoning



South Pointe Urban Revitalization Plan
Illustration 4 – Recreation-Tourism Overlay



South Pointe Urban Revitalization Plan
Illustration 5 – South Pointe Subdivision, Phase 2 Final Plat



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed South Pointe Urban Revitalization Area is served with all municipal utilities (sanitary sewer, water and storm sewer) as well as electricity and gas. The area is accessible by five public roadways, as follows: Veterans Memorial Highway (US 275/92), South 21st Street, South 19th Street, 44th Avenue, and Gifford Road. In the last five years the City and/or other private entities have reconstructed portions of Gifford Road, South 21st Street, and South 19th Street to meet current City standards. There is a segment of Gifford Road that abuts the west/southwest boundary of this urban revitalization area that is not built to current City standards. It is anticipated that this segment of roadway will be reconstructed in coming years as new development occurs in the South Pointe Subdivision, Phase 2. All said roadways operate at a level of service (LOS) that can adequately handle additional traffic generated by new projects in this proposed urban revitalization area. There are no proposals to expand City services at this time.

RELOCATION PROVISIONS

Relocation is not anticipated with the implementation of this plan. However, if either a residential or non-residential tenant relocation occurs as a result of actions taken by a developer qualifying for the benefits under the Urban Revitalization Act, the tenant shall receive compensation from the developer of one month's rent and actual moving expenses, provided that the tenant has occupied the same unit continuously for a one year period prior to the adoption of this plan.

OTHER PUBLIC ASSISTANCE

The City anticipates the use of other public assistance may be necessary for development of this area. This assistance may include:

1. Property tax exemption
2. Continued use of Capital Improvement Program funds for the improvement or reconstruction of streets, sanitary sewer, storm sewer systems, and railroad crossings.
3. Funding from the State of Iowa (Economic Development Authority, Finance Authority, and Department of Transportation) to provide assistance to qualified businesses locating or expanding in the area or to cause the construction of infrastructure to support economic development projects.
4. Funding from the U.S. Government (Department of Housing and Urban Development, Economic Development Administration, and Federal Highway Administration) to acquire and prepare for private redevelopment or to cause the construction of infrastructure to support economic development projects.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. **Eligibility** - The South Pointe Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. **Term** - The term of this Plan shall be until December 31, 2038 or as amended by City Council.

3. **Commercial and Industrial**

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- a. For the first year, eighty percent.
- b. For the second year, seventy percent.
- c. For the third year, sixty percent.
- d. For the fourth year, fifty percent.
- e. For the fifth year, forty percent.
- f. For the sixth year, forty percent.
- g. For the seventh year, thirty percent.
- h. For the eighth year, thirty percent.
- i. For the ninth year, twenty percent.
- j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

6. **Improvements** - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.
2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.
3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.
4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Attachment A - South Pointe Urban Revitalization Area Plan - Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411377007	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502 R A H Council Bluffs LLC	\$290,200.00	\$0	\$0	\$290,200.00	3.28
744411377004	c/o Matheson Tri Gas Inc. 155 Allen Road, Suite 302 Basking Ridge, NJ 07920 J A K Investments LLC	\$263,000.00	\$0	\$489,200.00	\$752,200.00	2.63
744411379001	865 Bud Boulevard Fremont, NE 68025 ARC Fechnia001 LLC	\$1,474,000.00	\$0	\$3,704,600.00	\$5,178,600.00	14.74
744414126003	c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025 ARC Fechnia001 LLC	\$1,101,000.00	\$0	\$1,394,800.00	\$2,495,800.00	11.01
744414126002	38 Washington Square Newport, RI 02840 McAllen Properties Omaha 3950 Commercial Avenue Madison, WI 53714	\$1,123,000.00	\$0	\$2,905,400.00	\$4,028,400.00	11.23
744414127003	Glenn, Bernard L Trust 18045 Bent Tree Ridge Council Bluffs, IA 51503 Glenn, Ross B-Patricia E	\$150,000.00	\$0	\$420,800.00	\$570,800.00	1.50
744414127004	4343 S 19th Street Council Bluffs, IA 51501 TEQ Properties, LLC	\$144,000.00	\$0	\$0.00	\$144,000.00	1.60
744414127005	c/o Greg Petersen 11664 Pierce Street Omaha, NE 68144	\$124,000.00	\$0	\$403,700.00	\$527,700.00	1.24
744414127006	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$121,500.00	\$0	\$0	\$121,500.00	1.35
744414176001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$75,700.00	\$0	\$0	\$75,700.00	34.42
744414151002	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$70,100.00	\$0	\$0	\$70,100.00	36.24
744414151001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$15,800.00	\$0	\$0	\$15,800.00	1.66
	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	\$35,800.00	\$0	\$0	\$35,800.00	16.00
		\$4,988,100.00	\$0	\$9,318,500	\$14,306,600.00	136.90

(address updated 10-25-18 from original plan draft)



149 W. Broadway,
Council Bluffs, IA 51503

September 24, 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:

Congratulations on the exciting things that are happening in Council Bluffs. The City has so many things to be proud of and Advance Southwest Iowa Corporation (ASWIC) is thrilled to be able to promote our great City.

As you know, ASWIC works to attract new businesses to the City as well as retain our existing business base. In order for us to be successful, it is vital that we have shovel ready sites as well as State and local Incentives to assist us in our process. As such, I'm writing this letter in support of the Urban Revitalization designation for South Point Business Park Phase I and II.

South Point is owned by the Council Bluffs Industrial Foundation with Phase II being a designated shovel ready site. ASWIC has been actively marketing both Phase I and II of South Point since September 2016. Based on this robust marketing effort, we have experienced an abundance of interest with two executed options in Phase II and two additional companies looking at two of the remaining parcels (one in Phase I and one in Phase II).

The City of Council Bluffs Urban Revitalization program is a critical component to our competitiveness for current and future projects at South Point. The Urban Revitalization program can be utilized as a stand-alone incentive program but can also be applied as the match component for the State of Iowa's Targeted Jobs and High Quality Jobs programs which makes this a versatile instrument in our economic development tool box.

Thank you for allowing Advance Southwest Iowa Corporation to express our support for the Urban Revitalization designation for South Point Phase I and II. We look forward to being able to further promote South Point as an industrial site within the City of Council Bluffs and sincerely appreciate all that you and the Council do to continue to grow our City. 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

ATTACHMENT B

ORDINANCE NO. 6375

AN ORDINANCE ESTABLISHING THE SOUTH POINTE URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

- WHEREAS,** the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the “South Pointe Urban Revitalization Area;” and
- WHEREAS,** the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lots 1, 2, 4, and 5, South Pointe Subdivision; Lots 2 through 5, South Pointe Subdivision, Replat 1; Lot 1, South Pointe Subdivision, Replat 2; and proposed South Pointe Subdivision, Phase 2, all in the City of Council Bluffs, Pottawattamie County, Iowa, as an urban revitalization area, thus allowing tax abatement for qualified projects; and
- WHEREAS,** this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Sections 404.1.4 of the Iowa Code; and
- WHEREAS,** on October 8, 2018, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the South Pointe Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for November 26, 2018; and
- WHEREAS,** the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and
- WHEREAS,** at its November 13, 2018, meeting, the City Planning Commission reviewed the plan for the South Pointe Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

SECTION 1. That the urban revitalization plan for the South Pointe Urban Revitalization Area, known as the "South Pointe Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed South Pointe Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED

December 17, 2018

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

First Consideration: 11-26-18

Second Consideration: 12-17-18

Public Hearing: N/A

Third Consideration: Request to Waive

Council Communication

Department: Human Resources

Case/Project No.:

Resolution 18-327

Council Action: 11/26/2018

Submitted by: Jon Finnegan

Description

Resolution confirming the appointment of Jon Finnegan as the City's Representative to engage in collective bargaining negotiations with the American Federation of State, County and Municipal Employees (AFSCME, Local 2844) employees.

Background/Discussion

It is the recommendation of the Mayor that Jon Finnegan be appointed the City's Representative to negotiate on its behalf.

The Agreement by and between the American Federation of State, County and Municipal Employees (AFSCME, Local 2844) expires on June 30, 2019.

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description

Type

Upload Date

Resolution 18-327

Resolution

11/16/2018

RESOLUTION NO. 18-327

A RESOLUTION CONFIRMING THE APPOINTMENT OF JON FINNEGAN AS THE CITY'S REPRESENTATIVE TO ENGAGE IN COLLECTIVE BARGAINING NEGOTIATIONS WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME, LOCAL 2844).

WHEREAS, It is the recommendation of the Mayor that Jon Finnegan be appointed the City's Representative to negotiate on its behalf; and

WHEREAS, The Agreement by and between the American Federation of State, County and Municipal Employees (AFSCME, Local 2844) expires on June 30, 2019;

WHEREAS, It is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City's Representative.

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

That upon the recommendation of the Mayor, the appointment of Jon Finnegan as the City's Representative is hereby confirmed and ratified.

ADOPTED
AND
APPROVED

November 26, 2018

Matthew J. Walsh Mayor

Attest:

Jodi Quakenbush City Clerk

Council Communication

Department: Community

Development

Case/Project No.:

Submitted by: Courtney Harter

Resolution 18-328

Council Action: 11/26/2018

Description

Resolution approving the use of 2019 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds and directing the Mayor to submit the 2019 Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD).

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
2019 CDBG & HOME Staff Report	Other	11/15/2018
2019 CDBG Budget (10-30-18) Attach A	Other	11/15/2018
2019 HOME Budget Attach B	Other	11/15/2018
Resolution 18-328	Resolution	11/16/2018

Council Communication

Department: Community Development	Resolution No.: 18 -	City Council: November 26, 2018						
Subject/Title								
2019 Annual Plan for Community Development Block (CDBG) funds and HOME Investment Partnership Program (HOME) funds.								
Background/Discussion								
<u>Background</u> The City of Council Bluffs is an entitlement community under the Community Development Block Grant (CDBG) program, which results in annual funding from the U.S. Department of Housing and Urban Development (HUD). The City has also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME). In order to receive these funds, the City is required to submit to HUD an Annual Plan. The Annual Plan details the City’s objectives, revenues, expenditures and other actions. This document is prepared by the Community Development Department with input from the Community Development Advisory Committee (CDAC). In FY2019, the City anticipates receiving approximately \$900,000 in CDBG funding for the period of January 1, 2019 through December 31, 2019. Eligible projects meet the following national objectives: benefit to persons of low-to-moderate income, elimination of slum and blight and urgent need. The total CDBG program budget is \$2,984,045 and includes the following sources of revenue:								
<table><tr><td>2019 CDBG Grant</td><td>\$ 900,000</td></tr><tr><td>Carryover</td><td>\$ 2,083,045</td></tr><tr><td>Program Income</td><td>\$ 965,000</td></tr></table>			2019 CDBG Grant	\$ 900,000	Carryover	\$ 2,083,045	Program Income	\$ 965,000
2019 CDBG Grant	\$ 900,000							
Carryover	\$ 2,083,045							
Program Income	\$ 965,000							
In FY2019, the City anticipates receiving approximately \$200,000 in HOME funding for the period of January 1, 2019 through December 31, 2019. Eligible projects for HOME funding exclusively benefit persons of low-to-moderate income.								
<u>Discussion</u> Of the available funding, a significant amount is recommended for ongoing programs. However, a portion of the available funds were allocated to various projects using a request for proposal (RFP) process. This included advertising the availability of funding in the <i>The Daily Nonpareil</i> , posting the availability of funding at the Council Bluffs Public Library and City Hall and notifying others who expressed an interest. Upon the receipt of proposals, public hearings were held and recommendations formulated. The Community Development Department and CDAC are now recommending the allocation of the 2019 CDBG and HOME program funds. A listing of the programs and projects recommended for 2019 CDBG funds is outlined in “Attachment A” and the 2019 HOME funds is outlined in “Attachment B” for your review. Upon City Council approval, the Community Development Department will forward the 2019 Annual Plan to the City of Omaha and to HUD.								
Staff Recommendation The Community Development Department recommends that City Council adopt a resolution approving the use of the 2019 CDBG and HOME program funds as outlined in the attached budgets; direct the Mayor to submit the 2019 Annual Plan to the City of Omaha and to HUD; and direct the Mayor to execute contracts with HUD for the use of the CDBG funds and with the City of Omaha for the use of the HOME funds.								
Community Development Advisory Committee On November 1, 2018, the Community Development Advisory Committee (CDAC) met to review the 2019 CDBG and HOME program funds and recommend their approval. CDAC recommends the following for approval:								
1. Allocating CDBG funds to Housing Development projects as outlined in “Attachment A.” Motion carried by unanimous voice vote of those present. VOTE: AYE: Brunow, Madsen, Schlott; NAY – None; ABSTAIN – Heininger; ABSENT – Lastrup.								

Council Communication

2. Allocating CDBG funds to Public Facilities and Improvement projects, Planning/Administration/Project Supervision, Community Development projects, and approving project revenues as outlined in “Attachment A;” and authorizing the Mayor to execute the contract with HUD for the use of CDBG funds. Motion carried by unanimous voice vote of those present. VOTE: AYE: Brunow, Heininger, Madsen, Schlott; NAY – None; ABSTAIN – None; ABSENT – Laustrup.
3. Allocating the 2019 HOME funds as outlined in “Attachment B” and directing the Mayor to submit a 2019 Annual Plan to Omaha and authorizing the Mayor to execute the contract with City of Omaha for the use of the HOME funds. Motion carried by unanimous voice vote of those present. VOTE: AYE: Brunow, Heininger, Madsen, Schlott; NAY – None; ABSTAIN – None; ABSENT – Laustrup.

Submitted by: Courtney Harter, Project Coordinator, Community Development Department

Approved by: Brandon Garrett, Director, Community Development Department

SECTION I - 2019 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT EXPENDITURES

Attachment A

	2018	2019	Staff CDBG Recommended	Projected Program Income (PI)*	CDAC & Staff CDBG + PI Recommended	Notes & Source of Program Income
Community Development Program	Allocation	Request				
Part I - Housing Development						
Housing Rehabilitation						Admin: \$95,600 Emergency Repairs: \$25,000 Loan Payments: \$15,000 incoming Lead Hazard Control CDBG: \$512,000/3yrs Grant: \$2,300,000/3yrs Landlord Match: \$100,000/3yrs
Home Improvement Program	\$ 330,000.00	\$ 330,000.00	\$ 315,000.00	\$ 15,000.00	\$ 330,000.00	
Lead Hazard Control Rehab	\$ -	\$ -	\$ 170,666.67	\$ 800,000.00	\$ 970,666.67	
League of Human Dignity	\$ 25,000.00	\$ 30,000.00	\$ 25,000.00		\$ 25,000.00	
Infil (NWHS)	\$ 120,000.00	\$ 150,000.00	\$ 150,000.00		\$ 150,000.00	
Housing Development						
Habitat for Humanity	\$ -	\$ 45,000.00	\$ 45,000.00		\$ 45,000.00	
Subtotal - Housing Development	\$ 475,000.00	\$ 555,000.00	\$ 705,666.67	\$ 815,000.00	\$ 1,520,666.67	
Part II - Economic Development						
Subtotal - Economic Development		\$ -	\$ -	\$ -	\$ -	
Part III - Public Services/Facilities						
Homeless/Transitional						
MICAH House	\$ 33,600.00	\$ 50,000.00	\$ 37,000.00		\$ 37,000.00	
Catholic Charities	\$ 8,400.00	\$ 20,000.00	\$ 11,500.00		\$ 11,500.00	
HFS - Heartland Homes	\$ 11,550.00	\$ 15,000.00	\$ 11,550.00		\$ 11,550.00	
HFS - PCHO	\$ 15,750.00	\$ 20,000.00	\$ 15,750.00		\$ 15,750.00	
New Visions - MOHM's Place	\$ 33,600.00	\$ 17,000.00	\$ 17,000.00		\$ 17,000.00	
New Visions - Joshua House	\$ -	\$ 35,000.00	\$ 20,000.00		\$ 20,000.00	Max 15% of \$972,094 = \$145,814.10 Current total \$157,000
Public Facilities and Improvements						
HFS - HH and Transitions Renovations	\$ 30,000.00	\$ 105,000.00	\$ 50,000.00		\$ 50,000.00	
New Visions - Timothy House Renovation	\$ -	\$ 50,000.00	\$ 50,000.00		\$ 50,000.00	
Senior Center - Pool Room Renovation	\$ 10,000.00	\$ -	\$ -		\$ -	
MICAH House - Heat Treatment Room	\$ 35,000.00	\$ -	\$ -		\$ -	
Housing Counseling						
FHAS	\$ 26,000.00	\$ 46,000.00	\$ 30,000.00		\$ 30,000.00	
Subtotal - Public Services/Facilities	\$ 203,900.00	\$ 358,000.00	\$ 242,800.00	\$ -	\$ 242,800.00	
Part IV - Planning/Administration/Project Supervision						
CD Project Delivery Costs	\$ 70,250.00	\$ 90,000.00	\$ 90,000.00	\$ -	\$ 90,000.00	
Administration	\$ 264,750.00	\$ 185,000.00	\$ 210,000.00	\$ -	\$ 210,000.00	
Subtotal - CD Department	\$ 335,000.00	\$ 275,000.00	\$ 300,000.00	\$ -	\$ 300,000.00	
Part V - Undesignated						
Undesignated Funds	\$ 347,100.00					
Subtotal - Undesignated	\$ 347,100.00	\$ -	\$ -	\$ -	\$ -	
Total CD Program	\$ 1,361,000.00	\$ 1,188,000.00	\$ 1,248,466.67	\$ 815,000.00	\$ 2,063,466.67	
Community Development Projects						
Neighborhood Development (1st Ave Construction)	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	
Neighborhood Development (South 19th Street)	\$ -	\$ 400,000.00	\$ 400,000.00	\$ 100,000.00	\$ 500,000.00	GIP CD20-02 \$100,000
Neighborhood Development (Opportunities)	\$ 282,900.00		\$ 250,000.00	\$ -	\$ 250,000.00	
Neighborhood Development (TBD)	\$ 250,000.00		\$ 235,579.04	\$ -	\$ 235,579.04	
Neighborhood Development (South 13th St)	\$ 350,000.00		\$ -	\$ -	\$ -	
Mid-City Cleanup (Slum and Blight)	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 50,000.00	\$ 50,000.00	Gen Fund CD-20-03 (\$50,000)
Mid-City Acquisitions (Storage Units) (Slum and Blight)	\$ -	\$ 850,000.00	\$ 850,000.00	\$ -	\$ 850,000.00	Acquisition, relocation, demolition (3 yrs slum and blight)
Blighted Program (22nd Ave and S 6th St)	\$ -	\$ -	\$ -	\$ -	\$ -	
Blighted Program (South End-1218 22nd Ave)	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	
Blighted (NWHS)	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	
Total CD Projects	\$ 1,207,900.00	\$ 1,400,000.00	\$ 1,735,579.04	\$ 150,000.00	\$ 1,885,579.04	
Total CD Program and Projects	\$ 2,568,900.00	\$ 2,588,000.00	\$ 2,984,045.71	\$ 965,000.00	\$ 3,949,045.71	

SECTION II - 2017 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT REVENUES

Part I - CDBG Grants and Carryover	\$ Amounts
CDBG 2019 Entitlement	\$ 900,000.00
Obligated Carryover	\$ 2,083,045.71
Unobligated Carryover	\$ -
Miscellaneous Fees or Refunds	\$ 1,000.00
Subtotal - CDBG Grants and Unobligated Income	\$ 2,984,045.71
Part II - CDBG Obligated Program Income	\$ Amounts
Home Improvement Program (Loan Payments)	\$ 15,000.00
Mid-City Corridor	\$ 50,000.00
Neighborhood Development (South 19th Street)	\$ 100,000.00
Lead Hazard Control Rehab	\$ 800,000.00
Subtotal - CDBG Obligated Income	\$ 965,000.00
Total CD Program and Project Income	\$ 3,949,045.71
	\$ 0.00

* Program income includes the following activities: grant funds awarded, loan payments and CIP.

11/1/2018

2019 Home Investment Partnership Program (HOME) - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2019 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
Direct Homeownership Assistance	Down payment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 8 newly constructed single family homes.	0	\$0	\$0	\$0	\$0	\$0
Multi-Family Housing Development Project	Construction related costs for 1 multi-family housing development project. Location: College Road and Railroad Avenue	1	\$200,000	\$200,000	\$0	\$0	\$200,000
		1	\$200,000	\$200,000	\$0	\$0	\$200,000

RESOLUTION NO. 18-328

A RESOLUTION APPROVING THE USE OF 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM FUNDS AND DIRECTING THE MAYOR TO SUBMIT THE 2019 ANNUAL PLAN TO THE CITY OF OMAHA AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

- WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and
- WHEREAS, the City of Council Bluffs also receives HOME funds through the Omaha-Council Bluffs HOME Consortium; and
- WHEREAS, on September 27, 2018, the Community Development Advisory Committee held a public hearing to obtain the views of citizens on housing and community development needs; and
- WHEREAS, the Community Development Department and the Community Development Advisory Committee received requests from the public for CDBG and HOME funding; and
- WHEREAS, the Community Development Advisory Committee held an additional public hearing on October 23, 2018 on said funding requests to ensure that citizens have had an opportunity to present project proposals and comments; and
- WHEREAS, on November 1, 2018, the Community Development Advisory Committee prepared recommendations on said funding requests; and
- WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate 2019 CDBG funds as outlined in Attachment A and to allocate 2019 HOME funds as outlined in Attachment B.

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

That the projects listed in Attachment A with the corresponding 2019 CDBG amounts are hereby approved; and the projects listed in Attachment B with the corresponding 2019 HOME amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2019 Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development (HUD) and authorized to execute contracts with HUD for the use of the CDBG funds and with the City of Omaha for the use of the HOME funds.

ADOPTED

AND

APPROVED:

November 26, 2018

Matthew J. Walsh, Mayor

Jodi Quakenbush, City Clerk

Council Communication

Department: Finance

Case/Project No.: Resolution 18-

Submitted by: Kathy Knott

Resolution 18-329

Council Action: 11/26/2018

Description

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

Background/Discussion

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects..

The following projects require debt certification on or before December 1, 2018 for the collection of TIF funds in Fiscal Year 2020.

Mid-America Convention Center-Bass Pro

West Broadway-2200 W. Broadway, 2012C Bonds, 2016B Bonds, Echo Acquisition & Demo, URN Consulting, EPA Contract

Original 1983 Mall-117 Pearl, 149 W. Broadway, 103 W. Broadway

Playland Park-River Park Apartments, 2010C Bonds

Marketplace-Legacy CB LLC, Iowa Finance Authority Bonds

Bluffs Northway-Walmart

Franklin-Kingsridge N

Bluffs Vision-MAC Ventures

Recommendation

Council approve the resolution authorizing grant appropriation, certificate of indebtedness, and direct the filing of Certification to the County Auditor.

ATTACHMENTS:

Description	Type	Upload Date
TIF Request Summary	Resolution	11/16/2018
TIF Certification Sheets	Resolution	11/16/2018
Resolution 18-329	Resolution	11/16/2018

FY20 TIF REQUESTS

	District	TIF Paid To	Final Pymt Year	Comments	FY18 TIF Requested	FY19 TIF Requested	FY20 TIF Request
Fund 127	MACC	Bass Pro - City	2020		787,458	787,458	393,729
		Parking Lot	pending	Project B1901	Project Pending Completion		
Fund 131	W.Broadway	2012C Bonds-Bunge	2025		316,202	320,000	320,000
		2200 W. Broadway-D&D-10 Years-80%	2027		93,000	51,000	51,000
		2016B Bonds-Echo	2021		875,515	926,539	880,000
		Echo Acquisition & Demo	2020		0	0	115,860
		URN Consulting	2020		0	0	143
		W. Broadway EPA Grant	2020		0	0	3,500
Fund 132	1983 Mall Downtown	117 Pearl -Nonpareil-10 Yr 80%	2020		28,000	29,000	29,000
		149 W Bdwy-Hughes Iron-15 Years-85%-MAX \$625,000	2027		50,000	55,000	52,000
		125 W Bdwy-Sawyer Bldg-15 Years-80%-Max 900,000	2032	Over certified 2 years ago, due to assessor valuation error - FY18 TIF will cover 2 1/2 years	87,000	0	0
		103 W Bdwy-The Rise-15 Years-80%-MAX \$750,000	2034	FY20 is 1st year to certify	0	0	43,000
Fund 136	Playland Park	Riverpark Apt 10 Yr 60%	2022		241,000	250,326	220,000
		GO Bond 2010C	2024		123,410	123,410	49,000
		Parking Garage	2038	TIF will begin in FY21	Project Pending Completion		
		Office Building - Noddle	2040	TIF will begin in FY21	Project Pending Completion		
Fund 138	Market place	IFA & Legacy 90% - Max \$8,750,000	2029		805,000	700,000	700,000
Fund 141	Bluffs Northway	Wal Mart-12 Years-100%-Max \$5,000,000	2027		470,000	415,000	420,000
Fund 142	Franklin Ave	McCarthy-12 Years-100%	2027		125,000	143,000	145,000
Fund 143	Bluffs Vision	MAC Ventures Field House	2034	FY20 is 1st year to certify	0	0	109,000
		MAC Ventures Hotel	2034	FY20 is 1st year to certify	0	0	279,000
		MAC Ventures Retail	2034	FY20 is 1st year to certify	0	0	28,000
Totals					4,001,585	3,800,733	3,531,232

FY19 TIF REQUESTS

	District	TIF Paid To	Comments	FY18 TIF requested	FY19 TIF Request	Total by fund	Final Pymt Year
Fund 127	MACC	Bass Pro - City		787,458	787,458	787,458	2022
		MAC Ventures (FY20)					
							Project Pending Completion
Fund 121	W.Broadway	2012C Bonds-Bunge		316,202	320,000		2025
		D & D - 10 Years - 80%		93,000	51,000		2027
		2016B Bonds-Echo	Receiving 814K of the requested 875K	875,515	926,539	1,297,539	2021
Fund 122	1983 Mall Downtown	117 Pearl -Nonpareil 10 Yr 80%		28,000	29,000		2020
		149 W Bdwy Hughes Iron -15 Yr 85% - MAX \$625,000		50,000	55,000		2027
		City Parking Lots (00412 & 00508)	FY19 last year of TIF \$	356,431	54,986		2019
		125 W Bdwy Sawyer Bldg 15 Yr 80% Max 900,000	Over certified last year, due to assessor valuation error - FY18 payment will cover 2 1/2 years	87,000	0	138,986	2032
		103-115 W Broadway, The Rise	Need Agreement & Folder				Project Pending Completion
Fund 125	Metro Crossing	GO Bonds 2007B	FY19 last year of TIF \$	280,824	165,129	165,129	2019
Fund 126	Playland Park	Riverpark Apt 10 Yr 60%		241,000	250,326		2022
		GO Bond 2010C		123,410	123,410	373,736	2024
Fund 128	Market place	IFA & Legacy 90% - Max \$8,750,000	2.3 million decrease in assessed value	805,000	700,000	700,000	2029
Fund 129	Hawkeye Heights	TSMG Mgmt. 10 Yr 50%	FY19 last year of TIF \$	115,000	108,500	108,500	2019
Fund 140	South Main	CBIA LLP 10 Yr 60%	FY19 last year of TIF \$	54,000	47,500	47,500	2019
Fund 141	Bluffs Northway	Wal Mart 12 Yr 100% Max 5,000,000	1.3 million decrease in assessed value	465,994	415,000	415,000	2027
Fund 142	Franklin Ave	McCarthy 12 Yr 100%	500k increase in assessed value	125,000	143,000	143,000	2027
Totals				4,803,834	4,176,848		

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: MARCC 2000

Urban Renewal Area Number: 78030 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 393,729

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303

Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: MARCC 2000Urban Renewal Area Number: 78030 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Bass Pro economic development agreement signed on November 22, 2004 The agreement requires an annual appropriation of the funds to the Bass Pro Trust Account.	11-26-2018	393,729
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 393,729

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 170,502

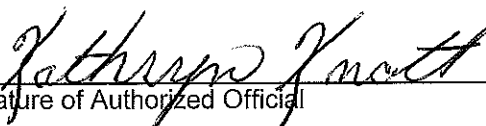
*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018


Signature of Authorized Official

712-890-5303
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: West Broadway 1987Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. D & D This grant requires an annual cerification of debt which is currently estimated to be \$51,000. Our intent is to collect 80% of the captured revenue as calculated with certified levy rates for FY2020. Parcel # 754426359008 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	51,000
2. Echo Property Acquisition & Demo (2nd Ave & 34th Street) Certifying \$119,502 for FY 2020 internal fund loan. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	119,502
3. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 170,502

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for 2012C Bonds. The total amount being requested for FY 19/20 is \$320,000.	320,000
D & D requires an annual certification of debt which is currently estimated to be 51,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY2020	51,000
I would like to certify less than the maximum available TIF revenue for 2016B Bonds. The total amount being requested for FY 19/20 is \$880,000.	880,000
We are requesting the total certified amount of \$119,502 for the Echo Property Acquisition & Demo internal loan fund.	119,502

Dated this 26th day of November, 2018


Signature of Authorized Official

712-890-5303
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 124,000


*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: Original 1983 MallUrban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. 117 Pearl Street (Nonpareil) This grant requires an annual appropriation of debt which is currently estimated to be \$29,000. Our intent is to collect 80% of the capture incremental revenue based on FY 2020 certified levy rates. Parcel # 754436203008 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	29,000
2. 149 W. Broadway (Hughes-Iron Works) This grant requires an annual appropriation of debt which is currently estimated to be \$52,000. Our intent is to collect 85% of the capture incremental revenue based on FY 2020 certified levy rates. Parcel # 754425479002 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	52,000
3. 103 W. Broadway (The Rise) This grant requires an annual appropriation of debt which is currently estimated to be \$43,000. Our intent is to collect 80% of the capture incremental revenue based on FY 2020 certified levy rates. Parcel # 754425479011 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	43,000
4. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 124,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 117 Pearl requires an annual certification of debt which is currently estimated to be \$29,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY2020.	29,000
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 149 W. Broadway requires an annual certification of debt which is currently estimated to be \$52,000. Our intent is to collect 85% of the captured incremental revenue as calculated with certified levy rates for FY2020.	52,000
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 103 W. Broadway requires an annual certification of debt which is currently estimated to be \$43,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY2020.	43,000

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303

Telephone

Use One Certification Per Urban Renewal Area

County: Pottawattamie

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Dated this 26th day of November, 2018

Kathryn J. Roth
Signature of Authorized Official

712-890-5303
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Marketplace

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 700,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303

Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: MarketplaceUrban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This grant requires an annual appropriation of debt which is currently estimated to be \$700,000. Our intent is to collect 90% of the captured incremental revenue based on FY2020 certified levy rates.	11-26-2018	700,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 700,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Dated this 26th day of November, 2018

712-890-5303
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)

Urban Renewal Area Number: 78990 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 420,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303

Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)Urban Renewal Area Number: 78990 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. A redevelopment agreement requires an annual appropriation of debt which is currently estimated to be \$420,000. Our intent is to collect 100% of the captured incremental revenue based on FY2020 certified levy rates. Parcel # 754423405001, 754423405002, 754423405003 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	420,000
2. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 420,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 143,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303

Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: Franklin Avenue Urban RenewalUrban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This grant requires an annual appropriation of debt which is currently estimated to be \$143,000. Our intent is to collect 100% of the captured incremental revenue based on FY2020 certified levy rates.	11-26-2018	143,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 143,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urbank Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Dated this 26th day of November, 2018

Kathryn Ivett
Signature of Authorized Official

712-890-5303
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 416,000

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 26th day of November, 2018



Signature of Authorized Official

712-890-5303
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Council Bluffs County: PottawattamieUrban Renewal Area Name: Bluffs VisionUrban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. 5 Arena Way (Field House) This grant requires an annual appropriation of debt which is currently estimated to be \$109,000. Our intent is to collect 90% of the capture incremental revenue based on FY 2020 certified levy rates. Parcel # 744403327008 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	109,000
2. 2501 Bass Pro Drive (Hotel) This grant requires an annual appropriation of debt which is currently estimated to be \$279,000. Our intent is to collect 90% of the capture incremental revenue based on FY 2020 certified levy rates. Parcel # 744403327009 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	279,000
3. 20 & 40 Arena Way (Retail) This grant requires an annual appropriation of debt which is currently estimated to be \$28,000. Our intent is to collect 90% of the capture incremental revenue based on FY 2020 certified levy rates. Parcel # 744403327005 & 744403327006 <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	11-26-2018	28,000
4. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 416,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision


Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for Bluffs Vision Urban Renewal Area.	109,000
The grant for 5 Arena Way requires an annual certification of debt which is currently estimated to be \$109,000. Our intent is to collect 90% of the captured incremental revenue as calculated with certified levy rates for FY2020. (Fieldhouse)	
I would like to certify less than the maximum available TIF revenue for Bluffs Vision Urban Renewal Area.	279,000
The grant for 2501 Bass Pro Drive requires an annual certification of debt which is currently estimated to be \$279,000. Our intent is to collect 90% of the captured incremental revenue as calculated with certified levy rates for FY2020. (Hotel)	
I would like to certify less than the maximum available TIF revenue for Bluffs Vision Urban Renewal Area.	28,000
The grant for 20 & 40 Arena Way requires an annual certification of debt which is currently estimated to be \$28,000. Our intent is to collect 90% of the captured incremental revenue as calculated with certified levy rates for FY2020. (Retail)	

Dated this 26th day of November, 2018


Signature of Authorized Official

712-890-5303
Telephone

RESOLUTION NO. 18-329

A Resolution to authorize the Certification of Indebtedness and direct the filing of the Tax Increment Financing (TIF) Indebtedness Certification report with the County for Mid-America Convention Center, West Broadway, Original 1983 Downtown Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, and Bluffs Vision Urban Renewal Areas.

WHEREAS, the City of Council Bluffs has entered into development agreements within Mid-America Convention Center, West Broadway, Original 1983 Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, and Bluffs Vision Urban Renewal Districts and;

WHEREAS, Mid-America Convention Center (Bass Pro Trustee), West Broadway (2200 W. Broadway-D & D, 2012C Bonds, 2016B Bonds, Echo Acquisition & Demo, URN Consulting, and EPA Contract) Original 1983 Mall (117 Pearl-Nonpareil, 149 W. Broadway-Hughes Iron, 103 W. Broadway-The Rise), Playland Park (Riverpark Apartments and 2010C Bonds), Marketplace (Legacy CB LLC and BOKF), Bluffs Northway (Walmart), Franklin Avenue (McCarthy Construction), Bluffs Vision (MAC Ventures Field House, Hotel, and Retail) for Certification of Indebtedness, and;

WHEREAS, according to Iowa Code Section 403.19, a City shall certify new debt to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

WHEREAS, the certification of the aforementioned TIF rebates is in the best interest of the City:

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the Finance Director is hereby authorized to appropriate the grant, approve the Certification of Indebtedness and direct the filing of Certification to the County Auditor for Mid-America Convention Center, West Broadway, Original 1983 Downtown Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, and Bluffs Vision Urban Renewal Areas.

ADOPTED
AND
APPROVED:

November 26, 2018

Matthew J. Walsh,

Mayor

ATTEST:

Jodi Quakenbush,

City Clerk

Council Communication

Department: Community

Development

Case/Project No.:

Submitted by: Brenda Carrico

Resolution 18-330

Council Action: 11/26/2018

Description

Resolution of the City Council of the City of Council Bluffs approving the Annual Urban Renewal Report for Fiscal year 2017-2018.

Background/Discussion

See attachment.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
cc staff report approving FY17-18 URN report	Other	11/16/2018
TIF-78G732-2016_11-16-2018	Other	11/16/2018
Resolution 18-330	Resolution	11/16/2018

Council Communication

Departments: Community Development and Finance	Resolution No.: 18-	City Council: November 26, 2018
Subject/Title Annual Urban Renewal Report for Fiscal Year 2017-2018		
Background/Discussion <p>Since 2012, the City has been reporting on its urban renewal areas and providing information concerning active urban renewal areas and any associated tax increment financing (TIF) districts. The primary emphasis of this report is to provide more information about past use of TIF revenue and projected future use.</p> <p>Copies of plans, amendments, resolutions and ordinances have to be loaded into the state website for the urban renewal areas currently in effect. This year's report covers the period of July 1, 2017 to June 30, 2018.</p> <p>In addition, the report asks for the following information:</p> <ul style="list-style-type: none">• all projects in progress and those that were completed in the prior fiscal year;• all expenditures paid from TIF in the prior fiscal year;• the amount of outstanding debt payable from TIF;• the amount of new TIF debt incurred in the prior fiscal year;• details of each TIF rebate agreement, including the names of recipients, amount of rebate paid in the prior fiscal year and the number of new jobs created and the amount of private investment;• the total taxable valuation in the TIF area and the amount of that valuation claimed for TIF purposes;• a Public Building Analysis of any new projects using TIF revenue to fund the improvement of public (tax exempt) property; and• the amounts spent for improvements related to housing for low and moderate-income families and the amounts spent for direct assistance to housing for such families. <p>The report must be approved by the City Council before being considered complete. The report is due December 1, 2018. If the December 1st deadline is missed, the State will not certify the City budget.</p> <p>The Community Development and Finance Departments collaborated on the completion of this report and have provided it for your review.</p>		
Staff Recommendation The Community Development and Finance Departments recommend approval of the Annual Urban Renewal Report for Fiscal Year 2017-2018.		
Attachment The Annual Urban Renewal Report for Fiscal Year 2017-2018 is attached.		

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

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Levy Authority Summary

Local Government Name: COUNCIL BLUFFS
Local Government Number: 78G732

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	2
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	3
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL	78052	1
COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL	78053	1
COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL	78054	0

TIF Debt Outstanding: 32,345,432

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	53,609	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	4,764,496
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	4,764,496

Rebate Expenditures:	1,343,366
Non-Rebate Expenditures:	3,360,675
Returned to County Treasurer:	0
Total Expenditures:	4,704,041

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	114,064	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 27,527,327

♣ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL
 UR Area Number: 78001
 UR Area Creation Date: 03/1969
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	78144	78145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	78147	78148	13,750,150

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,675,785	29,006,939	0	0	-7,408	37,533,743	0	37,533,743
Taxable	0	2,662,356	26,106,263	0	0	-7,408	31,944,421	0	31,944,421
Homestead Credits									19

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **5,230** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 521,039
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 521,039

Rebate Expenditures: 99,575
 Non-Rebate Expenditures: 356,431
 Returned to County Treasurer: 0
Total Expenditures: 456,006

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **70,263** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Former NonPareil Building

Description:	117 Pearl Street
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Hughes-Irons Work

Description:	149 & 153 West Broadway
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Sawyer Building

Description:	125 West Broadway
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Parking lot behind the 100 block of West Broadway

Description:	Parking lot behind the 100 block of West Broadway
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

The Rise on Broadway

Description:	103-115 West Broadway
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

10 YEAR - 80% Rebate - Nonpareil Bldg

Debt/Obligation Type:	Rebates
Principal:	81,690
Interest:	0
Total:	81,690
Annual Appropriation?:	Yes
Date Incurred:	11/24/2010
FY of Last Payment:	2020

15 Yr - 85% Rebate - MAX \$625,000- Hughes Iron Bldg

Debt/Obligation Type:	Rebates
Principal:	347,058
Interest:	0
Total:	347,058
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2027

15 yr 90% rebate, Max \$900,000 Sawyer Bldg

Debt/Obligation Type:	Rebates
Principal:	900,000
Interest:	0
Total:	900,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

Parking Lot internal loan

Debt/Obligation Type:	Internal Loans
Principal:	411,417
Interest:	0
Total:	411,417
Annual Appropriation?:	No
Date Incurred:	07/21/2013
FY of Last Payment:	2019

15 year, 80% rebate, max of \$750,000

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes

Date Incurred:	07/01/2016
FY of Last Payment:	2035

Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	356,431
Tied To Debt:	Parking Lot internal loan
Tied To Project:	Parking lot behind the 100 block of West Broadway

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Former NonPareil Building

TIF Expenditure Amount:	26,746
Rebate Paid To:	AMERICAN NATIONAL BANK
Tied To Debt:	15 Yr - 85% Rebate - MAX \$625,000- Hughes Iron Bldg
Tied To Project:	Former NonPareil Building
Projected Final FY of Rebate:	2020

Hughes-Irons Work

TIF Expenditure Amount:	48,147
Rebate Paid To:	Hughes-Iron Facilities Corporation
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2027

Sawyer Building

TIF Expenditure Amount:	24,682
Rebate Paid To:	American National Bank
Tied To Debt:	15 yr 90% rebate, Max \$900,000 Sawyer Bldg
Tied To Project:	Sawyer Building
Projected Final FY of Rebate:	2032

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

♣ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS
UR TIF INCREM	
TIF Taxing District Inc. Number:	78145
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,688,134	0	0	0	0

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF
INCREM	
TIF Taxing District Inc. Number:	78148
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	1985
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,675,785	29,006,939	0	0	-7,408	37,533,743	0	37,533,743
Taxable	0	2,662,356	26,106,263	0	0	-7,408	31,944,421	0	31,944,421
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	20,116,497	17,424,654	13,750,150	3,674,504	139,207

FY 2018 TIF Revenue Received: 521,039

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL
 UR Area Number: 78029
 UR Area Creation Date: 10/1987
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	78149	78150	32,278,443
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	78351	78352	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,854,404	67,436,282	2,365,900	0	-31,484	91,056,061	0	91,056,061
Taxable	0	8,457,977	60,692,709	2,129,310	0	-31,484	76,554,063	0	76,554,063
Homestead Credits									91

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **5,183** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 1,222,768
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,222,768

Rebate Expenditures: 89,584
 Non-Rebate Expenditures: 1,130,325
 Returned to County Treasurer: 0
Total Expenditures: 1,219,909

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **8,042** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

West Broadway/Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

West Broadway/Echo Property

Description:	Site acquisition & demolition of Echo Property
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	475,808
Interest:	0
Total:	475,808
Annual Appropriation?:	Yes
Date Incurred:	04/07/2014
FY of Last Payment:	2026

West Broadway/Bunge property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,231,239
Interest:	451,277
Total:	2,682,516
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2022

West Broadway/Echo Property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,830,000
Interest:	0
Total:	2,830,000
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2021

Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	316,202
Tied To Debt:	West Broadway/Bunge property
Tied To Project:	West Broadway/Bunge Property
TIF Expenditure Amount:	814,123
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property

Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway

TIF Expenditure Amount:	89,584
Rebate Paid To:	DD West Broadway LLC
Tied To Debt:	DD West Broadway LLC (22nd & Broadway)
Tied To Project:	DD West Broadway LLC (22nd & Broadway)
Projected Final FY of Rebate:	2026

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM
TIF Taxing District Inc. Number:	78150
TIF Taxing District Base Year:	1987
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	10/1987
Blighted	10/1987
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,059,307	64,285,163	0	0	-5,556	67,767,473	0	67,767,473
Taxable	0	1,741,941	57,856,693	0	0	-5,556	59,946,641	0	59,946,641
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	35,494,586	32,278,443	32,278,443	0	0

FY 2018 TIF Revenue Received: 1,222,768

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM
TIF Taxing District Inc. Number:	78352
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,795,097	3,151,119	2,365,900	0	-25,928	23,288,588	0	23,288,588
Taxable	0	6,716,036	2,836,016	2,129,310	0	-25,928	16,607,422	0	16,607,422
Homestead Credits									73

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	23,686,242	0	0	0	0

FY 2018 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL
 UR Area Number: 78030
 UR Area Creation Date: 05/2001
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	78252	78253	20,765,290
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	78254	78255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	78305	78306	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	43,191,807	0	0	0	43,191,807	0	43,191,807
Taxable	0	0	38,872,627	0	0	0	38,872,627	0	38,872,627
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **4,658** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 786,676
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 786,676

Rebate Expenditures: 0
 Non-Rebate Expenditures: 787,458
 Returned to County Treasurer: 0
Total Expenditures: 787,458

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **3,876** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

BASS PRO DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	1,181,187
Interest:	0
Total:	1,181,187
Annual Appropriation?:	Yes
Date Incurred:	06/29/2007
FY of Last Payment:	2020

Non-Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

TIF Expenditure Amount:	787,458
Tied To Debt:	BASS PRO DEVELOPMENT
Tied To Project:	BASS PRO DEVELOPMENT

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TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
MARCC UR TIF INCREM	
TIF Taxing District Inc. Number:	78253
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	43,191,807	0	0	0	43,191,807	0	43,191,807
Taxable	0	0	38,872,627	0	0	0	38,872,627	0	38,872,627
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,614,045	38,872,627	20,765,290	18,107,337	685,991

FY 2018 TIF Revenue Received: 786,676

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name:	COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
MARCC UR TIF INCREM	
TIF Taxing District Inc. Number:	78255
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,313	0	0	0	0

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS
 MARCC AMENDED UR TIF INCREM
 TIF Taxing District Inc. Number: 78306
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	26,000,000	0	0	0	0

FY 2018 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL
 UR Area Number: 78043
 UR Area Creation Date: 01/2005
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	78297	78298	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: 0 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: 0 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS
 MADISON LINDBERG AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 78298
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2015

UR Designation	
Slum	01/2005
Blighted	01/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	34,067	0	0	0	0

FY 2018 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL
 UR Area Number: 78045
 UR Area Creation Date: 04/2007
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	78319	78320	23,504,425

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,529,756	0	0	0	28,529,756	0	28,529,756
Taxable	0	0	25,676,780	0	0	0	25,676,780	0	25,676,780
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	0	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	825,706
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	825,706

Rebate Expenditures:	135,279
Non-Rebate Expenditures:	690,427
Returned to County Treasurer:	0
Total Expenditures:	825,706

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	0	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million

Debt/Obligation Type:	Rebates
Principal:	168,000
Interest:	0
Total:	168,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2029

Iowa Finance Authority Economic Dev Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	5,130,000
Interest:	2,647,825
Total:	7,777,825
Annual Appropriation?:	Yes
Date Incurred:	05/20/2015
FY of Last Payment:	2029

Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

TIF Expenditure Amount:	690,427
Tied To Debt:	Iowa Finance Authority Economic Dev Bonds
Tied To Project:	Marketplace, LLC

Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

3271 MARKETPLACE DRIVE

TIF Expenditure Amount:	135,279
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million
Tied To Project:	Marketplace, LLC
Projected Final FY of Rebate:	2029

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS
 MARKETPLACE UR TIF INCREM
 TIF Taxing District Inc. Number: 78320
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	28,529,756	0	0	0	28,529,756	0	28,529,756
Taxable	0	0	25,676,780	0	0	0	25,676,780	0	25,676,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	37,940	25,676,780	23,504,425	2,172,355	76,313

FY 2018 TIF Revenue Received: 825,706

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Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL
 UR Area Number: 78046
 UR Area Creation Date: 06/2003
 UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	78315	78316	9,609,502
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	78331	78332	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	78347	78348	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	12,947,600	0	12,947,600
Taxable	0	0	0	0	0	0	10,681,770	0	10,681,770
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: 0 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 364,053
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 364,053

Rebate Expenditures: 250,043
 Non-Rebate Expenditures: 114,010
 Returned to County Treasurer: 0
Total Expenditures: 364,053

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: 0 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	1,129,687
Interest:	0
Total:	1,129,687
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	813,568
Interest:	149,014
Total:	962,582
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	114,010
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments

Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

113 S. 38TH STREET

TIF Expenditure Amount:	250,043
Rebate Paid To:	RIVER PARK APARTMENTS
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Riverfront Apartments
Projected Final FY of Rebate:	2022

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TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM
TIF Taxing District Inc. Number:	78316
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

	UR Designation
Slum	06/2003
Blighted	06/2003
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	12,947,600	0	12,947,600
Taxable	0	0	0	0	0	0	10,681,770	0	10,681,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	808,462	10,681,770	9,609,502	1,072,268	40,623

FY 2018 TIF Revenue Received: 364,053

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM
TIF Taxing District Inc. Number:	78332
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,495	0	0	0	0

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS
 PLAYLAND PARK AMEND #3 UR TIF INCREM
 TIF Taxing District Inc. Number: 78348

TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	91,831	0	0	0	0

FY 2018 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL
 UR Area Number: 78047
 UR Area Creation Date: 02/2007
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM	78317	78318	3,032,553

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	7,423,400	0	7,423,400
Taxable	0	0	0	0	0	0	6,124,305	0	6,124,305
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	19,490	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	114,887
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	114,887

Rebate Expenditures:	113,160
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	113,160

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	21,217	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

Council Bluffs Retirement

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

10 YEAR 65% YEAR I - 50% YEAR 2-10

Debt/Obligation Type:	Rebates
Principal:	236,648
Interest:	0
Total:	236,648
Annual Appropriation?:	Yes
Date Incurred:	03/10/2007
FY of Last Payment:	2019

Rebates For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

PRIMROSE RETIREMENT COMMUNITY

TIF Expenditure Amount:	113,160
Rebate Paid To:	TSMC Management, LLC
Tied To Debt:	10 YEAR 65% YEAR 1 - 50% YEAR 2-10
Tied To Project:	Council Bluffs Retirement
Projected Final FY of Rebate:	2019

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS
 HAWKEYE HEIGHTS UR TIF INCREM
 TIF Taxing District Inc. Number: 78318
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	7,423,400	0	7,423,400
Taxable	0	0	0	0	0	0	6,124,305	0	6,124,305
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	156,234	6,124,305	3,032,553	3,091,752	117,130

FY 2018 TIF Revenue Received: 114,887

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL
 UR Area Number: 78048
 UR Area Creation Date: 06/1998
 UR Area Purpose: Slum and blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	78321	78322	1,423,981

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,055,487	11,902,020	18,043,375	0	-7,408	34,768,122	0	34,768,122
Taxable	0	2,309,165	10,711,835	16,239,038	0	-7,408	29,891,718	0	29,891,718
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	11,040	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	53,590
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	53,590

Rebate Expenditures:	57,346
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	57,346

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	7,284	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	111,833
Interest:	0
Total:	111,833
Annual Appropriation?:	No
Date Incurred:	10/22/2005
FY of Last Payment:	2019

Rebates For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

PRIME SQUARE SENIOR LIVING

TIF Expenditure Amount:	57,346
Rebate Paid To:	CBIA LLLP
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Prime Square
Projected Final FY of Rebate:	2019

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS
 SOUTH MAIN UR TIF INCREM
 TIF Taxing District Inc. Number: 78322
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	06/1998
Blighted	06/1998
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,055,487	11,902,020	18,043,375	0	-7,408	34,768,122	0	34,768,122
Taxable	0	2,309,165	10,711,835	16,239,038	0	-7,408	29,891,718	0	29,891,718
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	30,295,901	4,479,629	1,423,981	3,055,648	115,762

FY 2018 TIF Revenue Received: 53,590

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL
 UR Area Number: 78049
 UR Area Creation Date: 02/2006
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	78323	78324	8,199,512
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	78329	78330	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	69,440,028	0	0	0	69,440,028	0	69,440,028
Taxable	0	0	62,496,025	0	0	0	62,496,025	0	62,496,025
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: 0 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 282,024
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 282,024

Rebate Expenditures: 0
 Non-Rebate Expenditures: 282,024
 Returned to County Treasurer: 0
Total Expenditures: 282,024

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: 0 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Metro Crossing, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

GO BONDS 2007B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	445,953
Interest:	0
Total:	445,953
Annual Appropriation?:	No
Date Incurred:	04/29/2007
FY of Last Payment:	2019

Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	282,024
Tied To Debt:	GO BONDS 2007B
Tied To Project:	Metro Crossing, LLC

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name:	CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT
UR TIF INCREM	
TIF Taxing District Inc. Number:	78324
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	69,440,028	0	0	0	69,440,028	0	69,440,028
Taxable	0	0	62,496,025	0	0	0	62,496,025	0	62,496,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,498,026	62,496,025	8,199,512	54,296,513	1,907,383

FY 2018 TIF Revenue Received: 282,024

TIF Taxing District Data Collection

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name:	CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD
AIRPORT UR TIF INCREM	
TIF Taxing District Inc. Number:	78330
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	819	0	0	0	0

FY 2018 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL
 UR Area Number: 78052

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	78339	78340	3,649,755

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,586,300	0	0	0	-9,260	7,577,040	0	7,577,040
Taxable	0	4,319,572	0	0	0	-9,260	4,310,312	0	4,310,312
Homestead Credits									21

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **8,008** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 128,215
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 128,215

Rebate Expenditures: 132,841
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 132,841

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **3,382** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

Description:	REBATE TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

100% TIF, 24 SEMI ANNUAL PMT

Debt/Obligation Type:	Rebates
Principal:	1,422,081
Interest:	0
Total:	1,422,081
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

TIF Expenditure Amount:	132,841
Rebate Paid To:	MCCARTHY CONSTRUCITON INC
Tied To Debt:	100% TIF, 24 SEMI ANNUAL PMT
Tied To Project:	FRANKLIN AVE
Projected Final FY of Rebate:	2027

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS
 FRANKLIN AVE UR TIF INCREM
 TIF Taxing District Inc. Number: 78340
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,586,300	0	0	0	-9,260	7,577,040	0	7,577,040
Taxable	0	4,319,572	0	0	0	-9,260	4,310,312	0	4,310,312
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	180,245	4,310,312	3,649,755	660,557	23,205

FY 2018 TIF Revenue Received: 128,215

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL
 UR Area Number: 78053

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	78341	78342	12,288,288

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,571,500	0	0	0	14,571,500	0	14,571,500
Taxable	0	0	13,114,350	0	0	0	13,114,350	0	13,114,350
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **0** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 465,538
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 465,538

Rebate Expenditures: 465,538
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 465,538

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **0** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

BLUFFS NORTHWAY URBAN REVEWAL

Description:	REBATE TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

12 YR 100% REBATE

Debt/Obligation Type:	Rebates
Principal:	3,711,919
Interest:	0
Total:	3,711,919
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

WALMART N. 16TH ST

TIF Expenditure Amount:	465,538
Rebate Paid To:	WALMART REALESTATE TRUST
Tied To Debt:	12 YR 100% REBATE
Tied To Project:	BLUFFS NORTHWAY URBAN REVEWAL
Projected Final FY of Rebate:	2027

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS
 BLUFFS NORTHWAY UR TIF INCREM
 TIF Taxing District Inc. Number: 78342
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,571,500	0	0	0	14,571,500	0	14,571,500
Taxable	0	0	13,114,350	0	0	0	13,114,350	0	13,114,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	2,283,212	12,288,288	12,288,288	0	0

FY 2018 TIF Revenue Received: 465,538

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
 Urban Renewal Area: COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL
 UR Area Number: 78054
 UR Area Creation Date: 12/2015
 UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	0	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	0	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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Projects For COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL

MAC Ventures LLC

Description:	Fieldhouse and hotel development
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL

15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	6,719,228
Interest:	0
Total:	6,719,228
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

RESOLUTION NO. 18-330

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS APPROVING
THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2017-2018.**

- WHEREAS,** the Urban Renewal Reporting Act of 2012 (HF 2460) requires the preparation of an annual report on active urban renewal areas and associated tax increment financing districts; and
- WHEREAS,** this report must be approved the City Council before being considered complete; and
- WHEREAS,** the Community Development and Finance Departments worked together to complete and prepare this report in accordance with the requirements of state law; and
- WHEREAS,** this report is due to the Department of Management by December 1st of each year; and
- WHEREAS,** after review and consideration of the report, the City Council approves and hereby authorizes the submission of this report.

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

The Annual Urban Renewal Report for Fiscal Year 2017-2018 is hereby approved and City staff is authorized to submit this report to the Department of Management.

ADOPTED

AND

APPROVED: November 26, 2018

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

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

Resolution 18-331

Council Action: 11/26/2018

Description

Resolution to modify the Corridor Master Plan for the Reconstruction of West Broadway to include raised medians in Segments 3, 4 & 5.

Background/Discussion

As directed, Staff has prepared a resolution to modify the West Broadway Corridor Master Plan to include medians in the future project segments.

West Broadway is a major arterial street and critical to the City's roadway network. It serves as a significant commercial corridor and commuter route and its reconstruction is an essential part of the economic redevelopment plan for the west end of Council Bluffs. There is also a strong community desire to enhance the aesthetics of the corridor and to create a connection between the River's Edge development and downtown Council Bluffs.

The City has assumed responsibility of West Broadway from the Iowa DOT. The transfer of jurisdiction of the roadway formerly designated as US 6, included payments in the amount of \$20 million from Iowa DOT.

West Broadway will be completely rebuilt, including the replacement of pavement, traffic signals, street lights, sidewalks, and storm sewers. The project also includes streetscape amenities such as decorative pedestrian lights, brick paver bands behind the curbs and at intersections, ornamental fencing, ornamental arms for street lights, concrete pavers in crosswalks, decorative paving in the center turn lane and at key intersections, neighborhood masonry columns, and trees.

Segment 1 of the reconstruction project from 36th Street to 33rd Street is complete and did not include medians.

Segment 2 of the reconstruction from 33rd Street to 28th Street is expected to be complete by the end of 2018 and did not include medians.

Segment 3 will be from 28th Street through 25th Street with construction planned for 2019. The design is currently 95% complete and medians are not shown in the plans.

Segments 4 and 5 are planned for construction in 2020 and 2021, respectively, and will complete the reconstruction to the viaduct at 15th Street.

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description

Resolution 18-331

Type

Resolution

Upload Date

11/16/2018

RESOLUTION
NO 18-331

**RESOLUTION TO MODIFY THE CORRIDOR MASTER PLAN FOR THE
RECONSTRUCTION OF WEST BROADWAY
TO INCLUDE RAISED MEDIANS IN SEGMENTS 3, 4, AND 5**

- WHEREAS, the city wishes to make improvements known as the West Broadway Reconstruction, within the city, as therein described; and
- WHEREAS, the West Broadway Corridor Master Plan was initially approved by Resolution No. 16-259 on October 10, 2016, and later modified to eliminate all medians by Resolution No. 17-60 on March 13, 2017; and
- WHEREAS, the city council has determined that the aesthetic benefits of the medians are in the best interest of the City of Council Bluffs and the previous modification to the Corridor Master Plan is no longer appropriate.

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

That Segments 3, 4, and 5 of the West Broadway Reconstruction shall include raised medians as originally identified within the Corridor Master Plan.

ADOPTED
AND
APPROVED

November 26, 2018

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 18-332

Council Action: 11/26/2018

Description

Resolution authorizing the Mayor to execute an agreement for the future voluntary annexation of property at 13667 192nd Street.

Background/Discussion

Pursuant to the two-mile limit area policy agreement entered between Pottawattamie County and the City of Council Bluffs, the county will defer to the city for the appropriateness of certain subdivisions.

Parcel number 7443 17 176 006

The parcel identified above is adjacent to the city limits and covered by the aforementioned two-mile policy agreement.

The owner of said parcel is requesting that the city spin off on a proposed subdivision of same but is requesting that any annexation of the parcel be deferred for 5 years.

The county is making application for a rise grant to cover the cost of hard surfacing the road that services this parcel. This project will also benefit other parcels in the area, some being under city jurisdiction and some being county jurisdiction.

Recommendation

Approval of this Resolution.

ATTACHMENTS:

Description	Type	Upload Date
Annexation Agreement	Agreement	11/20/2018
Resolution 18-332	Resolution	11/19/2018

ANNEXATION AGREEMENT
REGARDING PARCEL NUMBER 7443 17 176 006
COMMONLY KNOWN AS
13667 192ND STREET
COUNCIL BLUFFS, IOWA

The City of Council Bluffs, Iowa hereinafter referred to as “City” has been approached by Armstrong Investments, LLC, hereinafter referred to as “Owner” wanting to subdivide the parcel referenced in the caption above hereinafter referred to as the “Subject Parcel”.

The Subject Parcel lies outside but immediately adjacent to the City’s boundary. As such and pursuant to the Two-Mile Area Policy Agreement between the City and Pottawattamie County, the Owner is required to get the consent of the City prior to the County subdividing its property.

In many cases where the City is asked to approve subdivisions of similarly situated properties they are required to submit petitions for voluntary annexation. In this particular case, the Owner is agreeable to the voluntary annexation but is requesting that it be delayed for at least 5 years.

The City is agreeable to such a delay so long as the Owner agrees to the following terms and conditions.

1. The Owner shall submit to the City a petition for voluntary annexation to take place no sooner than January 1, 2024. The subdivision plat shall reflect that all parcels generated by any future subdivision of the Subject Parcel shall be subject to the petition for voluntary annexation. Owner shall also be obligated at the time of transfer of any such parcel to include in the transfer documents the requirement of all subsequent Owners to commit to said voluntary annexation under the same terms and conditions set out in this agreement. An executed petition for voluntary annexation shall be submitted to the City at the time of execution of this agreement.
2. Owner agrees to design its subdivision of the Subject Parcel so that it will comply with all standards of the City’s subdivision ordinances.
3. The Owner must receive preliminary subdivision plan and final plat approval from the City, as part of the County subdivision approval process, so that City can verify the subdivision is designed and constructed to meet City standards when annexed.
4. Owner also agree that, if and when the City extends sanitary sewer lines to service this area, it shall connect to same within a reasonable amount of time. Owner further agrees to so bind any subsequent purchaser of any parcels generated by the subdivision of the Subject Parcel.

5. If prior to January 1, 2024, it becomes necessary for City to annex the Subject Parcel, Owner and its assigns agree to consent to the annexation so long as the City agrees to partially exempt Owner and its assigns from taxes as provided for in Chapter 368 of the Iowa Code. In the first and second year, the exemption shall be for 75% of the taxes due. In years, three and four the exemption shall be for 60% of the taxes due. No taxes becoming due after January 1, 2024 shall be exempted by this provision.

Dated this _____ day of _____, 20____.

CITY OF COUNCIL BLUFFS, IOWA

ARMSTRONG INVESTMENTS, LLC

By: _____
MATTHEW J. WALSH
Mayor
209 Pearl Street
Council Bluffs, Iowa 51503

By _____

3131 Hascall Street
Omaha, Nebraska 68105

STATE OF IOWA)
COUNTY OF) ss.
POTTAWATTAMIE)

Subscribed and sworn to me by _____ this _____ day of _____, 20____.

Notary Public

STATE OF IOWA)
COUNTY OF) ss.
POTTAWATTAMIE)

Subscribed and sworn to me by _____ this _____ day of _____, 20____.

Notary Public

RESOLUTION NO. 18-332

**RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR
THE FUTURE VOLUNTARY ANNEXATION OF PARCEL NUMBER 7443 17 176 006
OTHERWISE IDENTIFIED AS 13667 192ND STREET.**

- WHEREAS,** Pursuant to the two-mile limit area policy agreement entered between Pottawattamie County and the City of Council Bluffs, the county will defer to the city for the appropriateness of certain subdivisions; and
- WHEREAS,** The parcel identified above is adjacent to the city limits and covered by the aforementioned two-mile policy agreement; and
- WHEREAS,** The owner of said parcel is requesting that the city spin off on a proposed subdivision of same but is requesting that any annexation of the parcel be deferred for 5 years; and
- WHEREAS,** The county is making application for a rise grant to cover the cost of hard surfacing the road that services this parcel. This project will also benefit other parcels in the area, some being under city jurisdiction and some being county jurisdiction; and
- WHEREAS,** It is the opinion of the Mayor and his staff that it would be in the best interest of the City of Council Bluffs to enter the proposed agreement.

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

That the Mayor is hereby authorized to execute the Agreement for Future Voluntary Annexation with the owner of 13667 192nd Street Council Bluffs, Iowa.

ADOPTED
AND
APPROVED

November 26, 2018.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

Department: City Clerk

Case/Project No.:

Submitted by:

Liquor Licenses

Council Action: 11/26/2018

Description

- 1) 712, 1851 Madison Avenue, Suite 700
- 2) Applebee's, 3000 Dial Drive
- 3) Hy-Vee #2, 1745 Madison Avenue
- 4) Squirrel Cage Jail, 226 Pearl Street (New Applications)
- 5) Wal-Mart #3150, 1800 N 16th Street

Background/Discussion

Recommendation

ATTACHMENTS:

Description

Applications

Type

Other

Upload Date

11/20/2018



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Applicant LC0043068, 712, Council Bluffs

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- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Dram Cert
- Local Endorse
- History

Corporation Name/Sole Proprietor: 712 LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):

Name of Business (D/B/A): 712

Address of Premise: 1851 Madison Avenue Suite 700

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (402) 290-8662

Cell / Home Phone: (402) 290-8662

Same Address

Mailing Address: 1851 Madison Avenue Suite 700

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51503

Contact Name: Janie Rogers

Phone: (402) 290-8662

Email Address: sevenonetwocb@gmail.com

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Applicant LC0029668, Applebee's Neighborhood Grill & Bar, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): J S Ventures Inc (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Applebee's Neighborhood Grill & Bar

Address of Premise: 3000 Dial Dr

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (316) 263-3446

Cell / Home Phone:

Same Address

Mailing Address: 2400 N Woodlawn, Ste 230

Mailing Address Line 2:

City: Wichita

Zip: 67220

State: Kansas

Contact Name: Kelci Muse

Phone: (316) 263-3446

Email Address: kmuse@stevensenterprises.c

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Applicant LE0001063, Hy-Vee #2, Council Bluffs

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Corporation Name/Sole Proprietor: Hy-Vee, Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):

Name of Business (D/B/A): Hy-Vee #2

Address of Premise: 1745 Madison Ave

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 322-9260

Cell / Home Phone:

Same Address

Mailing Address: 5820 Westown Pkwy

Mailing Address Line 2:

City: West Des Moines

Zip: 50266

State: Iowa

Contact Name: Kelly Palmer

Phone: (515) 267-2949

Email Address: kpalmer@hy-vee.com

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Applicant WBN_V_82785, Squirrel Cage Jail, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Historical Society of Pottawattamie (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Squirrel Cage Jail

Address of Premise: 226 Pearl Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 323-2509

Cell / Home Phone:

Same Address

Mailing Address: P.O. BOX 2

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51502

Contact Name: Mariel T. Wagner

Phone: (712) 310-8247

Email Address: mwagner@frontiersb.com

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Applicant LE0002537, Wal-Mart #3150, Council Bluffs

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Corporation Name/Sole Proprietor: Walmart Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):

Name of Business (D/B/A): Wal-Mart #3150

Address of Premise: 1800 N. 16TH ST.

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 890-3914

Cell / Home Phone:

Same Address

Mailing Address: 508 SW 8th Street

Mailing Address Line 2:

City: Bentonville

State: Arkansas

Zip: 72716-0500

Contact Name: Cynthia Montero

Phone: (479) 277-4656

Email Address: cynthia.montero@walmart.co

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