



**Study Session Agenda
City of Council Bluffs, Iowa
July 22, 2019, 3:45 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

STUDY SESSION AGENDA

A. Review Agenda



**Council Agenda, City of Council Bluffs, Iowa
Regular Meeting July 22, 2019, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

AGENDA

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. CONSENT AGENDA

- A. Approval of Agenda & tape recordings of these proceedings to be incorporated into the official minutes.
- B. Reading, correction and approval of the July 8, 2019 City Council Meeting Minutes.
- C. Ordinance 6393

Ordinance, setting a Public Hearing for August 12, 2019 at 7:00 p.m. to amending Section 15.05.030(02) by adding 'Commercial recreation (indoor)', as defined by §15.03.156, as a conditional use in the A-2/Parks, Estates and Agricultural District; and amending Section 5.05.050 to reduce the front yard setback for an accessory structure from "greater of 50 feet or existing front setback line of principal structure" to "50 feet" for property located in the A-2/Parks, Estates and Agricultural District.

- D. Ordinance 6394

Ordinance, setting a Public Hearing for August 12, 2019 at 7:00 p.m. to amend Chapter 15.08A, R-1E/Single-Family Residential Estates District, of the Municipal Code (Zoning Ordinance) by amending Section 15.08A.050 "Site Development Regulations" to increase the maximum lot coverage for all structures from 10% to 20%, and amending Section 15.08A.060(01) "Additional Regulations, Private Sewage Disposal System" by repealing the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 4.32 and replacing it with the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

E. Resolution 19-170

Resolution of intent to vacate and setting a Public Hearing for August 12, 2019 at 7:00 p.m. the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, lying west of North 17th Street, between Avenue G and Avenue H.

F. Resolution 19-171

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY19.

G. May FY19 Financial Reports

H. Claims

4. PUBLIC HEARINGS

A. Resolutions 19-139 through 19-144 (Continued from 7-8-19)

Resolutions of intent to dispose of City properties formerly addressed as 401, 409, 431, 435, 437, and 441 Park Avenue. Location: South of Pomona Avenue on the East side of Park Avenue. OTB-19-005 through OTB-19-010

B. Resolution 19-172

Resolution approving the authorization for right-of-way in connection with the West Broadway Reconstruction, Segment 4. Project # PW20-20

C. Resolution 19-173

Final plat approval of a 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI, legally described as Outlot 1, Forest Glen Subdivision, Phase V, and a parcel of land located in part of the SW1/4 SE1/4 of Section 33-75-43.

5. ORDINANCES ON 1ST READING

A. Ordinance 6395

Ordinance to amend Chapter 8.21 - Theft of the 2015 Municipal Code, by amending Section 8.21.030 "Value" and Section 8.21.042 "Computer Theft".

B. Ordinance 6396

An ordinance to amend Chapter 8.44 - Property Damage of the 2015 Municipal Code, by amending Section 8.44.010 "Criminal Mischief".

6. RESOLUTIONS

A. Resolution 19-174

Resolution to approve a Memorandum of Understanding with the Metropolitan Area Planning Agency (MAPA) for the 1st Avenue Transit Alternatives Study.

B. Resolution 19-175

Resolution accepting the bid of Valley Corporation, Inc. in the amount of \$1,260,321.67 for the Levee Certification Project, Geotechnical MR_5. Project #FY15-06C

C. Resolution 19-176

Resolution accepting the bid of Huffman Engineering, Inc. in the amount of \$221,300.00 for the SCADA Upgrade, Phase 1 (WPCP). Project #PW17-23

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses

1. Dollar General Store #1574, 2731 E Kanesville Blvd
2. Harrah's Council Bluffs Casino & Hotel, One Harrah's Blvd
3. Promise 4 Paws, 1027 S 3rd Street (special event)
4. Queen of Apostles Church, 3304 4th Ave
5. Springhill Suites Council Bluffs, 3216 Plaza View Dr

B. Cigarette Permits

C. Noise Variance Request

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 July 8, 2019

CALL TO ORDER

Mayor Matthew Walsh called the meeting to order on Monday July 8, 2019 at 7:00 p.m.

Council Members present: Melissa Head, Roger Sandau, Nate Watson, Sharon White and Mike Wolf.

Staff Present: Richard Wade and Jodi Quakenbush.

CONSENT AGENDA

Approval of Agenda. Do to a technical error there is no tape recording of these proceedings.

Reading, correction and approval of the June 24, 2019 City Council Meeting Minutes.

Resolution 19-163

Resolution accepting the work of Compass Utility LLC as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the East Manawa Sewer Rehab, Phase VII. Project # PW19-09

Resolution 19-165

Resolution accepting the work of Eriksen Construction Company, Inc. as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the I-80 Pump Station Trash Rack Rehab. Project #PW18-14

Resolution 19-166

Resolution accepting the work of ScoreVision, LLC as complete and authorizing release of the retainage after 30 days if no claims are filed in connection with the Mid-America Center Score Board Replacement Project.

Resolution 19-167

Resolution setting a public hearing for July 22, 2019 at 7:00 p.m. for right-of-way authorization in connection with the West Broadway Reconstruction, Segment 4. Project # PW20-20

Receive & File Council Bluffs Water Works Annual Report, Mayor's Appointments; Council Bluffs Arena & Convention Center Commission & Claims

Sharon White and Melissa Head moved and seconded approval of Consent Agenda, excluding Item 3D. Unanimous, 5-0 vote.

Resolution 19-164

Resolution accepting the work of Dostals Construction Company Inc. in connection with Kimball Park, as complete and authorizing release of final payment and retainage. (Project Number R1705)

Sharon White and Nate Watson moved and seconded approval of Resolution 19-164, subject to the Parks Director receiving the the necessary lien waivers from the contractor. Unanimous, 5-0 vote.

PUBLIC HEARINGS

Ordinance 6392

Ordinance to amend Section 15.33.160 (04), Residential District Signs, Administrative-Professional District, by adding Section 15.33.160 (04)(E) stating: *Any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council.*

Roger Sandau and Mike Wolf moved and seconded approval of Second Consideration of Ordinance 6392. Unanimous, 5-0 vote.

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

Resolutions 19-139 through 19-144 (Continued from 6-24-19)

Resolutions of intent to dispose of City properties formerly addressed as 401, 409, 431, 435, 437, and 441 Park Avenue. Location: South of Pomona Avenue on the East side of Park Avenue. OTB-19-005 through OTB-19-010

Nate Watson and Sharon White moved and seconded approval of Motion to continue Resolutions 19-139 through 19-144 to July 22, 2019 at 7:00 p.m.. Unanimous, 5-0 vote.

Resolution 19-168

Resolution approving the plans and specifications for the East Manawa Sewer Rehab, Phase VIII. Project # PW20-09

Sharon White and Roger Sandau moved and seconded approval of Resolution 19-168. Unanimous, 5-0 vote.

ORDINANCES ON 2ND READING

Ordinance 6390

Ordinance to amend chapter 1.32 - "Purchasing" of the municipal code.

Roger Sandau and Melissa Head moved and seconded approval of Second Consideration of Ordinance 6390. Unanimous, 5-0 vote.

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

RESOLUTIONS

Resolution 19-147 (Continued on 6-24-19)

Resolution to amend the City's purchasing policy.

Nate Watson and Sharon White moved and seconded approval of Resolution 19-147, as amended. Amending page 161 of the packet (page 1 of the policy) the 5th paragraph down adding the last sentence as follows: Spending authority must be contemporaneously recorded and those records maintained according to the applicable retention policy. Unanimous, 5-0 vote.

Resolution 19-148 (Continued from 6-24-19)

Resolution to amend the City's purchasing card policy.

Roger Sandau and Melissa Head moved and seconded approval of Resolution 19-148. Unanimous, 5-0 vote.

Resolution 19-169

Resolution temporarily vacating portions of West Broadway in connection with two special event applications.

Roger Sandau and Sharon White moved and seconded approval of Resolution 19-169. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses: 1) Big B's (new application), 28 S 29th Street, 2) Caddy's Kitchen and Cocktails, 103 Broadway, 3) The Dock Bar & Grill (special event), 401 Veterans Memorial Hwy, 4) Hy-Vee Drugstore, 757 W Broadway, 5) The Olive Garden Italian Restaurant #1856, 3707 Denmark Drive, 6) Pilot Travel Center #329, 2647 S 24th Street.

Cigarette Permits

Ragbrai Doll Distributing Fireworks

Noise Variance Request - Railway Inn

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

CITIZENS REQUEST TO BE HEARD

Heard from Martha & Don Farjardo, 3221 Middle Ferry Road
Robert Fairchild, 2412 South 19th Street

ADJOURNMENT

Mayor Walsh Adjourned the meeting at 7:34 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-19-001
Submitted by: Chris Meeks

Ordinance 6393
ITEM 3.C.

Council Action: 7/22/2019

Description

Ordinance, setting a Public Hearing for August 12, 2019 at 7:00 p.m. to amending Section 15.05.030(02) by adding 'Commercial recreation (indoor)', as defined by §15.03.156, as a conditional use in the A-2/Parks, Estates and Agricultural District; and amending Section 5.05.050 to reduce the front yard setback for an accessory structure from "greater of 50 feet or existing front setback line of principal structure" to "50 feet" for property located in the A-2/Parks, Estates and Agricultural District.

Background/Discussion

See attachments

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
CASE #ZT-19-002 Staff Report	Other	7/11/2019
CASE #ZT-19-002 Attachment A	Other	7/11/2019
CASE #ZT-19-002 Public Hearing Notice	Other	7/11/2019
Ordinance 6393	Ordinance	7/16/2019

Council Communication

Department: Community Development Case #ZT-19-002 Applicant: Brett Derrig 219 N. 20 th Street Council Bluffs, IA 51501	Ordinance No.	City Council: 7/22/19 Planning Commission: 7/09/19
<p style="text-align: center;">Subject/Title</p> <p>CASE #ZT-19-002: Public hearing on the request of Brett Derrig to amend Section 15.05.030(02) of the Municipal Code (Zoning Ordinance) by adding ‘Commercial recreation (indoor)’, as defined by Section 15.03.156, as a conditional use in an A-2/Parks, Estates, and Agricultural District; the Council Bluffs Community Development Department expanded the request to amend Section 15.05.050, Site development regulations of the Municipal Code (Zoning Ordinance) to allow an accessory in an A-2/ Parks, Estates, and Agricultural District to have a minimum 50 foot front yard setback, as opposed to the current front yard setback standard of “greater of 50 feet or existing front setback line of principal structure”.</p>		
<p style="text-align: center;">Background</p> <p>The Community Development Department has received a request from Brett Derrig, for a text amendment to Title 15 of the <u>Municipal Code</u> (Zoning Ordinance) for:</p> <ul style="list-style-type: none"> An amendment to §15.05.030, Conditional uses in the A-2/Parks, Estates, and Agricultural District, to amend “(2) Commercial recreation (outdoor)” to “(2) Commercial recreation (indoor and outdoor)”. <p>Additionally, upon reviewing the site development regulations of the A-2 District, the Community Development Department expanded the request to:</p> <ul style="list-style-type: none"> Amend §15.05.050, Site development regulations in the A-2/Parks, Estates and Agricultural District to amend the front yard setback for an accessory structure from “greater of 50 feet or existing front setback line of principal structure” to “50 feet”. <p>The purpose of the text amendment to §15.05.030, as requested by Mr. Derrig, is to allow indoor commercial recreation as a conditional use in the A-2 District, which currently only allows outdoor commercial recreation as a conditional use. Mr. Derrig is proposing to construct an indoor baseball training facility at 1100 N. 8th Street on ground that is currently zoned A-2/Parks, Estates and Agricultural District, and houses baseball fields. Commercial recreation (indoor) is defined as “businesses and organizations engaged in the provision of sports, entertainment, or recreation within an enclosed or screened building. Typical uses include bowling alleys, billiard parlors, skating rinks, amusement machine complex, racquetball, swimming, tennis and exercise/fitness centers.” while Commercial recreation (outdoor) means “businesses and organizations engaged in the provision of sports, entertainment, or recreation in an open or partially enclosed or screened facility. Typical uses include skating rinks, swimming pools, tennis, driving ranges, miniature golf and golf courses and the structures associated with its operation.”</p> <p>The purpose of the proposed amendment to §15.05.050, Site development regulations in the A-2/Parks, Estates and Agricultural District, as proposed by the Community Development Department is in response to a review of properties located within the A-2 District and the future development of those properties. By today’s ordinance, accessory structures are required to be located behind the front setback of the principal</p>		

structure on the property, as is the case with many residential districts in the City. However, with the intent of the district being for agricultural, recreational and large-parcel residential uses with a minimum lot size of three acres, the parcels located in the A-2 District often serve a different purpose and feature development patterns that are unlike other districts in the City. The front yard setback of 50 feet in the A-2 District is also twice as large as the 25 foot front yard setback of the R-1/Single Family Residential District and R-2/Two-Family Residential District. Allowing accessory structures to be located in front of a principal structure, so long as they meet or exceed the required 50 foot front yard setback, will provide easier construction options to those with long driveways or topographic constraints who wish to construct an accessory garage for personal storage, or for agricultural operations who are in need of equipment storage structures or other necessary accessory buildings for their operation.

All City departments and utility providers received a copy of the proposed text amendments. The Council Bluffs Fire Marshall, Council Bluffs Permits and Inspections Division, Council Bluffs Public Works Department, Black Hills Energy, and Council Bluffs Water Works 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 following requests:

1. Amend Section 15.05.030(02) of the Municipal Code (Zoning Ordinance) by adding ‘Commercial recreation (indoor)’, as defined by Section 15.03.156, as a conditional use in an A-2/Parks, Estates, and Agricultural District.
2. Amend Section 15.05.050, Site development regulations of the Municipal Code (Zoning Ordinance) to allow an accessory in an A-2/ Parks, Estates, and Agricultural District to have a minimum 50 foot front yard setback, as opposed to the current front yard setback standard of “greater of 50 feet or existing front setback line of principal structure”.

Public Hearing

Staff speaker on behalf of request:

1. Chris Meeks, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor:

1. Brett Derrig, 219 North 20th Street, Council Bluffs, IA 51501

Speakers against: None.

Planning Commission Recommendation

The Planning Commission recommends approval to amend Section 15.05.030(02) of the Municipal Code (Zoning Ordinance) by adding ‘Commercial recreation (indoor)’, as defined by Section 15.03.156, as a conditional use in an A-2/Parks, Estates, and Agricultural District; and approval to amend Section 15.05.050, Site development regulations of the Municipal Code (Zoning Ordinance) to allow an accessory in an A-2/ Parks, Estates, and Agricultural District to have a minimum 50 foot front yard setback, as opposed to the current front yard setback standard of “greater of 50 feet or existing front setback line of principal structure”.

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

Attachment

Attachment A: Proposed text amendment

Prepared by: Chris Meeks, Planner

Attachment A:

Chapter 15.05 - A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT

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.

(Ord. 5285 § 1 (part), 1996).

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.
- (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.
- (13) Animal shelter (non-profit).

(Ord. No. 6055, § 1, 3-8-2010; Ord. No. 6081, § 1, 5-24-2010).

Editor's note— Ord. No. 6055, § 1, adopted Mar. 8, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5523, § 1, 2000.

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 (indoor and 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; Ord. No. 6372, § 1, 12-17-2018).

Editor's note— Ord. No. 6055, § 2, adopted Mar. 8, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5523, § 2, 2000.

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.

(Ord. 5285 § 1 (part), 1996).

15.05.050 - Site development regulations.

Minimum Lot Size

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

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	50 feet	Greater of 50 feet or existing front setback line of principal structure 50 feet
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:	10% maximum	

(Ord. 5285 § 1 (part), 1996).

15.05.060 - Additional regulations.

01. Reserved.

(Ord. 5285 § 1 (part), 1996).

15.05.070 - Signs.

Signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5285 § 1 (part), 1996).

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 12th day of August, 2019 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(02) of the Council Bluffs Municipal Code (Zoning Ordinance) by adding 'Commercial recreation (indoor)', as defined by §15.03.156, as a conditional use in the A-2/Parks, Estates and Agricultural District; and amend §15.05.050 of the Council Bluffs Municipal Code (Zoning Ordinance) to reduce the front yard setback for an accessory structure from "greater of 50 feet or existing front setback line of principal structure" to "50 feet" for property located in the A-2/Parks, Estates and Agricultural District.

(CASE ZT-19-002)

ORDINANCE NO. 6393

AN ORDINANCE TO AMEND CHAPTER 15.05-A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.05.030 “CONDITIONAL USES” AND SECTION 15.05.050 “SITE DEVELOPMENT REGULATIONS”.

**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 is hereby amended by amending Section 15.05.030, “Conditional uses” and Section 15.05.050 “Site development regulations” 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 (indoor and 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.

15.05.050-Site development regulations.

Minimum Lot Size

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

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	50 feet	50 feet
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:	10% maximum	

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

August 12, 2019

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 7-22-19

Second Consideration: 8-12-19

Public Hearing: 8-12-19

Third Consideration: _____

Council Communication

Department: Community

Development

Case/Project No.: CASE #ZT-19-003

Submitted by: Moises Monrroy,
Planner

Ordinance 6394
ITEM 3.D.

Council Action: 7/22/2019

Description

Ordinance, setting a Public Hearing for August 12, 2019 at 7:00 p.m. to amend Chapter 15.08A, R-1E/Single-Family Residential Estates District, of the Municipal Code (Zoning Ordinance) by amending Section 15.08A.050 "Site Development Regulations" to increase the maximum lot coverage for all structures from 10% to 20%, and amending Section 15.08A.060(01) "Additional Regulations, Private Sewage Disposal System" by repealing the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 4.32 and replacing it with the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

Background/Discussion

See attachments

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
CASE #ZT-19-003 Staff Report	Other	7/11/2019
CASE #ZT-19-003 Attachment A	Map	7/11/2019
CASE #ZT-19-003 Attachment B	Other	7/11/2019
CASE #ZT-19-003 Public Hearing Notice	Other	7/11/2019
Ordinance 6394	Ordinance	7/16/2019

Council Communication

Department: Community Development Case #ZT-19-003 Applicant: David Burns 1210 Longview Loop Council Bluffs, IA 51503	Ordinance No. _____	City Council: 7/22/2019 Planning Commission: 7/09/2019
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Subject/Title

Request: Public hearing on the request of David Burns to amend Section 15.08A.050, Site development regulations, in the R-1E/Single-Family Residential Estates District of the Municipal Code (Zoning Ordinance) to increase maximum lot coverage for all structures from 10% to 20%; the Council Bluffs Community Development Department expanded the request to amend Section 15.08A.060(01), Additional regulations, Private Sewage Disposal System, in the R-1E/Single-Family Residential Estates District of the Municipal Code (Zoning Ordinance) by repealing the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 4.32 of the Municipal Code (Health and Sanitation) and replacing it with the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

Background/Discussion

The Community Development Department has received a request by David Burns to amend Section 15.08A.050, Site development regulations, in the R-1E/Single-Family Residential Estates District of the Council Bluffs Municipal Code (Zoning Ordinance) to increase maximum lot coverage for all structures from 10% to 20%.

The applicant owns property located at 1210 Longview Loop which is zoned in an R-1E District. Last year, the applicant was issued a building permit to construct a detached single-family dwelling in this property. At the time of permit approval, the applicant was informed that his dwelling comprised the entire 10% maximum lot coverage allowed in an R-1E District, and would not be able to construct another structure in his property without obtaining a variance from the Zoning Board of Adjustment.

Earlier this year, the applicant submitted a building permit application to construct an in-ground swimming pool on his property. The applicant was informed that he must receive a variance from the Zoning Board of Adjustment or amend Section 15.08A.050, Site development regulations, in the R-1E/Single-Family Residential Estates District of the Municipal Code (Zoning Ordinance) to increase the maximum lot coverage for all structures. After considering these options, the applicant proposes to amend Section 15.08A.050, Site development regulations, of the Council Bluffs Municipal Code (Zoning Ordinance) to increase maximum lot coverage for all structures in the R-1E District from 10% to 20%. In the text amendment application, Mr. Burns stated he is seeking this request because it will benefit all owners of property zoned in an R-1E District, provide better use of properties by allowing the construction of more accessory structures, increase property tax revenue, and will not adversely impact aesthetics.

The following attachments are included with this report:

Attachment A: Proposed text amendment to Chapter 15.08A, R-1E/Single-Family Estates Residential District

Attachment B: Maps showing all R-1E District in the City of Council Bluffs

Comments

All City Departments and local utility providers were notified of the proposed text amendment change. The following responses were received:

- The Permits and Inspections Division and the Public Works Department noted that Section 15.08A.060(01), Additional regulations, Private Sewage Disposal System, of the Council Bluffs Municipal Code (Zoning Ordinance) references Chapter 4.32, Private Sewage Disposal Systems, of the Council Bluffs Municipal Code, which has been repealed. They stated that Section 15.08A.060(01) should reflect this change.
- The Fire Department stated they had no comments on this request.
- Council Bluffs Water Works stated they had no comments on this request.
- Mid-American Energy stated they had no objections to this request.

The Community Development Department provided the following comments for the text amendment request:

1. As per Section 15.08A.010, Statement of intent, the R-1E District is intended for “low-density residential neighborhoods characterized by single-family detached dwellings on large lots... and serves to preserve existing low-density neighborhoods and for newly developed areas where environmental concerns preclude smaller lots.” The Community Development Department determines that the proposed text amendment is compatible with the purpose of the R-1E District.
2. As per Section 15.08A.050, the minimum lot size requirement in the R-1E District is one acre. Along with the maximum lot coverage of 10%, this is intended to allow the construction of private sewage disposal systems, which are not permitted in other residential districts in the City. Increasing the maximum lot coverage to 20% provides owners greater flexibility on how to use their property while reserving 80% of the parcel for the placement of septic tanks and septic drain fields. Furthermore, the proposed request will maintain the low-density character of neighborhoods in an R-1E District and provide a less abrupt “transition” to the R-1/Single-Family Residential District.
3. Changes to the text of Title 15: Zoning are made through the adoption of an ordinance. The ordinance is adopted as part of the Municipal Code and is not specific to an individual project. In the case of this request, the change would apply to any property that is zoned in an R-1E District. As shown on Attachment B, this request will only impact a small number of properties in the City. The following are all properties zoned in an R-1E District in the City of Council Bluffs:
 - a. Three residential properties (1005 State Orchard Road; 4703 and 4761 Cedar Lane) located southwest of the intersection of State Orchard Road and Cedar Lane.
 - b. Six residential properties (1170, 1201, 1210, 1335, 1401 and 1415 Longview Loop) and two undeveloped parcels of land located along the section of Longview Loop north of Greenview Road.
 - c. Two undeveloped parcels of land located east of the intersection of Harry Langdon Boulevard and Valley View Drive.
 - d. Sixteen residential properties (100, 101, 105, 108, 112, 116, 117, 120, 121, 124, 125 and 128 Discovery Circle; 4205, 4209, 4525 and 4535 Harry Langdon Boulevard) located in the Cedar Point Subdivision.
4. As stated above, Section 15.08A.060(01), Additional regulations, Private Sewage Disposal System, references Chapter 4.32 of the Municipal Code to establish standards for the construction and maintenance of septic tanks in an R-1E District. As per Ordinance No. 6361, City Council repealed Chapter 4.32 on October 22, 2018. The Permits and Inspections Division stated that now they reference Chapter 69, Private Sewage Disposal Systems, of the Iowa Administrative Code. The Community Development recommends the following text amendment:

15.08A.060 - Additional regulations.

01. Private Sewage Disposal System. The construction, use, and maintenance of individual sewage disposal systems in the R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

Recommendation

The Community Development Department recommends approval to amend Chapter 15.08A, R-1E/Single-Family Estates Residential District, as follows:

1. Amend Section 15.08A.050, *Site development regulations*, in the R-1E/Single-Family Residential Estates District of the Council Bluffs Municipal Code (Zoning Ordinance) to increase maximum lot coverage for all structures from 10% to 20%.
2. Amend Section 15.08A.060(01), *Additional regulations, Private Sewage Disposal System*, in the R-1E/Single-Family Residential Estates District of the Municipal Code (Zoning Ordinance) by repealing the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 4.32 of the Municipal Code (Health and Sanitation) and replacing it with the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

Public Hearing

Staff speaker on behalf of request:

1. Moises Monrroy, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor: None

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval to amend Section 15.08A.050, *Site development regulations*, in the R-1E/Single-Family Residential Estates District of the Municipal Code (Zoning Ordinance) to increase maximum lot coverage for all structures from 10% to 20%; and to amend Section 15.08A.060(01), *Additional regulations, Private Sewage Disposal System*, in the R-1E/Single-Family Residential Estates District of the Municipal Code (Zoning Ordinance) by repealing the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 4.32 of the Municipal Code (Health and Sanitation) and replacing it with the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

VOTE: AYE 6 NAY 1 ABSTAIN 0 ABSENT 4 VACANT 0 Motion: Carried

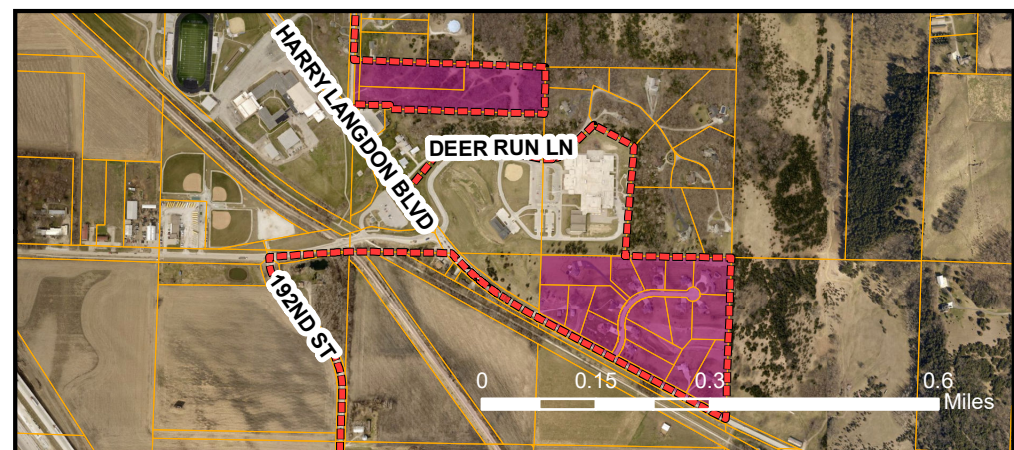
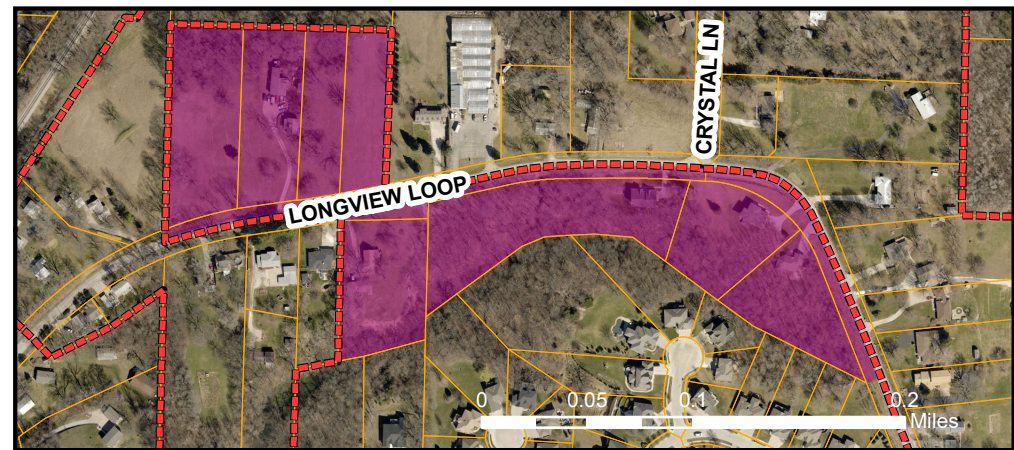
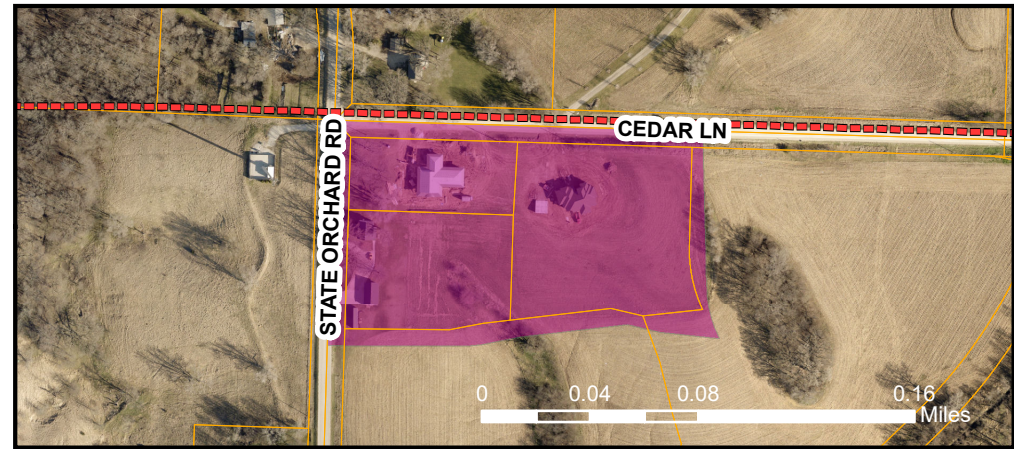
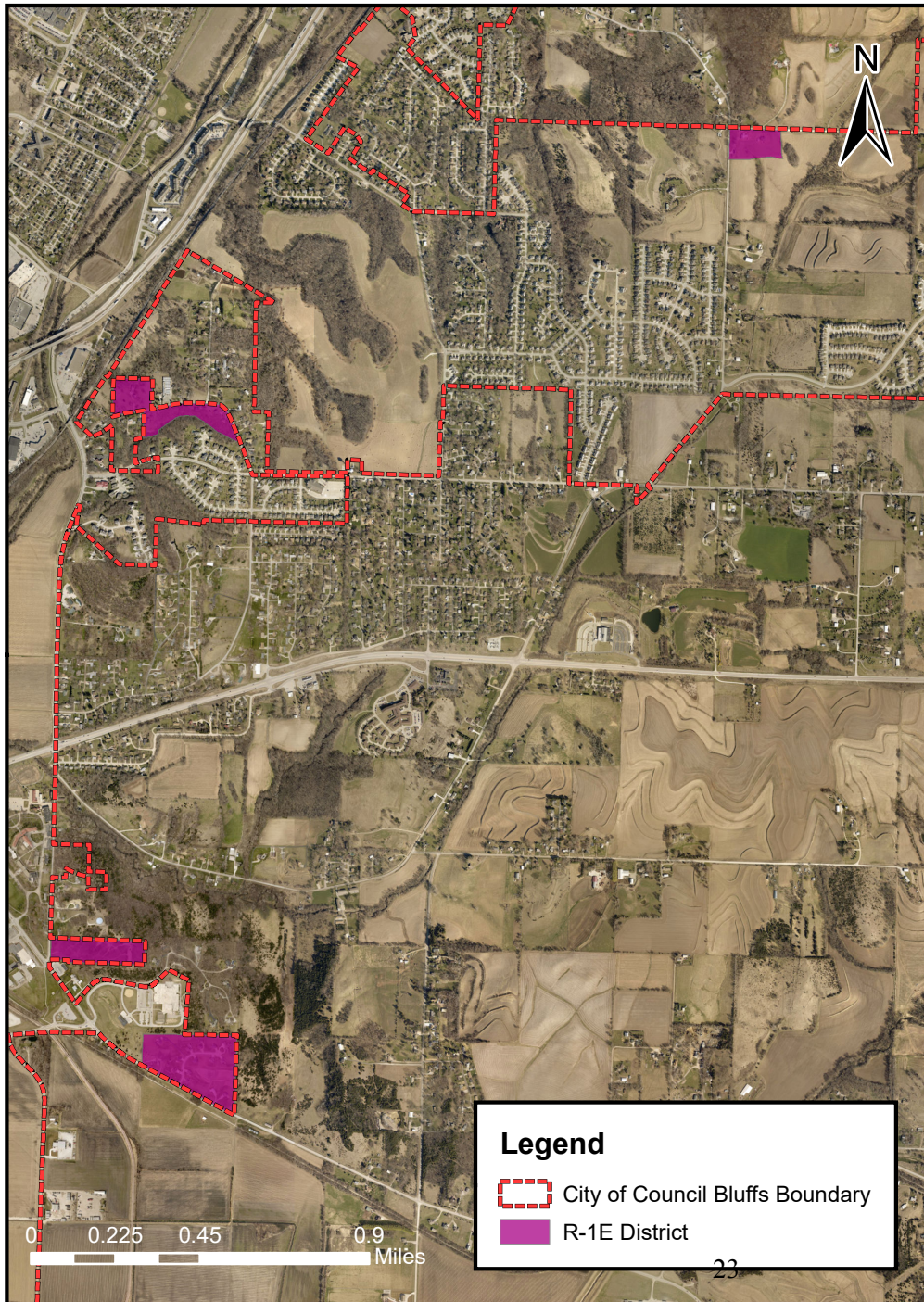
Attachments

Attachment A: Proposed text amendment to Chapter 15.08A, R-1E/Single-Family Estates Residential District

Attachment B: Map showing all R-1E District properties in the City of Council Bluffs

Prepared by: Moises Monrroy, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #ZT-19-003 R-1E DISTRICT IN THE CITY OF COUNCIL BLUFFS



Chapter 15.08A - R-1E/SINGLE-FAMILY RESIDENTIAL ESTATES DISTRICT

Sections:

15.08A.010 - Statement of intent.

This district is intended for low-density residential neighborhoods characterized by single-family detached dwellings on large lots. This district is also intended for areas of the city in which sanitary sewer service is deemed to be impractical due to topography or the availability and proximity of sanitary services. It is also appropriate for established areas of the city where it serves to preserve existing low-density neighborhoods and for newly developed areas where environmental concerns preclude smaller lots.

(Ord. 5305 § 1 (part), 1996).

15.08A.020 - Principal uses.

The following principal uses shall be permitted outright in an R-1E district:

01. Community recreation services;
02. Dwelling, single-family detached;
03. Family home;
04. Local utility services;
05. Park and recreation services;
06. Public safety services;
07. Religious assembly.

(Ord. 5305 § 1 (part), 1996).

15.08A.030 - Conditional uses.

The following conditional uses shall be permitted in an R-1E district when authorized in accordance with the requirements set forth in Section 15.27.020 of this title:

01. Cemetery;
02. Day care services.

(Ord. 5305 § 1 (part), 1996).

15.08A.040 - Accessory uses.

The following accessory uses shall be permitted in an R-1E district:

01. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded. No accessory structure shall exceed the ground floor coverage of the principal structure.

(Ord. 5305 § 1 (part), 1996).

15.08A.050 - Site development regulations.

Minimum Lot Size

Lot area:	43,560 square feet (1 acre)
Lot width at front building line:	125 feet
Lot depth:	200 feet

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	35 feet	Greater of 35 feet or existing front setback line of principal structure
Interior side yard:	20 feet at building setback line	10 feet
Street side yard:	30 feet	30 feet
Rear yard:	35 feet	10 feet
Maximum height:	35 feet	18 feet
Lot coverage: all structures	10% maximum 20% maximum	

One principal structure per lot.

(Ord. 5305 § 1 (part), 1996).

15.08A.060 - Additional regulations.

01. Private Sewage Disposal System. The construction, use, and maintenance of individual sewage disposal systems in the R-1E district shall comply with ~~Chapter 4.32 of the municipal code~~ Chapter 69 of the Iowa Administrative Code.
02. Cluster Lots Prohibited. The subdivision of cluster lots under Chapter 14.10 of the municipal code shall be prohibited in the R-1E district.

(Ord. 5305 § 1 (part), 1996).

15.08A.070 - Signs.

Signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5305 § 1 (part), 1996).

DRAFT

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 12th day of August, 2019 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 Chapter 15.08A, R-1E/Single-Family Residential Estates District, of the Municipal Code (Zoning Ordinance) by amending Section 15.08A.050 "Site Development Regulations" to increase the maximum lot coverage for all structures from 10% to 20%, and amending Section 15.08A.060(01) "Additional Regulations, Private Sewage Disposal System" by repealing the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 4.32 of the Municipal Code (Health and Sanitation) and replacing it with the requirement that individual sewage disposals systems in an R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.

(Case ZT-19-003)

ORDINANCE NO. 6394

AN ORDINANCE TO AMEND CHAPTER 15.08A-R-1/SINGLE-FAMILY RESIDENTIAL ESTATES DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.08A.050 “SITE DEVELOPMENT REGULATIONS” AND SECTION 15.08A.060 “ADDITIONAL REGULATIONS”.

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

SECTION 1. That Chapter 15.08A-R-1/Single-Family Residential Estates District of the 2015 Municipal Code of Council Bluffs, Iowa, be and is hereby amended by amending Section 15.08A.050 “Site development regulations” and Section 15.08A.060 “Additional regulations” to read as follows:

15.08A.050 - Site development regulations.

Minimum Lot Size

Lot area:	43,560 square feet (1 acre)
Lot width at front building line:	125 feet
Lot depth:	200 feet

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	35 feet	Greater of 35 feet or existing front setback line of principal structure
Interior side yard:	20 feet at building setback line	10 feet
Street side yard:	30 feet	30 feet
Rear yard:	35 feet	10 feet
Maximum height:	35 feet	18 feet
Lot coverage: all structures	20% maximum	

One principal structure per lot.

15.08A.060 - Additional regulations.

01. Private Sewage Disposal System. The construction, use, and maintenance of individual sewage disposal systems in the R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.
02. Cluster Lots Prohibited. The subdivision of cluster lots under Chapter 14.10 of the municipal code shall be prohibited in the R-1E 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

August 12, 2019.

MATTHEW J. WALSH

Mayor

Attest: _____

JODI QUAKENBUSH

City Clerk

First Consideration: 7-22-19

Second Consideration: 8-12-19

Public Hearing: 8-12-19

Third Consideration: _____

Council Communication

Department: Community

Development

Case/Project No.: SAV-19-006

Submitted by: Moises Monrroy,

Planner

Resolution 19-170

ITEM 3.E.

Council Action: 7/22/2019

Description

Resolution of intent to vacate and setting a Public Hearing for August 12, 2019 at 7:00 p.m. the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, lying west of North 17th Street, between Avenue G and Avenue H.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #SAV-19-006 Staff Report	Other	7/11/2019
Case #SAV-19-006 Attachment A	Map	7/11/2019
Case #SAV-19-006 Public Hearing Notice	Other	7/11/2019
Resolution 19-170	Resolution	7/16/2019

Council Communication

Department: Community Development Case #SAV-19-006 Property Owner/Applicant: Crystal Slason 1702 Avenue G Council Bluffs, IA 51501	Resolution of Intent No. _____ Resolution to Dispose No. _____	Planning Commission: 7/9/2019 Set Public Hearing: 7/22/2019 Public Hearing: 8/12/2019
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Subject/Title

Request: Public hearing on the request of Crystal Slason to vacate and dispose of the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition.

Location: West of North 17th Street, between Avenue G and Avenue H

Background/Discussion

The Community Development Department has received an application from Crystal Slason to vacate and dispose of the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition. The subject east/west alley is unimproved and measures 10 feet in width by 204 feet in length. As per the applicant, a fire was started in the alley that burned down several structures located nearby. If vacated, the applicant intends to acquire the portion adjoining her property to restrict access and increase safety.

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

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

There are eight property owners with land that abuts the subject alleyway. The owners of these properties are as follows:

- North – Residential property owned by Martin and Rosario Espinoza (1717 Avenue H)
 Residential property owned by Vicki L. Jones (1715 Avenue H)
 Residential property owned by Tamara A. Donney (1705 Avenue H)
 Residential property owned by Jacob A. Brandt (716 North 17th Street)
- South – Residential property owned by Dixie D. Shaffar (1700 Avenue G)
 Residential property owned by Crystal C. Slason (1702 Avenue G)
 Residential property owned by Wayne Rasmussen (1704 Avenue G)
 Residential property owned by Michael S. Knotek (1714 Avenue G)

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

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

All abutting properties have frontage on either Avenue G or Avenue H, except the property at 716 North 17th Street, which has frontage on North 17th Street, and will not be landlocked or have their access negatively impacted if the subject east/west alley is vacated.

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

This request will eliminate an existing dead-end alley, as the subject east/west alley dead-ends at the eastern boundary of Woodrow Wilson Junior High School.

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:

- The Fire Department stated they have no comments on the vacation.
- The Public Works Department stated they have no concerns with the vacation.
- Council Bluffs Water Works stated they have no public facilities located within the subject east/west alley.
- MidAmerican Energy Company stated they have existing overhead distribution facilities within the subject east/west alley. They noted that since these facilities supply electric service to multiple residences, they would like to retain an easement over the alley to maintain accessibility for maintenance and reliability.
- Cox Communications stated they have utilities in the alley on the MidAmerican poles. They also stated they would to retain an easement over the alley for access.
- Black Hills Energy stated they had no objections to the vacation and noted they do not have facilities within the subject alley and have no plans to use it in the future.

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.*

The request is to vacate the entirety of the subject east/west alley.

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.*

All abutting property owners were notified about this vacation request. The following responses were received:

- Crystal Slason stated she is in favor of the request and willing to acquire the portion of the east/west alley adjacent to her property at no cost.
- Wayne Rasmussen stated he is in favor of the request and willing to acquire the portion of the east/west alley adjacent to his property at no cost.
- Vicki L. Jones stated she is in favor of the request and willing to acquire the portion of the east/west alley adjacent to her property at no cost.
- Dixie D. Shaffar stated she is in favor of the request and willing to acquire the portion of the east/west alley adjacent to her property at no cost.
- Tamara A. Donney stated she is opposed to the request, but is willing to acquire the portion of the east/west alley adjacent to her property at no cost if vacated.

- There has been no reply from Martin and Rosario Espinoza, Jacob A. Brandt or Michael S. Knotek regarding the vacation request.

Recommendation

The Community Development Department recommends approval to vacate and dispose of the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, lying west of North 17th Street, between Avenue G and Avenue H, subject to an easement being retained for utility access and maintenance purposes and all portions of the right of way being disposed of to an abutting property owner(s).

Public Hearing

Staff speaker on behalf of request:

1. Moises Monnroy, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor:

1. Crystal Slason, 1702 Avenue G, Council Bluffs, IA 51501
2. Ron Rasmussen, 1704 Avenue G, Council Bluffs, IA 51501
3. Wayne Rasmussen, 2503 Lockwood Place, Council Bluffs, IA 51503

Speakers against:

1. Tamara Donney, 1705 Avenue H, Council Bluffs, IA 51501

Planning Commission Recommendation

The Planning Commission recommends approval to vacate and dispose of the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, subject to an easement being retained for utility access and maintenance purposes and all portions of the right of way being disposed of to an abutting property owner(s).

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

Attachment

Attachment A: Location and Zoning Map

Prepared by: Moises Monnroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

CASE #SAV-19-006 LOCATION/ZONING MAP

Legend

 Subject Alleyway

0 20 40
1 Inch = 44 Feet



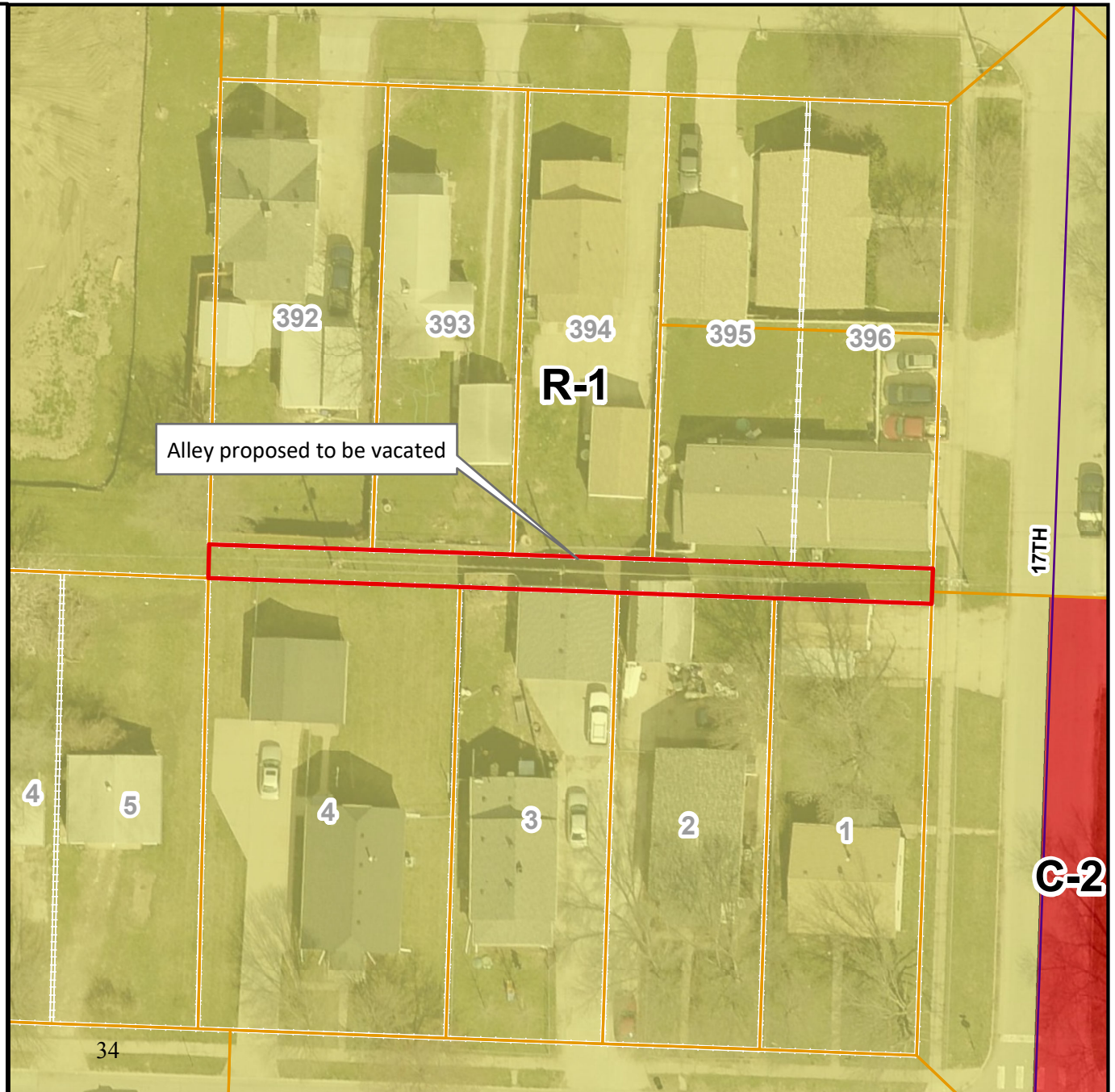
Last Amended: 6/17/19



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 or the use 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.



**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 Crystal Slason to vacate and dispose of the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, lying west of North 17th Street, between Avenue G and Avenue H.

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 12th day of August, 2019 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.

RESOLUTION NO. 19-170

A RESOLUTION OF INTENT TO VACATE THE EAST/WEST ALLEY ADJACENT TO LOTS 1 THROUGH 4, BLOCK 7, MULLIN'S SUBDIVISION AND LOTS 392 THROUGH 396, BELMONT ADDITION, LYING WEST OF NORTH 17TH STREET, BETWEEN AVENUE G AND AVENUE H, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Crystal Slason requests the vacation of the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, lying west of North 17th Street, between Avenue G and Avenue H, City of Council Bluffs, Pottawattamie County, Iowa; 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 does hereby express its intent to dispose of City owned property described as the east/west alley adjacent to Lots 1 through 4, Block 7, Mullin's Subdivision and Lots 392 through 396, Belmont Addition, lying west of North 17th Street, between Avenue G and Avenue H, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing on the City's intent to dispose of this property is hereby set for August 12, 2019.

ADOPTED

AND

APPROVED: July 22, 2019.

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 19-171
ITEM 3.F.

Council Action: 7/22/2019

Description

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY19.

Background/Discussion

Generally, interfund transfers are made to fund capital projects and made from special revenue funds as required by Iowa Code and City ordinance.

Effective April 17, 2019, the Administrative Code for the State of Iowa was changed as it relates to interfund transfers. The Code now requires all interfund transfers must be approved by Council resolution. A fund transfer resolution must be completed for all transfers between funds and must include the purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received and the dollar amount of the transfer.

For FY19 and FY20, transfer resolutions will be brought forward for approval as part of the amended budget and as needed.

For FY21, transfer resolutions will be included with original adopted budget and the amended budget. Any additional transfers will be brought forward as needed.

This resolution allows the City to transfer dollars between funds for purposes outlined on the attached schedule.

Recommendation

Approve the resolution.

ATTACHMENTS:

Description	Type	Upload Date
Inter Fund Transfers 7-22-19	Resolution	7/12/2019
Resolution 19-171	Resolution	7/16/2019

Inter Fund Transfers
Council Meeting: July 22, 2019

Transfer From		Transfer To		Amount	Purpose	Effective FY
Fund Category	Fund Name	Fund Category	Fund Name			
Capital Projects	Capital Projects	Special Revenue	CDBG	46,367.17	Reclass CDBG Draw for admin expenses to 125 W. Broadway	FY19
Capital Projects	Capital Projects	Special Revenue	CDBG	60,054.08	Reclass CDBG Draw for admin expenses to CDBG Fund relates to Linden Apartments	FY19
Tax Increment Financing (TIF)	MACC TIF	Special Revenue	Bass Pro	393,729.00	Transfer TIF revenue to fund Bass Pro property expenses	FY19
Tax Increment Financing (TIF)	W. Broadway TIF	Debt Service	Debt Service	158,101.00	Transfer TIF revenue for 2012C bond payment relates to Echo	FY19
Tax Increment Financing (TIF)	W. Broadway TIF	Debt Service	Debt Service	457,070.47	Transfer TIF revenue for 2016B bond payment relates to Bunge	FY19
Tax Increment Financing (TIF)	Downtown TIF	Capital Projects	Capital Projects	27,492.83	Transfer TIF revenue to reimburse City for parking lot improvements	FY19
Tax Increment Financing (TIF)	Metro TIF	Debt Service	Debt Service	81,964.32	Transfer TIF revenue for 2007B bond payment relates to Metro Crossing project	FY19
Tax Increment Financing (TIF)	Playland Park TIF	Capital Projects	Debt Service	82,649.20	Transfer TIF revenue for 2010C bond payment relates to River's Edge project	FY19
Special Revenue	Emergency Fund Levy	General	General Fund	8,325.21	Funding for General Fund as provided by Emergency Levy	FY19
General	CD Non-Cap Projects	Capital Projects	Capital Projects	33,997.44	Transfer of funds to W. Broadway development project	FY19

Resolution 19-171

Resolution authorizing transfers between funds under
Iowa Code 545-2 for FY19.

WHEREAS, the Administrative Code for the State of Iowa, Section 545-2, was revised as it relates to interfund transfers, effective April 17, 2019.

WHEREAS, the Administrative Code now requires all interfund transfers must be approved by Council resolution. A fund transfer resolution must be completed for all transfers between funds and must include the purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the dollar amount of the transfer.

Now, therefore, be it resolved by the City Council of the City of Council Bluffs, Iowa:

That the transfers identified are hereby approved and City Finance is authorized, empowered and directed to make the necessary transfers of said dollars between funds.

Adopted and Approved: July 22, 2019

Matthew J. Walsh, Mayor

Jodi Quakenbush, City Clerk

City of Council Bluffs

Receipts by Fund For the Month of May FY19

General Fund	8,077,384.47
Special Revenue	1,936,496.51
Debt Service	555,941.35
Capital Project	1,331,590.03
Enterprise	1,185,828.28
Total Receipts	<u>13,087,240.64</u>

Expenditures by Fund For the Month of May FY19

General Fund	5,675,967.18
Special Revenue	420,635.85
Debt Service	0.00
Capital Project	2,044,632.43
Enterprise	663,939.67
Total Expenditures	<u>8,805,175.13</u>

Transfer from City Operating Accounts

to Mid America Center	0.00
to Dodge Riverside	12,576.00
Total Transfers	<u>12,576.00</u>

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

PAYEE	AMOUNT	BUSINESS PURPOSE
CITY EMPLOYEE PAYROLL	\$1,810,663.34	PAYROLL
TWO RIVERS INSURANCE COMPANY, INC.	\$775,621.16	EMPLOYEE INSURANCE
HAWKINS CONSTRUCTION COMPANY	\$770,195.59	CONSTRUCTION
EFTPS	\$498,467.55	EMPLOYEE TAXES
BLUFFS PAVING & UTILITY INC	\$486,741.02	CONSTRUCTION
MFPRSI	\$459,023.37	RETIREMENT
CARLEY CONSTRUCTION LLC	\$357,734.20	CONSTRUCTION
WASTE CONNECTIONS-GLENWOOD	\$292,808.49	HOUSEHOLD TRASH
CAESARS ENTERTAINMENT	\$278,323.57	MAC OPERATING EXPENSE
IPERS	\$195,929.89	RETIREMENT
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$184,730.00	BUS SERVICE
STUDIO 15 COMMERCIAL INTERIORS INC	\$147,435.29	CONTRACT LABOR
OMAHA NEON SIGN CO INC	\$123,500.00	CONTRACTURAL SVC
IOWA DEPT OF REVENUE	\$115,489.00	EMPLOYEE TAXES
MIDAMERICAN ENERGY COMPANY	\$114,035.49	ELECTRICITY
HGM ASSOCIATES INC	\$108,176.94	PROFESSIONAL SVCS
JUDDS BROS CONSTRUCTION CO	\$104,528.62	CONSTRUCTION
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$100,000.00	GRANT REIMBURSEMENT
US BANK	\$95,326.82	CREDIT CARD PURCHASES
PAYROLL	\$92,494.33	MAC OPERATING EXPENSE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$64,286.22	EMPLOYEE CONTRIB
JEO CONSULTING GROUP INC	\$53,054.94	CONSULTANT
IOWA WASTE SERVICES HOLDINGS INC	\$51,488.62	SOLID WASTE DISPOSAL
DODGE MAY PAYROLL	\$50,692.42	DODGE MAY OPERATING EXPENSE
GLEN S DOWNEY	\$50,000.00	PROFESSIONAL SVCS
EMPLOYERS MUTUAL CASUALTY COMPANY	\$49,522.24	INSURANCE
COUNCIL BLUFFS AIRPORT AUTHORITY	\$48,537.96	AIRPORT AUTH TAX
ANDERSON EXCAVATING CO. INC.	\$47,925.69	CONTRACTURAL SVC
SAPP BROTHERS INC	\$47,843.57	FUEL
DODGE APRIL PAYROLL	\$41,991.52	DODGE APRIL OPERATING
SIBBERNSEN EXCAVATING	\$38,339.62	CONTRACTURAL SVC
DIAMOND VOGEL PAINTS	\$34,446.50	SUPPLIES
DICKS ELECTRIC CO	\$34,295.00	CONTRACTURAL SVC
FIREGUARD, INC.	\$28,869.50	EQUIPMENT/PARTS
SIEMENS INDUSTRY INC	\$26,958.96	EQUIPMENT/PARTS
PETROLEUM TRADERS CORPORATION	\$23,445.37	FUEL
SOUTHWEST IOWA PLANNING COUNCIL	\$23,320.92	CONTRACTURAL SVC
TS DEVELOPMENT LLC	\$22,950.00	DEVLPMNT CONTRACT
SNYDER & ASSOCIATES INC	\$22,169.22	PROFESSIONAL SVCS
COX MEDIA, LLC	\$21,154.77	PHONE/INTERNET SVC
BLUFFS ELECTRIC INC	\$19,273.80	ELECTRICAL REPAIR
MARKUSON CONSTRUCTION INC	\$18,915.60	CONTRACTURAL SVC
HISTORICAL GENERAL DODGE HOUSE FOUNDATION	\$18,750.00	QUARTERLY CONTRACT PAYMENT

EXCHANGE BANK LEASING DIV	\$17,542.82	DODGE APRIL OPERATING
CIVICPLUS	\$16,756.29	HARDWARE/SOFTWARE
IOWA DEPARMENT OF REVENUE	\$16,286.00	MAC OPERATING EXPENSE
PAPILLION SANITATION	\$13,472.10	SOLID WASTE DISPOSAL
ADVANCED DATA PROCESSING, INC	\$13,140.66	AMBULANCE BILLING FEE
DIAMOND MARKETING SOLUTIONS GROUP, INC.	\$12,484.12	POSTAGE & LEASE COST
NIXON CONSTRUCTION INC	\$12,150.00	CONTRACTURAL SVC
BAKER & TAYLOR INC	\$11,899.03	BOOKS/PERIODICALS/SUB
ICMA RETIREMENT TRUST - 457	\$11,352.30	EMPLOYEE CONTRIB
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACTURAL SVC
GEORGE BUTLER ASSOCIATES, INC.	\$10,220.32	CONTRACTURAL SVC
BLACK HILLS UTILITY HOLDINGS, INC.	\$9,931.79	NATURAL GAS
ELAVON INC	\$9,588.92	FEES
D & K PRODUCTS	\$9,293.70	SUPPLIES
CITY OF COUNCIL BLUFFS-FLEX	\$9,278.10	EMPLOYEE CONTRIB
CITY TREASURER	\$9,172.40	DODGE MAY OPERATING EXPENSE
COLLECTION SERVICES CENTER	\$9,071.48	GARNISHMENT
D AND D CONSTRUCTION SERVICES	\$9,000.00	MAC OPERATING EXPENSE
CONSTELLATION NEWENERGY-GAS DIVISION, LLC	\$8,879.84	NATURAL GAS
AXON ENTERPRISE INC	\$8,874.90	TRAINING
LOGAN CONTRACTORS SUPPLY INC	\$8,573.27	SUPPLIES
VERIZON WIRELESS SERVICES LLC	\$8,467.03	CELL PHONE
AHLERS & COONEY P.C	\$8,414.47	ATTORNEY FEES
KRONOS INCORPORATED	\$8,379.50	HARDWARE/SOFTWARE
HEININGER CONSTRUCTION LLC	\$8,365.00	CONTRACTURAL SVC
COMPUTER CABLE CONNECTION	\$8,331.78	HARDWARE/SOFTWARE
VOYA RETIREMENT INSURANCE & ANNUITY	\$8,140.00	EMPLOYEE CONTRIB
GRANICUS LLC	\$7,950.00	SUBSCRIPTION
HEARST PROPERTIES INC	\$7,835.00	MAC OPERATING EXPENSE
STREICHER'S INC	\$7,728.75	SUPPLIES
LP BUILDING SERVICES GROUP	\$7,640.00	JANITORIAL SERVICE
ACUSHNET COMPANY	\$7,377.77	DODGE MAY OPERATING EXPENSE
LANDSCAPES MGMT COMPANU	\$7,093.20	DODGE APRIL OPERATING
COUNCIL BLUFFS WATER WORKS	\$7,067.93	WATER
WEST BROADWAY CLINIC P C	\$7,035.00	CONSULTANT
COUNCIL BLUFFS WINSUPPLY	\$6,993.28	SUPPLIES
KELTEK, INCORPORATED	\$6,769.50	EQUIPMENT/PARTS
CORNHUSKER INTERNATIONAL TRUCKS	\$6,611.91	EQUIPMENT/PARTS
IP PATHWAYS LLC	\$6,363.63	HARDWARE/SOFTWARE
DOLL DISTRIBUTING INC	\$6,162.96	MAC OPERATING EXPENSE
JEREDITH BRANDS LLC	\$5,986.50	JANITORIAL SERVICE
SECURITY EQUIPMENT INCORPORATED	\$5,934.00	CONTRACTURAL SVC
CITY OF COUNCIL BLUFFS-DEPENDENT	\$5,908.26	EMPLOYEE CONTRIB
LANDSCAPES MGMT COMPANY	\$5,783.00	DODGE MAY OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$5,558.85	DODGE MAY OPERATING EXPENSE
HDR ENGINEERING INC	\$5,489.57	PROFESSIONAL SVCS
OMAHA DOOR & WINDOW CO INC	\$5,432.06	REPAIRS
THE DAVEY TREE EXPERT COMPANY	\$5,312.50	TREE WORK
CFI TIRE SERVICE	\$5,195.19	TIRE REPLACEMENT/REPAIR
CROUCH RECREATION INC	\$5,165.00	EQUIPMENT/PARTS

LYMAN RICHEY CORPORATION	\$5,122.75	STREET MAINTENANCE SUPLS
KAYS CUSTOMS LLC	\$5,053.00	CONTRACTURAL SVC
MIDWEST GLASS	\$5,043.50	REPAIRS
CURT MANTZ YOUTH FOUNDATION	\$5,037.00	DODGE MAY OPERATING EXPENSE
MERSINO DEWATERING INC	\$4,933.30	CONTRACTURAL SVC
U S AUTO FORCE	\$4,853.68	EQUIPMENT/PARTS
OLD MARKET VENTURES	\$4,850.86	MAC OPERATING EXPENSE
STERN OIL CO INC	\$4,694.91	SUPPLIES
MECHANICAL INC	\$4,642.00	MAC OPERATING EXPENSE
CABANA COFFEE	\$4,623.61	MAC OPERATING EXPENSE
EHRHART GRIFFIN & ASSOCIATES INC	\$4,621.25	PROFESSIONAL SVCS
MARCO HOLDINGS, LLC	\$4,579.19	COPY/PRINTER MAINTANCE
C & A INDUSTRIES INC.	\$4,578.00	CONTRACT LABOR
SEAN JOHNSTON	\$4,559.00	FEES
SAFETY GUARD INC	\$4,500.00	REPAIRS
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	\$4,348.67	EQUIPMENT/PARTS
TREASURER STATE OF IOWA/SALES TAX	\$4,293.00	SALES TAX
ARROW TOWING	\$4,201.00	TOWING/STORAGE/AUCTION
DONALD W MATHEWS	\$4,068.60	VEHICLE REPAIR
DENNIS L. JONES	\$4,019.00	UMPIRE SCHEDULING
LANDSCAPES UNLIMITED	\$4,005.72	DODGE MAY OPERATING EXPENSE
LANDSCAPES UNLIMITED	\$3,992.72	DODGE APRIL OPERATING
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,960.00	EMPLOYEE CONTRIB
FLEET US LLC	\$3,888.00	SUPPLIES
BMI JANITORIAL GROUP	\$3,874.00	MAC OPERATING EXPENSE
SECURITY EQUIPMENT INC	\$3,799.57	MAC OPERATING EXPENSE
OUTDOOR CUSTOM SPORTSWEAR LLC	\$3,747.52	DODGE MAY OPERATING EXPENSE
BEST QUALITY COUNTERTOPS INC	\$3,745.00	REPAIRS
IOWA LAW ENFORCEMENT ACADEMY	\$3,698.00	TRAINING
CHAMPLIN TIRE RECYCLING INC	\$3,689.00	TIRE DISPOSAL
EUTEK SYSTEMS INC	\$3,615.31	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,600.00	EMPLOYEE CONTRIB
SUNBELT RENTALS INC	\$3,541.61	DODGE MAY OPERATING EXPENSE
MUNICIPAL CODE CORPORATION	\$3,528.58	SUBSCRIPTION
SOUTHWEST IOWA NARCOTICS	\$3,500.00	FEES
SYSCO - LINCOLN	\$3,499.13	DODGE MAY OPERATING EXPENSE
DALES TRASH SERVICE INC	\$3,433.00	RENTAL EXPS
NAPA AUTO PARTS	\$3,309.99	EQUIPMENT/PARTS
PREMIER MIDWEST BEVERAGE CO	\$3,270.95	DODGE MAY OPERATING EXPENSE
ACUSHNET COMPANY	\$3,257.46	DODGE APRIL OPERATING
LYCOS INC	\$3,250.00	CONSTRUCTION
MIDWEST TAPE, LLC	\$3,184.54	DVD/AUDIO/CD
ADIDAS AMERICA INC	\$3,164.04	DODGE MAY OPERATING EXPENSE
HACH COMPANY	\$3,158.07	EQUIPMENT/PARTS
ECHO GROUP	\$3,129.75	SUPPLIES
THE RETROFIT COMPANIES INC	\$3,107.75	CONTRACTURAL SVC
KAY H TURNER	\$3,100.00	HARDWARE/SOFTWARE
MILLS COUNTY SHERIFF'S DEPARTMENT	\$3,084.00	GRANT REIMBURSEMENT
FRATERNAL ORDER OF POLICE	\$3,080.00	EMPLOYEE CONTRIB
NEBRASKA DISTRIBUTING	\$3,067.50	MAC OPERATING EXPENSE

LOCKTON CO LLC - KC SERIES	\$3,066.00	DODGE MAY OPERATING EXPENSE
LOCKTON CO LLC-KC SERIES	\$3,066.00	DODGE APRIL OPERATING
DONS PIONEER UNIFORMS	\$2,958.73	UNIFORMS
PITNEY BOWES INC.	\$2,950.00	POSTAGE & LEASE COST
HEARTLAND TIRES & TREADS INC	\$2,942.36	TIRE REPLACEMENT/REPAIR
DAILY NONPAREIL	\$2,938.99	ADVERTISEMENT
FIRST NATIONAL BANK PCARDS ACH	\$2,917.50	DODGE MAY OPERATING EXPENSE
INTERSTATE POWERSYSTEMS	\$2,889.28	EQUIPMENT/PARTS
DOLL DISTRIBUTING LLC	\$2,881.30	DODGE APRIL OPERATING
THE OFFICE CLEANERS	\$2,714.29	JANITORIAL SERVICE
AGRIVISION EQUIPMENT GROUP	\$2,697.13	EQUIPMENT/PARTS
FUNNEL CAKE	\$2,568.71	MAC OPERATING EXPENSE
WINDSTREAM CORPORATION	\$2,507.16	TELEPHONE
ARNOLD MOTOR SUPPLY, LLP	\$2,412.22	EQUIPMENT/PARTS
BOMGAARS SUPPLY INC	\$2,401.35	SUPPLIES
MICHAEL O'BRADOVICH	\$2,400.00	CONSULTANT
KONECRANES, INC.	\$2,389.00	CONTRACTURAL SVC
RASMUSSEN MECHANICAL SERVICES INC	\$2,347.12	EQUIPMENT/PARTS
DODGE RETURNED ITEM NOT COLLECTABLE	\$2,332.00	DODGE MAY OPERATING EXPENSE
HD SUPPLY FAC MAINTENANCE LTD	\$2,257.52	SUPPLIES
CREDIT MANAGEMENT, LP	\$2,251.22	COLLECTION FEE
ERRIN K GUNDERSON	\$2,241.39	MOWING/GROUNDS MAINT
CRAFTSMAN WINDOW COVERINGS INC	\$2,183.00	SUPPLIES
LAWSON PRODUCTS INC	\$2,121.33	SUPPLIES
CITY OF COUNCIL BLUFFS	\$2,112.88	DODGE MAY OPERATING EXPENSE
GREAT PLAINS UNIFORMS	\$2,099.50	UNIFORMS
WATERLOO TENT & TARP CO INC	\$2,094.67	REPAIRS
BURTON PLUMBING	\$2,090.40	EQUIPMENT/PARTS
FIRST NATIONAL BANK PCARDS ACH	\$2,084.87	DODGE APRIL OPERATING
I-80 LIQUOR & TOBACCO	\$2,067.94	DODGE MAY OPERATING EXPENSE
CERTIFIED TRANSMISSION	\$2,026.60	REPAIRS
ZIMCO SUPPLY CO	\$2,025.50	DODGE MAY OPERATING EXPENSE
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$2,000.00	MEDICAL SUPPLIES
THIELE GEOTECH INC	\$1,975.00	PROFESSIONAL SVCS
NEBRASKA AIR FILTER INC	\$1,962.96	SUPPLIES
COMPLETELY IT	\$1,898.00	SUBSCRIPTION
ENVISIONWARE INC	\$1,890.15	HARDWARE/SOFTWARE
DXP ENTERPRISES INC	\$1,888.76	EQUIPMENT/PARTS
DAIKIN APPLIED	\$1,881.00	REPAIRS
PEPSI BEVERAGES CO	\$1,874.85	DODGE MAY OPERATING EXPENSE
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$1,684.18	LANDSCAPING SUPPLIES
AFSCME IOWA PUBLIC COUNCIL 61	\$1,677.28	DUES EMPLOYEE
INSIGHT PUBLIC SECTOR INC	\$1,663.96	HARDWARE/SOFTWARE
RED RIVER WASTE SOLUTIONS LP	\$1,639.32	REFUSE COLLECTION
PASSPORT LABS INC	\$1,626.50	PARK FEES
PREMIER MIDWEST BEVERAGE CO	\$1,564.15	DODGE APRIL OPERATING
SYSCO - LINCOLN	\$1,563.67	DODGE APRIL OPERATING
RECORDED BOOKS LLC	\$1,543.69	DVD/AUDIO/CD
FACTORY MOTOR PARTS	\$1,540.66	EQUIPMENT/PARTS
DODGE MAY BANK & CR CARD FEES	\$1,529.40	DODGE MAY OPERATING EXPENSE

SUEZ TREATMENT SOLUTIONS INC	\$1,511.40	EQUIPMENT/PARTS
MATHESON TRI GAS INC.	\$1,497.87	WELDING SUPPLIES/SERVICE
LYMAN-RICHEY SAND & GRAVEL CO	\$1,460.78	DODGE MAY OPERATING EXPENSE
EDWARDS CHEVROLET-CADILLAC INC	\$1,423.70	EQUIPMENT/PARTS
REPORTING SERVICES LLC	\$1,413.80	PROFESSIONAL SVCS
BLUE VALLEY PUBLIC SAFETY INC	\$1,408.04	CONTRACTURAL SVC
MIDWEST TURF & IRRIGATION	\$1,388.65	EQUIPMENT/PARTS
SWAGIT PRODUCTIONS LLC	\$1,375.00	CONTRACTURAL SVC
ROSE EQUIPMENT, LLC	\$1,336.48	EQUIPMENT/PARTS
FIRST WIRELESS INC	\$1,315.20	EQUIPMENT/PARTS
ODEYS INC	\$1,276.00	EQUIPMENT/PARTS
ACCENT PACKAGING INC	\$1,271.55	SUPPLIES
I-80 LIQUOR & TOBACCO	\$1,269.70	DODGE APRIL OPERATING
NATIONAL CONCRETE CUTTING INC	\$1,264.32	REPAIRS
EVENT STAGING SYSTEMS LLC	\$1,235.57	MAC OPERATING EXPENSE
OCLC INC	\$1,210.47	SUBSCRIPTION
MOBOTREX INC	\$1,146.51	SUPPLIES
CABLE ONE INC	\$1,146.00	MAC OPERATING EXPENSE
TURFWERKS	\$1,127.51	DODGE MAY OPERATING EXPENSE
OVERDRIVE INC	\$1,121.40	BOOKS/PERIODICALS/SUB
OREGON DEPARTMENT OF JUSTICE	\$1,108.62	EMPLOYEE CONTRIB
MCMULLEN FORD INC	\$1,108.43	EQUIPMENT/PARTS
IOWA PRISON INDUSTRIES	\$1,104.00	SUPPLIES
WESTERN ENGINEERING COMPANY INC	\$1,100.50	CONSTRUCTION
CORRECTIVE ASPHALT MATERIALS, LLC	\$1,089.00	STREET MAINTENANCE SUPLS
TOYNE INC	\$1,079.62	EQUIPMENT/PARTS
RIVERSIDE BUILDING MAINTENANCE INC	\$1,071.00	JANITORIAL SERVICE
KENT MCARDLE	\$1,050.00	REFUND
SARAH STARMER	\$1,042.67	REIMB EMPLOYEE EXPENSE
EMSPACE INC	\$1,038.83	CONSULTANT
HEATHER WAUGH	\$1,020.64	REIMB EMPLOYEE EXPENSE
FISHER SCIENTIFIC COMPANY, LLC	\$1,011.60	TESTING
TERRACON CONSULTANTS INC	\$1,006.25	PROFESSIONAL SVCS
TRANS-IOWA EQUIPMENT INC	\$1,001.85	EQUIPMENT/PARTS
HENNEN AND HENNEN, INC.	\$1,000.00	MAC OPERATING EXPENSE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,000.00	EMPLOYEE CONTRIB
FELD FIRE	\$968.11	EQUIPMENT/PARTS
RELIANT FIRE APPARATUS INC	\$961.20	EQUIPMENT/PARTS
HERITAGE NURSERY ELKHORN	\$957.75	DODGE APRIL OPERATING
J&M GOLF	\$939.53	DODGE APRIL OPERATING
BOBCAT OF OMAHA	\$922.08	EQUIPMENT/PARTS
UMR	\$902.62	DODGE APRIL OPERATING
UMR	\$902.62	DODGE MAY OPERATING EXPENSE
NATIONAL ASSOCIATION OF FIELD TRAINING	\$900.00	TRAINING
PROJECT ADVOCATES	\$895.20	CONTRACTURAL SVC
ZIMCO SUPPLY CO	\$895.00	DODGE APRIL OPERATING
PEPSI MIDWEST BEVERAGES CO	\$886.50	DODGE APRIL OPERATING
CSI/SSP INC	\$875.00	PRINTING/BINDING
ARETE INDUSTRIES	\$865.50	DODGE MAY OPERATING EXPENSE
GLASS DOCTOR	\$859.02	REPAIRS

CENGAGE LEARNING INC	\$846.16	BOOKS/PERIODICALS/SUB
D&K PRODUCTS	\$838.60	DODGE MAY OPERATING EXPENSE
MIDLAND SCIENTIFIC, INC	\$834.91	SUPPLIES
USM WEAR TECHNOLOGIES, LLC.	\$818.50	EQUIPMENT/PARTS
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
MICHELL HOUSETON	\$776.77	REIMB EMPLOYEE EXPENSE
BOFA	\$773.52	MAC OPERATING EXPENSE
WATER ENGINEERING INC	\$763.71	CONTRACTURAL SVC
MACQUEEN EQUIPMENT, INC.	\$755.47	EQUIPMENT/PARTS
MARKING REFRIGERATION INC	\$752.75	MAC OPERATING EXPENSE
YMCA OF GREATER OMAHA	\$740.00	CONTRACTURAL SVC
MURPHY TRACTOR & EQUIPMENT CO CORP	\$721.42	EQUIPMENT/PARTS
THOMSON REUTERS	\$695.47	SUBSCRIPTION
ABM	\$692.75	JANITORIAL SERVICE
J & R LIQUOR	\$692.07	MAC OPERATING EXPENSE
ENTERPRISE FM TRUST	\$689.74	RENTAL EXPS
BISHOP BUSINESS EQUIPMENT COMPANY	\$670.51	SUPPLIES
MAX I WALKER UNIFORM & APPAREL	\$662.71	UNIFORMS
YAMAHA MOTOR FINANCE	\$652.24	DODGE MAY OPERATING EXPENSE
CENTURYLINK	\$646.19	TELEPHONE
IPFS CORPORATION	\$645.39	DODGE APRIL OPERATING
IPFS CORPORATION	\$645.39	DODGE MAY OPERATING EXPENSE
HUBER CHEVROLET CO INC	\$638.98	EQUIPMENT/PARTS
GENIE SERVICE LLC	\$625.00	PEST CONTROL
WAYNE PETERSON	\$610.80	MOWING/GROUNDS MAINT
YANT EQUIPMENT	\$603.14	REPAIRS
BOUND TO STAY BOUND BOOKS INC	\$600.99	BOOKS/PERIODICALS/SUB
ALVINE AND ASSOCIATES INC	\$600.00	PROFESSIONAL SVCS
IOWA DIVISION OF LABOR SERVICES	\$600.00	FEES
SIOUXLINKS GOLF MAGAZINE LLC	\$575.00	DODGE MAY OPERATING EXPENSE
J.B. POINDEXTER & CO., INC.	\$570.00	EQUIPMENT/PARTS
GREATAMERICA FINANCIAL SERVICES CORP	\$560.37	LOAN PAYMENTS
TED'S MOWER SALES & SERVICE INC	\$553.99	EQUIPMENT/PARTS
DUO SAFETY LADDER CORPORATION	\$548.21	SUPPLIES
POM INCORPORATED	\$542.00	EQUIPMENT/PARTS
ASPHALT & CONCRETE MATERIALS CO.	\$539.26	STREET MAINTENANCE SUPLS
COMMAND CENTER INC	\$515.65	MAC OPERATING EXPENSE
CHILD SUPPORT SERVICES DIVISION	\$514.32	GARNISHMENT
RACHELLE TUCKER	\$512.50	REFUND
MEREDITH COMMUNICATIONS	\$512.00	MAC OPERATING EXPENSE
DULTMEIER SALES LLC	\$503.43	SUPPLIES
DAVID W WOODY	\$499.00	SUPPLIES
PHYSIO CONTROL INC	\$498.68	EQUIPMENT/PARTS
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	GARNISHMENT
ADT SECURITY SERVICES	\$495.48	CONTRACTURAL SVC
ENGINEERING TECHNOLOGIES INC	\$475.00	CONSULTANT
BUCK'S INC.	\$472.60	VEHICLE WASH
BLUFFS TOOL & MACHINE	\$471.00	REPAIRS
C & J INDUSTRIAL SUPPLY	\$461.30	JANITORIAL SERVICE
AG SOLUTIONS GROUP LLC	\$445.40	EQUIPMENT/PARTS

POTTAWATTAMIE COUNTY AUDITOR	\$438.36	LAW ENFORCEMENT COMPLEX
BGNE INC.	\$415.20	SUPPLIES
VOICE & DATA SYSTEMS INC	\$413.00	TELEPHONE
JONES AUTOMOTIVE	\$407.27	EQUIPMENT/PARTS
CHEMSEARCH FE	\$406.33	SUPPLIES
CONSOLIDATED SUPPLY CO INC	\$400.00	CONSTRUCTION
DODGE APRIL BANK & CR CARD FEES	\$391.12	DODGE APRIL OPERATING
TIFOSI OPTICS INC	\$383.40	DODGE APRIL OPERATING
SANDRY FIRE SUPPLY LLC	\$381.11	SUPPLIES
PAUL THOMAS GALUS	\$380.00	MAC OPERATING EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	\$370.71	EQUIPMENT/PARTS
PER MAR SECURITY & RESEARCH CORP	\$359.52	CONTRACTURAL SVC
UNITED HEALTHCARE	\$353.90	REFUND
HEARTLAND CO-OP	\$350.00	FUEL
JOURNAL BROADCAST GROUP	\$350.00	MAC OPERATING EXPENSE
CHAIR COVER ELEGANCE LLC	\$342.40	MAC OPERATING EXPENSE
JOSHUA T PORTER	\$340.00	MAC OPERATING EXPENSE
KENNETH T MCCLURE	\$340.00	MAC OPERATING EXPENSE
KUSSMAUL ELECTRONICS LLC	\$336.67	SUPPLIES
A + UNITED RADIATOR REPAIR INC.	\$335.00	REPAIRS
MATTHEW KUHLMANN	\$320.00	MAC OPERATING EXPENSE
MIDWEST TURF & IRRIGATION	\$314.95	DODGE APRIL OPERATING
ALLSTAR PRO GOLF	\$314.51	DODGE MAY OPERATING EXPENSE
CORNERSTONE PRINTING & IMAGING	\$311.54	PRINTING/BINDING
ROTO ROOTER	\$306.00	REPAIRS
ELLIE DICKISON	\$300.00	REFUND
RESOURCE RENTAL CENTER INC	\$287.50	MAC OPERATING EXPENSE
THE WESTHER APPAREL CO LLC	\$286.72	DODGE APRIL OPERATING
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	EMPLOYEE CONTRIB
AQUA-CHEM INCORPORATED	\$272.00	SUPPLIES
ABSTRACT PAINTING & DECORATING INC	\$270.00	CONTRACTURAL SVC
COLBY JON MCCORD	\$260.00	MAC OPERATING EXPENSE
RDG GEOSCIENCE & ENGINEERING INC	\$257.25	PROFESSIONAL SVCS
ECHO ELECTRIC SUPPLY	\$254.65	MAC OPERATING EXPENSE
MACHAELA MORRISSEY	\$250.00	REFUND
WESLEY DOOLEY	\$250.00	REFUND
ULINE	\$248.43	SUPPLIES
J&M GOLF	\$243.76	DODGE MAY OPERATING EXPENSE
RED RIVER WASTE SOLUTIONS LP	\$242.31	DODGE APRIL OPERATING
IOWA WORKFORCE DEVELOPMENT	\$240.00	MAC OPERATING EXPENSE
TINA HILL	\$240.00	REFUND
RADIATOR DEPOT	\$238.00	EQUIPMENT/PARTS
ROBERT SCHOENING	\$237.67	REIMB EMPLOYEE EXPENSE
FELSBURG HOLT & ULLEVIG INC	\$237.50	PROFESSIONAL SVCS
MARY W LEEK	\$225.00	REFUND
ATHLETICO EXCEL NEBRASKA LLC	\$222.00	PROFESSIONAL SVCS
CITY OF LINCOLN NEBRASKA	\$221.18	TRAINING
WILLIAM E CARPENTER JR	\$216.34	REIMB EMPLOYEE EXPENSE
CERTIFIED POWER INC	\$215.48	EQUIPMENT/PARTS
O'REILLY AUTOMOTIVE INC	\$207.86	EQUIPMENT/PARTS

LORETTA GOESCHEL	\$204.05	REIMB EMPLOYEE EXPENSE
FATBACK FILMS LLC	\$200.00	CONTRACTURAL SVC
KEGAN CASEY	\$200.00	DODGE APRIL OPERATING
RICHARD GIBSON	\$200.00	BOOKS/PERIODICALS/SUB
ANNA HARTMANN	\$197.90	REIMB EMPLOYEE EXPENSE
CAVENDISH SQUARE PUBLISHING LLC	\$195.54	BOOKS/PERIODICALS/SUB
PARAMOUNT LINEN & UNIFORMS	\$193.95	DODGE APRIL OPERATING
NEBRASKA GOLF AND TURF	\$193.72	DODGE MAY OPERATING EXPENSE
MORRIS EXCAVATING CO INC	\$192.00	CONTRACTURAL SVC
CANON SOLUTIONS AMERICA INC	\$187.76	COPY/PRINTER MAINTANCE
A & D TECHNICAL SUPPLY COMPANY	\$184.80	SUPPLIES
STEPP MANUFACTURING CO INC	\$181.47	EQUIPMENT/PARTS
IOWA DEPARTMENT OF REVENUE	\$179.06	GARNISHMENT
O'KEEFE ELEVATOR COMPANY INC	\$177.00	CONTRACTURAL SVC
IOWA DEPARTMENT OF NATURAL RESOURCE	\$175.00	FEES
SUSAN FRYE & ASSOCIATES INC	\$170.70	PROFESSIONAL SVCS
WELLMARK	\$170.55	REFUND
GREAT AMERICA FINANCIAL SERV	\$163.32	DODGE MAY OPERATING EXPENSE
DIAMOND VOGEL PAINTS	\$158.65	SUPPLIES
CLEAR TITLE & ABSTRACT LLC	\$150.00	PROFESSIONAL SVCS
INFOSAFE SHREDDING LLC	\$150.00	CONTRACTURAL SVC
MARTIN RESOURCE MANAGEMENT	\$148.00	SUPPLIES
SARA BAUER	\$142.68	REIMB EMPLOYEE EXPENSE
ALERT-ALL CORP	\$140.00	SUPPLIES
ISU EXTENSION	\$140.00	TRAINING
TRAVIS J JARZYNKA	\$135.69	REIMB EMPLOYEE EXPENSE
LINDA M CONNER	\$135.00	CONSULTANT
GREAT AMERICA FINANCIAL SERV	\$134.75	DODGE APRIL OPERATING
W.W. GRAINGER, INC.	\$134.52	EQUIPMENT/PARTS
IOWA WORKFORCE DEVELOPMENT	\$128.10	UNEMPLOYEMENT
VANDER HAAG'S INCORPORATED	\$126.71	EQUIPMENT/PARTS
STATE OF NEBRASKA	\$125.00	CONTRACTURAL SVC
ALLIED ELECTRONICS INCORPORATED	\$122.97	SUPPLIES
TY'S OUTDOOR POWER & SERVICE	\$122.19	EQUIPMENT/PARTS
PARAMOUNT LINEN & UNIFORMS	\$121.89	DODGE MAY OPERATING EXPENSE
ADIDAS AMERICA INC	\$120.02	DODGE APRIL OPERATING
COX BUSINESS	\$119.12	DODGE APRIL OPERATING
COX BUSINESS	\$119.12	DODGE MAY OPERATING EXPENSE
THE WALMAN OPTICAL COMPANY	\$118.95	SAFETY EQUIPMENT
JH REPORTING INC	\$118.80	PROFESSIONAL SVCS
MICHELLE C KENNEDY	\$115.07	REFUND
INLAND TRUCK PARTS COMPANY INC	\$111.01	EQUIPMENT/PARTS
ROBERT G CHRISTENSEN	\$105.00	CONTRACTURAL SVC
TURF CARS LTD	\$105.00	DODGE MAY OPERATING EXPENSE
FIRE SERVICE TRAINING BUREAU	\$100.00	TRAINING
SCOTT CHARLESON	\$100.00	REIMB EMPLOYEE EXPENSE
MCINTOSH PLUMBING INC	\$99.00	PLUMBING NEW OR REPAIR
CHADLIN PARROTT	\$98.00	REIMB EMPLOYEE EXPENSE
DISCOVER	\$91.31	MAC OPERATING EXPENSE
MARILYN JONES	\$90.26	REFUND

MIDWEST LABORATORIES INC	\$90.00	CONTRACTURAL SVC
MIRANDA ADAMS	\$89.39	REIMB EMPLOYEE EXPENSE
AMERITAS LIFE INS CORP	\$86.90	DODGE MAY OPERATING EXPENSE
BARBARA OKERBLOOM	\$83.80	REFUND
ROSE SCHLEMMER	\$83.06	REFUND
DEX MEDIA, INC.	\$83.00	ADVERTISEMENT
DORIS N MORITZ	\$82.47	REFUND
MID STATES BANK	\$82.37	MAC OPERATING EXPENSE
BARCO MUNICIPAL PRODUCTS INC	\$81.59	SUPPLIES
PAUL E DAMROW	\$81.22	REIMB EMPLOYEE EXPENSE
ALISSA BLAIR	\$80.00	REFUND
POTTAWATTAMIE COUNTY CLERK OF COURT	\$80.00	COURT COSTS
CB PRF FIRE FIGHTERS #15	\$79.00	DUES EMPLOYEE
ABLE LOCKSMITHS	\$77.50	CONTRACTURAL SVC
WENDY K SCHULTZ	\$76.56	REIMB EMPLOYEE EXPENSE
PAY-LESS OFFICE PRODUCTS INC	\$74.07	SUPPLIES
BILL'S WATER CONDITIONING	\$70.40	SUPPLIES
GENIE PEST CONTROL	\$70.00	DODGE MAY OPERATING EXPENSE
MARY JANE L HANSEN	\$69.91	REFUND
MICAH W LAUFENBERG	\$68.52	REIMB EMPLOYEE EXPENSE
JAMIE N RUPPERT	\$67.51	REIMB EMPLOYEE EXPENSE
INTERLINE BRANDS	\$64.40	SAFETY EQUIPMENT
THERESA DEWITT	\$62.64	REIMB EMPLOYEE EXPENSE
SPRINT SOLUTIONS INC	\$58.24	CELL PHONE
RICOH USA INC	\$56.23	CONTRACTURAL SVC
CATHY SUDBECK	\$55.00	DODGE APRIL OPERATING
LARSEN SUPPLY COMPANY INC	\$50.76	SUPPLIES
CURTIS PAMKOKE	\$50.00	DODGE APRIL OPERATING
KYLE PAMKOKE	\$50.00	DODGE APRIL OPERATING
LKQ CORPORATION	\$50.00	EQUIPMENT/PARTS
GRP & ASSOCIATES	\$49.00	PROFESSIONAL SVCS
AMERICAN NATIONAL BANK	\$48.00	BANK SERVICES
SHANE BAKER	\$48.00	REIMB EMPLOYEE EXPENSE
WESTLAKE HARDWARE INC	\$45.76	SUPPLIES
UNITED PARCEL SERVICE	\$45.40	FREIGHT/POSTAGE
DICK DEAN SERVICE INC.	\$45.00	REPAIRS
IDEAL PURE WATER	\$44.25	MAC OPERATING EXPENSE
AMERITAS LIFE INS CORP	\$43.45	DODGE APRIL OPERATING
CHRISTINE D ANDERSON	\$41.76	REIMB EMPLOYEE EXPENSE
ADAM MAGILL	\$40.00	REFUND
BETH JANSEN	\$40.00	REFUND
SARAH ALLEN	\$39.79	REIMB EMPLOYEE EXPENSE
FASTENAL COMPANY	\$38.55	SUPPLIES
LINCOLN NATIONAL LIFE INS CO	\$37.80	DODGE APRIL OPERATING
LINCOLN NATIONAL LIFE INS CO	\$37.80	DODGE MAY OPERATING EXPENSE
TRAVIS BRADLEY	\$37.32	REIMB EMPLOYEE EXPENSE
CONTROL SERVICES INC	\$36.65	REPAIRS
GENIE PEST CONTROL	\$35.00	DODGE APRIL OPERATING
MIDSTATES BANK, NA	\$33.00	BANK SERVICES
MUTUAL OF OMAHA	\$32.00	DODGE APRIL OPERATING

MUTUAL OF OMAHA	\$32.00	DODGE MAY OPERATING EXPENSE
RANDY WHITE	\$30.00	REFUND
TYLER PATTERSON	\$30.00	REFUND
RYAN P GARRISON	\$29.46	REIMB EMPLOYEE EXPENSE
DOUGLAS COUNTY TREASURER	\$25.98	FEES
ST PETERS CATHOLIC CHURCH	\$25.00	CONSULTANT
AUTOZONE STORES LLC	\$23.99	EQUIPMENT/PARTS
MARY BLANKENSHIP	\$23.00	REFUND
GOVDEALS INC	\$20.00	ONLINE PAYMENT FEES
WOODHOUSE AUTO FAMILY	\$20.00	EQUIPMENT/PARTS
PAYPAL INC	\$19.95	CONTRACTURAL SVC
MENARD INC.	\$18.52	SUPPLIES
REGENT BOOK COMPANY	\$17.09	SUPPLIES
THOMAS RYAN	\$14.96	REIMB EMPLOYEE EXPENSE
AMERICAN MESSAGING SERVICES LLC	\$14.09	TELEPHONE
MARY ANEY	\$13.55	REIMB EMPLOYEE EXPENSE
FED EX	\$8.38	DODGE APRIL OPERATING
JAMES HARRINGTON	\$8.00	REFUND
M & R WELDING	\$8.00	WELDING SUPPLIES/SERVICE
UNION BANK & TRUST FSA	\$3.50	DODGE APRIL OPERATING
UNION BANK & TRUST FSA	\$3.50	DODGE MAY OPERATING EXPENSE
UNION BANK & TRUST	\$2.00	DODGE MAY OPERATING EXPENSE
UNION BANK & TRUST	\$2.00	DODGE APRIL OPERATING
BOMGAARS SUPPLY INC	(\$117.24)	VOIDED CHECK
CLERK OF THE DISTRICT COURT	(\$150.00)	VOIDED CHECK
	\$8,805,175.13	

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

PAYEE	AMOUNT	BUSINESS PURPOSE
A & D TECHNICAL SUPPLY COMPANY	\$184.80	SUPPLIES
A + UNITED RADIATOR REPAIR INC.	\$335.00	REPAIRS
ABLE LOCKSMITHS	\$77.50	CONTRACTURAL SVC
ABM	\$692.75	JANITORIAL SERVICE
ABSTRACT PAINTING & DECORATING INC	\$270.00	CONTRACTURAL SVC
ACCENT PACKAGING INC	\$1,271.55	SUPPLIES
ACUSHNET COMPANY	\$3,257.46	DODGE APRIL OPERATING EXPENSE
ACUSHNET COMPANY	\$7,377.77	DODGE MAY OPERATING EXPENSE
ADAM MAGILL	\$40.00	REFUND
ADIDAS AMERICA INC	\$120.02	DODGE APRIL OPERATING EXPENSE
ADIDAS AMERICA INC	\$3,164.04	DODGE MAY OPERATING EXPENSE
ADT SECURITY SERVICES	\$495.48	CONTRACTURAL SVC
ADVANCED DATA PROCESSING, INC	\$13,140.66	AMBULANCE BILLING FEE
AFSCME IOWA PUBLIC COUNCIL 61	\$1,677.28	DUES EMPLOYEE
AG SOLUTIONS GROUP LLC	\$445.40	EQUIPMENT/PARTS
AGRIVISION EQUIPMENT GROUP	\$2,697.13	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$8,414.47	ATTORNEY FEES
ALEGENT HEALTH-BERGAN MERCY HEALTH	\$2,000.00	MEDICAL SUPPLIES
ALERT-ALL CORP	\$140.00	SUPPLIES
ALISSA BLAIR	\$80.00	REFUND
ALLIED ELECTRONICS INCORPORATED	\$122.97	SUPPLIES
ALLSTAR PRO GOLF	\$314.51	DODGE MAY OPERATING EXPENSE
ALVINE AND ASSOCIATES INC	\$600.00	PROFESSIONAL SVCS
AMERICAN MESSAGING SERVICES LLC	\$14.09	TELEPHONE
AMERICAN NATIONAL BANK	\$48.00	BANK SERVICES
AMERITAS LIFE INS CORP	\$43.45	DODGE APRIL OPERATING EXPENSE
AMERITAS LIFE INS CORP	\$86.90	DODGE MAY OPERATING EXPENSE
ANDERSON EXCAVATING CO. INC.	\$47,925.69	CONTRACTURAL SVC
ANNA HARTMANN	\$197.90	REIMB EMPLOYEE EXPENSE
AQUA-CHEM INCORPORATED	\$272.00	SUPPLIES
ARETE INDUSTRIES	\$865.50	DODGE MAY OPERATING EXPENSE
ARNOLD MOTOR SUPPLY, LLP	\$2,412.22	EQUIPMENT/PARTS
ARROW TOWING	\$4,201.00	TOWING/STORAGE/AUCTION
ASPHALT & CONCRETE MATERIALS CO.	\$539.26	STREET MAINTENANCE SUPLS
ATHLETICO EXCEL NEBRASKA LLC	\$222.00	PROFESSIONAL SVCS
AUTOZONE STORES LLC	\$23.99	EQUIPMENT/PARTS
AXON ENTERPRISE INC	\$8,874.90	TRAINING
BAKER & TAYLOR INC	\$11,899.03	BOOKS/PERIODICALS/SUB
BARBARA OKERBLOOM	\$83.80	REFUND
BARCO MUNICIPAL PRODUCTS INC	\$81.59	SUPPLIES
BEST QUALITY COUNTERTOPS INC	\$3,745.00	REPAIRS
BETH JANSEN	\$40.00	REFUND
BGNE INC.	\$415.20	SUPPLIES
BILL'S WATER CONDITIONING	\$70.40	SUPPLIES

BISHOP BUSINESS EQUIPMENT COMPANY	\$670.51	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	\$9,931.79	NATURAL GAS
BLUE VALLEY PUBLIC SAFETY INC	\$1,408.04	CONTRACTURAL SVC
BLUFFS ELECTRIC INC	\$19,273.80	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	\$486,741.02	CONSTRUCTION
BLUFFS TOOL & MACHINE	\$471.00	REPAIRS
BMI JANITORIAL GROUP	\$3,874.00	MAC OPERATING EXPENSE
BOBCAT OF OMAHA	\$922.08	EQUIPMENT/PARTS
BOFA	\$773.52	MAC OPERATING EXPENSE
BOMGAARS SUPPLY INC	\$2,401.35	SUPPLIES
BOMGAARS SUPPLY INC	(\$117.24)	VOIDED CHECK
BOUND TO STAY BOUND BOOKS INC	\$600.99	BOOKS/PERIODICALS/SUB
BUCK'S INC.	\$472.60	VEHICLE WASH
BURTON PLUMBING	\$2,090.40	EQUIPMENT/PARTS
C & A INDUSTRIES INC.	\$4,578.00	CONTRACT LABOR
C & J INDUSTRIAL SUPPLY	\$461.30	JANITORIAL SERVICE
CABANA COFFEE	\$4,623.61	MAC OPERATING EXPENSE
CABLE ONE INC	\$1,146.00	MAC OPERATING EXPENSE
CAESARS ENTERTAINMENT	\$278,323.57	MAC OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$187.76	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	\$357,734.20	CONSTRUCTION
CATHY SUDBECK	\$55.00	DODGE APRIL OPERATING EXPENSE
CAVENDISH SQUARE PUBLISHING LLC	\$195.54	BOOKS/PERIODICALS/SUB
CB PRF FIRE FIGHTERS #15	\$79.00	DUES EMPLOYEE
CENGAGE LEARNING INC	\$846.16	BOOKS/PERIODICALS/SUB
CENTURYLINK	\$646.19	TELEPHONE
CERTIFIED POWER INC	\$215.48	EQUIPMENT/PARTS
CERTIFIED TRANSMISSION	\$2,026.60	REPAIRS
CFI TIRE SERVICE	\$5,195.19	TIRE REPLACEMENT/REPAIR
CHADLIN PARROTT	\$98.00	REIMB EMPLOYEE EXPENSE
CHAIR COVER ELEGANCE LLC	\$342.40	MAC OPERATING EXPENSE
CHAMPLIN TIRE RECYCLING INC	\$3,689.00	TIRE DISPOSAL
CHEMSEARCH FE	\$406.33	SUPPLIES
CHILD SUPPORT SERVICES DIVISION	\$514.32	GARNISHMENT
CHRISTINE D ANDERSON	\$41.76	REIMB EMPLOYEE EXPENSE
CITY EMPLOYEE PAYROLL	\$1,810,663.34	PAYROLL
CITY OF COUNCIL BLUFFS	\$2,112.88	DODGE MAY OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$5,908.26	EMPLOYEE CONTRIB
CITY OF COUNCIL BLUFFS-FLEX	\$9,278.10	EMPLOYEE CONTRIB
CITY OF LINCOLN NEBRASKA	\$221.18	TRAINING
CITY TREASURER	\$9,172.40	DODGE MAY OPERATING EXPENSE
CIVICPLUS	\$16,756.29	HARDWARE/SOFTWARE
CLEAR TITLE & ABSTRACT LLC	\$150.00	PROFESSIONAL SVCS
CLERK OF THE DISTRICT COURT	(\$150.00)	VOIDED CHECK
COLBY JON MCCORD	\$260.00	MAC OPERATING EXPENSE
COLLECTION SERVICES CENTER	\$9,071.48	GARNISHMENT
COMMAND CENTER INC	\$515.65	MAC OPERATING EXPENSE
COMPLETELY IT	\$1,898.00	SUBSCRIPTION
COMPUTER CABLE CONNECTION	\$8,331.78	HARDWARE/SOFTWARE
CONSOLIDATED SUPPLY CO INC	\$400.00	CONSTRUCTION
CONSTELLATION NEWENERGY-GAS DIVISION,	\$8,879.84	NATURAL GAS

CONTROL SERVICES INC	\$36.65	REPAIRS
CORNERSTONE PRINTING & IMAGING	\$311.54	PRINTING/BINDING
CORNHUSKER INTERNATIONAL TRUCKS	\$6,611.91	EQUIPMENT/PARTS
CORRECTIVE ASPHALT MATERIALS, LLC	\$1,089.00	STREET MAINTENANCE SUPLS
COUNCIL BLUFFS AIRPORT AUTHORITY	\$48,537.96	AIRPORT AUTH TAX
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$100,000.00	GRANT REIMBURSEMENT
COUNCIL BLUFFS WATER WORKS	\$7,067.93	WATER
COUNCIL BLUFFS WINSUPPLY	\$6,993.28	SUPPLIES
COX BUSINESS	\$119.12	DODGE APRIL OPERATING EXPENSE
COX BUSINESS	\$119.12	DODGE MAY OPERATING EXPENSE
COX MEDIA, LLC	\$21,154.77	PHONE/INTERNET SVC
CRAFTSMAN WINDOW COVERINGS INC	\$2,183.00	SUPPLIES
CREDIT MANAGEMENT, LP	\$2,251.22	COLLECTION FEE
CROUCH RECREATION INC	\$5,165.00	EQUIPMENT/PARTS
CSI/SSP INC	\$875.00	PRINTING/BINDING
CURT MANTZ YOUTH FOUNDATION	\$5,037.00	DODGE MAY OPERATING EXPENSE
CURTIS PAMKOKE	\$50.00	DODGE APRIL OPERATING EXPENSE
D & K PRODUCTS	\$9,293.70	SUPPLIES
D AND D CONSTRUCTION SERVICES	\$9,000.00	MAC OPERATING EXPENSE
D&K PRODUCTS	\$838.60	DODGE MAY OPERATING EXPENSE
DAIKIN APPLIED	\$1,881.00	REPAIRS
DAILY NONPAREIL	\$2,938.99	ADVERTISEMENT
DALES TRASH SERVICE INC	\$3,433.00	RENTAL EXPS
DAVID W WOODY	\$499.00	SUPPLIES
DENNIS L. JONES	\$4,019.00	UMPIRE SCHEDULING
DEX MEDIA, INC.	\$83.00	ADVERTISEMENT
DIAMOND MARKETING SOLUTIONS GROUP, INC.	\$12,484.12	POSTAGE & LEASE COST
DIAMOND VOGEL PAINTS	\$158.65	SUPPLIES
DIAMOND VOGEL PAINTS	\$34,446.50	SUPPLIES
DICK DEAN SERVICE INC.	\$45.00	REPAIRS
DICKS ELECTRIC CO	\$34,295.00	CONTRACTURAL SVC
DISCOVER	\$91.31	MAC OPERATING EXPENSE
DODGE APRIL BANK & CR CARD FEES	\$391.12	DODGE APRIL OPERATING EXPENSE
DODGE APRIL PAYROLL	\$41,991.52	DODGE APRIL OPERATING EXPENSE
DODGE MAY BANK & CR CARD FEES	\$1,529.40	DODGE MAY OPERATING EXPENSE
DODGE MAY PAYROLL	\$50,692.42	DODGE MAY OPERATING EXPENSE
DODGE RETURNED ITEM NOT COLLECTABLE	\$2,332.00	DODGE MAY OPERATING EXPENSE
DOLL DISTRIBUTING INC	\$6,162.96	MAC OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$2,881.30	DODGE APRIL OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$5,558.85	DODGE MAY OPERATING EXPENSE
DONALD W MATHEWS	\$4,068.60	VEHICLE REPAIR
DONS PIONEER UNIFORMS	\$2,958.73	UNIFORMS
DORIS N MORITZ	\$82.47	REFUND
DOUGLAS COUNTY TREASURER	\$25.98	FEES
DULTMEIER SALES LLC	\$503.43	SUPPLIES
DUO SAFETY LADDER CORPORATION	\$548.21	SUPPLIES
DXP ENTERPRISES INC	\$1,888.76	EQUIPMENT/PARTS
ECHO ELECTRIC SUPPLY	\$254.65	MAC OPERATING EXPENSE
ECHO GROUP	\$3,129.75	SUPPLIES
EDWARDS CHEVROLET-CADILLAC INC	\$1,423.70	EQUIPMENT/PARTS
EFTPS	\$498,467.55	EMPLOYEE TAXES

EHRHART GRIFFIN & ASSOCIATES INC	\$4,621.25	PROFESSIONAL SVCS
ELAVON INC	\$9,588.92	FEES
ELLIE DICKISON	\$300.00	REFUND
EMPLOYERS MUTUAL CASUALTY COMPANY	\$49,522.24	INSURANCE
EMSPACE INC	\$1,038.83	CONSULTANT
ENGINEERING TECHNOLOGIES INC	\$475.00	CONSULTANT
ENTERPRISE FM TRUST	\$689.74	RENTAL EXPS
ENVISIONWARE INC	\$1,890.15	HARDWARE/SOFTWARE
ERRIN K GUNDERSON	\$2,241.39	MOWING/GROUNDS MAINT
EUTEK SYSTEMS INC	\$3,615.31	EQUIPMENT/PARTS
EVENT STAGING SYSTEMS LLC	\$1,235.57	MAC OPERATING EXPENSE
EXCHANGE BANK LEASING DIV	\$17,542.82	DODGE APRIL OPERATING EXPENSE
FACTORY MOTOR PARTS	\$1,540.66	EQUIPMENT/PARTS
FASTENAL COMPANY	\$38.55	SUPPLIES
FATBACK FILMS LLC	\$200.00	CONTRACTURAL SVC
FED EX	\$8.38	DODGE APRIL OPERATING EXPENSE
FELD FIRE	\$968.11	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$237.50	PROFESSIONAL SVCS
FIRE SERVICE TRAINING BUREAU	\$100.00	TRAINING
FIREGUARD, INC.	\$28,869.50	EQUIPMENT/PARTS
FIRST NATIONAL BANK PCARDS ACH	\$2,917.50	DODGE MAY OPERATING EXPENSE
FIRST NATIONAL BANK PCARDS ACH	\$2,084.87	DODGE APRIL OPERATING EXPENSE
FIRST WIRELESS INC	\$1,315.20	EQUIPMENT/PARTS
FISHER SCIENTIFIC COMPANY, LLC	\$1,011.60	TESTING
FLEET US LLC	\$3,888.00	SUPPLIES
FRATERNAL ORDER OF POLICE	\$3,080.00	EMPLOYEE CONTRIB
FUNNEL CAKE	\$2,568.71	MAC OPERATING EXPENSE
GENIE PEST CONTROL	\$35.00	DODGE APRIL OPERATING EXPENSE
GENIE PEST CONTROL	\$70.00	DODGE MAY OPERATING EXPENSE
GENIE SERVICE LLC	\$625.00	PEST CONTROL
GEORGE BUTLER ASSOCIATES, INC.	\$10,220.32	CONTRACTURAL SVC
GLASS DOCTOR	\$859.02	REPAIRS
GLEN S DOWNEY	\$50,000.00	PROFESSIONAL SVCS
GOVDEALS INC	\$20.00	ONLINE PAYMENT FEES
GRANICUS LLC	\$7,950.00	SUBSCRIPTION
GREAT AMERICA FINANCIAL SERV	\$134.75	DODGE APRIL OPERATING EXPENSE
GREAT AMERICA FINANCIAL SERV	\$163.32	DODGE MAY OPERATING EXPENSE
GREAT PLAINS UNIFORMS	\$2,099.50	UNIFORMS
GREATAMERICA FINANCIAL SERVICES CORP	\$560.37	LOAN PAYMENTS
GRP & ASSOCIATES	\$49.00	PROFESSIONAL SVCS
HACH COMPANY	\$3,158.07	EQUIPMENT/PARTS
HAWKINS CONSTRUCTION COMPANY	\$770,195.59	CONSTRUCTION
HD SUPPLY FAC MAINTENANCE LTD	\$2,257.52	SUPPLIES
HDR ENGINEERING INC	\$5,489.57	PROFESSIONAL SVCS
HEARST PROPERTIES INC	\$7,835.00	MAC OPERATING EXPENSE
HEARTLAND CO-OP	\$350.00	FUEL
HEARTLAND TIRES & TREADS INC	\$2,942.36	TIRE REPLACEMENT/REPAIR
HEATHER WAUGH	\$1,020.64	REIMB EMPLOYEE EXPENSE
HEININGER CONSTRUCTION LLC	\$8,365.00	CONTRACTURAL SVC
HENNEN AND HENNEN, INC.	\$1,000.00	MAC OPERATING EXPENSE
HERITAGE NURSERY ELKHORN	\$957.75	DODGE APRIL OPERATING EXPENSE

HGM ASSOCIATES INC	\$108,176.94	PROFESSIONAL SVCS
HISTORICAL GENERAL DODGE HOUSE	\$18,750.00	QUARTERLY CONTRACT PAYMENT
HUBER CHEVROLET CO INC	\$638.98	EQUIPMENT/PARTS
I-80 LIQUOR & TOBACCO	\$1,269.70	DODGE APRIL OPERATING EXPENSE
I-80 LIQUOR & TOBACCO	\$2,067.94	DODGE MAY OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$11,352.30	EMPLOYEE CONTRIB
IDEAL PURE WATER	\$44.25	MAC OPERATING EXPENSE
INFOSAFE SHREDDING LLC	\$150.00	CONTRACTURAL SVC
INLAND TRUCK PARTS COMPANY INC	\$111.01	EQUIPMENT/PARTS
INSIGHT PUBLIC SECTOR INC	\$1,663.96	HARDWARE/SOFTWARE
INTERLINE BRANDS	\$64.40	SAFETY EQUIPMENT
INTERSTATE POWERSYSTEMS	\$2,889.28	EQUIPMENT/PARTS
IOWA DEPARTMENT OF REVENUE	\$16,286.00	MAC OPERATING EXPENSE
IOWA DEPARTMENT OF NATURAL RESOURCE	\$175.00	FEES
IOWA DEPARTMENT OF REVENUE	\$179.06	GARNISHMENT
IOWA DEPT OF REVENUE	\$115,489.00	EMPLOYEE TAXES
IOWA DIVISION OF LABOR SERVICES	\$600.00	FEES
IOWA LAW ENFORCEMENT ACADEMY	\$3,698.00	TRAINING
IOWA PRISON INDUSTRIES	\$1,104.00	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	\$51,488.62	SOLID WASTE DISPOSAL
IOWA WORKFORCE DEVELOPMENT	\$128.10	UNEMPLOYMENT
IOWA WORKFORCE DEVELOPMENT	\$240.00	MAC OPERATING EXPENSE
IP PATHWAYS LLC	\$6,363.63	HARDWARE/SOFTWARE
IPERS	\$195,929.89	RETIREMENT
IPFS CORPORATION	\$645.39	DODGE APRIL OPERATING EXPENSE
IPFS CORPORATION	\$645.39	DODGE MAY OPERATING EXPENSE
ISU EXTENSION	\$140.00	TRAINING
J & R LIQUOR	\$692.07	MAC OPERATING EXPENSE
J&M GOLF	\$939.53	DODGE APRIL OPERATING EXPENSE
J&M GOLF	\$243.76	DODGE MAY OPERATING EXPENSE
J.B. POINDEXTER & CO., INC.	\$570.00	EQUIPMENT/PARTS
JAMES HARRINGTON	\$8.00	REFUND
JAMIE N RUPPERT	\$67.51	REIMB EMPLOYEE EXPENSE
JEO CONSULTING GROUP INC	\$53,054.94	CONSULTANT
JEREDITH BRANDS LLC	\$5,986.50	JANITORIAL SERVICE
JH REPORTING INC	\$118.80	PROFESSIONAL SVCS
JONES AUTOMOTIVE	\$407.27	EQUIPMENT/PARTS
JOSHUA T PORTER	\$340.00	MAC OPERATING EXPENSE
JOURNAL BROADCAST GROUP	\$350.00	MAC OPERATING EXPENSE
JUDDS BROS CONSTRUCTION CO	\$104,528.62	CONSTRUCTION
KAY H TURNER	\$3,100.00	HARDWARE/SOFTWARE
KAYS CUSTOMS LLC	\$5,053.00	CONTRACTURAL SVC
KEGAN CASEY	\$200.00	DODGE APRIL OPERATING EXPENSE
KELTEK, INCORPORATED	\$6,769.50	EQUIPMENT/PARTS
KENNETH T MCCLURE	\$340.00	MAC OPERATING EXPENSE
KENT MCARDLE	\$1,050.00	REFUND
KONECRANES, INC.	\$2,389.00	CONTRACTURAL SVC
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
KRONOS INCORPORATED	\$8,379.50	HARDWARE/SOFTWARE
KUSSMAUL ELECTRONICS LLC	\$336.67	SUPPLIES
KYLE PAMKOKE	\$50.00	DODGE APRIL OPERATING EXPENSE

LANDSCAPES MGMT COMPANU	\$7,093.20	DODGE APRIL OPERATING EXPENSE
LANDSCAPES MGMT COMPANY	\$5,783.00	DODGE MAY OPERATING EXPENSE
LANDSCAPES UNLIMITED	\$3,992.72	DODGE APRIL OPERATING EXPENSE
LANDSCAPES UNLIMITED	\$4,005.72	DODGE MAY OPERATING EXPENSE
LARSEN SUPPLY COMPANY INC	\$50.76	SUPPLIES
LAWSON PRODUCTS INC	\$2,121.33	SUPPLIES
LINCOLN NATIONAL LIFE INS CO	\$37.80	DODGE APRIL OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS CO	\$37.80	DODGE MAY OPERATING EXPENSE
LINDA M CONNER	\$135.00	CONSULTANT
LKQ CORPORATION	\$50.00	EQUIPMENT/PARTS
LOCKTON CO LLC - KC SERIES	\$3,066.00	DODGE MAY OPERATING EXPENSE
LOCKTON CO LLC-KC SERIES	\$3,066.00	DODGE APRIL OPERATING EXPENSE
LOGAN CONTRACTORS SUPPLY INC	\$8,573.27	SUPPLIES
LORETTA GOESCHEL	\$204.05	REIMB EMPLOYEE EXPENSE
LP BUILDING SERVICES GROUP	\$7,640.00	JANITORIAL SERVICE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,960.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,600.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,000.00	EMPLOYEE CONTRIB
LYCOS INC	\$3,250.00	CONSTRUCTION
LYMAN RICHEY CORPORATION	\$5,122.75	STREET MAINTENANCE SUPPLS
LYMAN-RICHEY SAND & GRAVEL CO	\$1,460.78	DODGE MAY OPERATING EXPENSE
M & R WELDING	\$8.00	WELDING SUPPLIES/SERVICE
MACHAELA MORRISSEY	\$250.00	REFUND
MACQUEEN EQUIPMENT, INC.	\$755.47	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	\$4,579.19	COPY/PRINTER MAINTANCE
MARILYN JONES	\$90.26	REFUND
MARKING REFRIGERATION INC	\$752.75	MAC OPERATING EXPENSE
MARKUSON CONSTRUCTION INC	\$18,915.60	CONTRACTURAL SVC
MARTIN RESOURCE MANAGEMENT	\$148.00	SUPPLIES
MARY ANEY	\$13.55	REIMB EMPLOYEE EXPENSE
MARY BLANKENSHIP	\$23.00	REFUND
MARY JANE L HANSEN	\$69.91	REFUND
MARY W LEEK	\$225.00	REFUND
MATHESON TRI GAS INC.	\$1,497.87	WELDING SUPPLIES/SERVICE
MATTHEW KUHLMANN	\$320.00	MAC OPERATING EXPENSE
MAX I WALKER UNIFORM & APPAREL	\$662.71	UNIFORMS
MCINTOSH PLUMBING INC	\$99.00	PLUMBING NEW OR REPAIR
MCMULLEN FORD INC	\$1,108.43	EQUIPMENT/PARTS
MECHANICAL INC	\$4,642.00	MAC OPERATING EXPENSE
MENARD INC.	\$18.52	SUPPLIES
MEREDITH COMMUNICATIONS	\$512.00	MAC OPERATING EXPENSE
MERSINO DEWATERING INC	\$4,933.30	CONTRACTURAL SVC
MFPRSI	\$459,023.37	RETIREMENT
MICAH W LAUFENBERG	\$68.52	REIMB EMPLOYEE EXPENSE
MICHAEL O'BRADOVICH	\$2,400.00	CONSULTANT
MICHELL HOUSETON	\$776.77	REIMB EMPLOYEE EXPENSE
MICHELLE C KENNEDY	\$115.07	REFUND
MID STATES BANK	\$82.37	MAC OPERATING EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	\$370.71	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	\$114,035.49	ELECTRICITY

MIDLAND SCIENTIFIC, INC	\$834.91	SUPPLIES
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACTURAL SVC
MIDSTATES BANK, NA	\$33.00	BANK SERVICES
MIDWEST GLASS	\$5,043.50	REPAIRS
MIDWEST LABORATORIES INC	\$90.00	CONTRACTURAL SVC
MIDWEST TAPE, LLC	\$3,184.54	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	\$1,388.65	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$314.95	DODGE APRIL OPERATING EXPENSE
MILLS COUNTY SHERIFF'S DEPARTMENT	\$3,084.00	GRANT REIMBURSEMENT
MIRANDA ADAMS	\$89.39	REIMB EMPLOYEE EXPENSE
MOBOTREX INC	\$1,146.51	SUPPLIES
MORRIS EXCAVATING CO INC	\$192.00	CONTRACTURAL SVC
MUNICIPAL CODE CORPORATION	\$3,528.58	SUBSCRIPTION
MURPHY TRACTOR & EQUIPMENT CO CORP	\$721.42	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$32.00	DODGE APRIL OPERATING EXPENSE
MUTUAL OF OMAHA	\$32.00	DODGE MAY OPERATING EXPENSE
NAPA AUTO PARTS	\$3,309.99	EQUIPMENT/PARTS
NATIONAL ASSOCIATION OF FIELD TRAINING	\$900.00	TRAINING
NATIONAL CONCRETE CUTTING INC	\$1,264.32	REPAIRS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$64,286.22	EMPLOYEE CONTRIB
NEBRASKA AIR FILTER INC	\$1,962.96	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	GARNISHMENT
NEBRASKA DISTRIBUTING	\$3,067.50	MAC OPERATING EXPENSE
NEBRASKA GOLF AND TURF	\$193.72	DODGE MAY OPERATING EXPENSE
NIXON CONSTRUCTION INC	\$12,150.00	CONTRACTURAL SVC
OCLC INC	\$1,210.47	SUBSCRIPTION
ODEYS INC	\$1,276.00	EQUIPMENT/PARTS
O'KEEFE ELEVATOR COMPANY INC	\$177.00	CONTRACTURAL SVC
OLD MARKET VENTURES	\$4,850.86	MAC OPERATING EXPENSE
OMAHA DOOR & WINDOW CO INC	\$5,432.06	REPAIRS
OMAHA NEON SIGN CO INC	\$123,500.00	CONTRACTURAL SVC
OREGON DEPARTMENT OF JUSTICE	\$1,108.62	EMPLOYEE CONTRIB
O'REILLY AUTOMOTIVE INC	\$207.86	EQUIPMENT/PARTS
OUTDOOR CUSTOM SPORTSWEAR LLC	\$3,747.52	DODGE MAY OPERATING EXPENSE
OVERDRIVE INC	\$1,121.40	BOOKS/PERIODICALS/SUB
PAPILLION SANITATION	\$13,472.10	SOLID WASTE DISPOSAL
PARAMOUNT LINEN & UNIFORMS	\$193.95	DODGE APRIL OPERATING EXPENSE
PARAMOUNT LINEN & UNIFORMS	\$121.89	DODGE MAY OPERATING EXPENSE
PASSPORT LABS INC	\$1,626.50	PARK FEES
PAUL E DAMROW	\$81.22	REIMB EMPLOYEE EXPENSE
PAUL THOMAS GALUS	\$380.00	MAC OPERATING EXPENSE
PAY-LESS OFFICE PRODUCTS INC	\$74.07	SUPPLIES
PAYPAL INC	\$19.95	CONTRACTURAL SVC
PAYROLL	\$92,494.33	MAC OPERATING EXPENSE
PEPSI BEVERAGES CO	\$1,874.85	DODGE MAY OPERATING EXPENSE
PEPSI MIDWEST BEVERAGES CO	\$886.50	DODGE APRIL OPERATING EXPENSE
PER MAR SECURITY & RESEARCH CORP	\$359.52	CONTRACTURAL SVC
PETROLEUM TRADERS CORPORATION	\$23,445.37	FUEL
PHYSIO CONTROL INC	\$498.68	EQUIPMENT/PARTS
PITNEY BOWES INC.	\$2,950.00	POSTAGE & LEASE COST
POM INCORPORATED	\$542.00	EQUIPMENT/PARTS

POTTAWATTAMIE COUNTY AUDITOR	\$438.36	LAW ENFORCEMENT COMPLEX
POTTAWATTAMIE COUNTY CLERK OF COURT	\$80.00	COURT COSTS
PREMIER MIDWEST BEVERAGE CO	\$1,564.15	DODGE APRIL OPERATING EXPENSE
PREMIER MIDWEST BEVERAGE CO	\$3,270.95	DODGE MAY OPERATING EXPENSE
PROJECT ADVOCATES	\$895.20	CONTRACTURAL SVC
PROTECH COMMERCIAL VEHICLE OUTFITTERS	\$4,348.67	EQUIPMENT/PARTS
RACHELLE TUCKER	\$512.50	REFUND
RADIATOR DEPOT	\$238.00	EQUIPMENT/PARTS
RANDY WHITE	\$30.00	REFUND
RASMUSSEN MECHANICAL SERVICES INC	\$2,347.12	EQUIPMENT/PARTS
RDG GEOSCIENCE & ENGINEERING INC	\$257.25	PROFESSIONAL SVCS
RECORDED BOOKS LLC	\$1,543.69	DVD/AUDIO/CD
RED RIVER WASTE SOLUTIONS LP	\$1,639.32	REFUSE COLLECTION
RED RIVER WASTE SOLUTIONS LP	\$242.31	DODGE APRIL OPERATING EXPENSE
REGENT BOOK COMPANY	\$17.09	SUPPLIES
RELIANT FIRE APPARATUS INC	\$961.20	EQUIPMENT/PARTS
REPORTING SERVICES LLC	\$1,413.80	PROFESSIONAL SVCS
RESOURCE RENTAL CENTER INC	\$287.50	MAC OPERATING EXPENSE
RICHARD GIBSON	\$200.00	BOOKS/PERIODICALS/SUB
RICOH USA INC	\$56.23	CONTRACTURAL SVC
RIVERSIDE BUILDING MAINTENANCE INC	\$1,071.00	JANITORIAL SERVICE
ROBERT G CHRISTENSEN	\$105.00	CONTRACTURAL SVC
ROBERT SCHOENING	\$237.67	REIMB EMPLOYEE EXPENSE
ROSE EQUIPMENT, LLC	\$1,336.48	EQUIPMENT/PARTS
ROSE SCHLEMMER	\$83.06	REFUND
ROTO ROOTER	\$306.00	REPAIRS
RYAN P GARRISON	\$29.46	REIMB EMPLOYEE EXPENSE
SAFETY GUARD INC	\$4,500.00	REPAIRS
SANDRY FIRE SUPPLY LLC	\$381.11	SUPPLIES
SAPP BROTHERS INC	\$47,843.57	FUEL
SARA BAUER	\$142.68	REIMB EMPLOYEE EXPENSE
SARAH ALLEN	\$39.79	REIMB EMPLOYEE EXPENSE
SARAH STARMER	\$1,042.67	REIMB EMPLOYEE EXPENSE
SCOTT CHARLESON	\$100.00	REIMB EMPLOYEE EXPENSE
SEAN JOHNSTON	\$4,559.00	FEES
SECURITY EQUIPMENT INC	\$3,799.57	MAC OPERATING EXPENSE
SECURITY EQUIPMENT INCORPORATED	\$5,934.00	CONTRACTURAL SVC
SHANE BAKER	\$48.00	REIMB EMPLOYEE EXPENSE
SIBBERNSEN EXCAVATING	\$38,339.62	CONTRACTURAL SVC
SIEMENS INDUSTRY INC	\$26,958.96	EQUIPMENT/PARTS
SIOUXLINKS GOLF MAGAZINE LLC	\$575.00	DODGE MAY OPERATING EXPENSE
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$1,684.18	LANDSCAPING SUPPLIES
SNYDER & ASSOCIATES INC	\$22,169.22	PROFESSIONAL SVCS
SOUTHWEST IOWA NARCOTICS	\$3,500.00	FEES
SOUTHWEST IOWA PLANNING COUNCIL	\$23,320.92	CONTRACTURAL SVC
SPRINT SOLUTIONS INC	\$58.24	CELL PHONE
ST PETERS CATHOLIC CHURCH	\$25.00	CONSULTANT
STATE OF NEBRASKA	\$125.00	CONTRACTURAL SVC
STEPP MANUFACTURING CO INC	\$181.47	EQUIPMENT/PARTS
STERN OIL CO INC	\$4,694.91	SUPPLIES
STREICHER'S INC	\$7,728.75	SUPPLIES

STUDIO 15 COMMERCIAL INTERIORS INC	\$147,435.29	CONTRACT LABOR
SUEZ TREATMENT SOLUTIONS INC	\$1,511.40	EQUIPMENT/PARTS
SUNBELT RENTALS INC	\$3,541.61	DODGE MAY OPERATING EXPENSE
SUSAN FRYE & ASSOCIATES INC	\$170.70	PROFESSIONAL SVCS
SWAGIT PRODUCTIONS LLC	\$1,375.00	CONTRACTURAL SVC
SYSCO - LINCOLN	\$1,563.67	DODGE APRIL OPERATING EXPENSE
SYSCO - LINCOLN	\$3,499.13	DODGE MAY OPERATING EXPENSE
TED'S MOWER SALES & SERVICE INC	\$553.99	EQUIPMENT/PARTS
TERRACON CONSULTANTS INC	\$1,006.25	PROFESSIONAL SVCS
THE DAVEY TREE EXPERT COMPANY	\$5,312.50	TREE WORK
THE OFFICE CLEANERS	\$2,714.29	JANITORIAL SERVICE
THE RETROFIT COMPANIES INC	\$3,107.75	CONTRACTURAL SVC
THE WALMAN OPTICAL COMPANY	\$118.95	SAFETY EQUIPMENT
THE WESTHER APPAREL CO LLC	\$286.72	DODGE APRIL OPERATING EXPENSE
THERESA DEWITT	\$62.64	REIMB EMPLOYEE EXPENSE
THIELE GEOTECH INC	\$1,975.00	PROFESSIONAL SVCS
THOMAS RYAN	\$14.96	REIMB EMPLOYEE EXPENSE
THOMSON REUTERS	\$695.47	SUBSCRIPTION
TIFOSI OPTICS INC	\$383.40	DODGE APRIL OPERATING EXPENSE
TINA HILL	\$240.00	REFUND
TOYNE INC	\$1,079.62	EQUIPMENT/PARTS
TRANS-IOWA EQUIPMENT INC	\$1,001.85	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$184,730.00	BUS SERVICE
TRAVIS BRADLEY	\$37.32	REIMB EMPLOYEE EXPENSE
TRAVIS J JARZYNKA	\$135.69	REIMB EMPLOYEE EXPENSE
TREASURER STATE OF IOWA/SALES TAX	\$4,293.00	SALES TAX
TS DEVELOPMENT LLC	\$22,950.00	DEVLPMNT CONTRACT
TURF CARS LTD	\$105.00	DODGE MAY OPERATING EXPENSE
TURFWERKS	\$1,127.51	DODGE MAY OPERATING EXPENSE
TWO RIVERS INSURANCE COMPANY, INC.	\$775,621.16	EMPLOYEE INSURANCE
TYLER PATTERSON	\$30.00	REFUND
TY'S OUTDOOR POWER & SERVICE	\$122.19	EQUIPMENT/PARTS
U S AUTO FORCE	\$4,853.68	EQUIPMENT/PARTS
ULINE	\$248.43	SUPPLIES
UMR	\$902.62	DODGE APRIL OPERATING EXPENSE
UMR	\$902.62	DODGE MAY OPERATING EXPENSE
UNION BANK & TRUST	\$2.00	DODGE MAY OPERATING EXPENSE
UNION BANK & TRUST	\$2.00	DODGE APRIL OPERATING EXPENSE
UNION BANK & TRUST FSA	\$3.50	DODGE APRIL OPERATING EXPENSE
UNION BANK & TRUST FSA	\$3.50	DODGE MAY OPERATING EXPENSE
UNITED HEALTHCARE	\$353.90	REFUND
UNITED PARCEL SERVICE	\$45.40	FREIGHT/POSTAGE
US BANK	\$95,326.82	CREDIT CARD PURCHASES
USM WEAR TECHNOLOGIES, LLC.	\$818.50	EQUIPMENT/PARTS
VANDER HAAG'S INCORPORATED	\$126.71	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	\$8,467.03	CELL PHONE
VOICE & DATA SYSTEMS INC	\$413.00	TELEPHONE
VOYA RETIREMENT INSURANCE & ANNUITY	\$8,140.00	EMPLOYEE CONTRIB
W.W. GRAINGER, INC.	\$134.52	EQUIPMENT/PARTS
WASTE CONNECTIONS-GLENWOOD	\$292,808.49	HOUSEHOLD TRASH
WATER ENGINEERING INC	\$763.71	CONTRACTURAL SVC

WATERLOO TENT & TARP CO INC	\$2,094.67	REPAIRS
WAYNE PETERSON	\$610.80	MOWING/GROUNDS MAINT
WELLMARK	\$170.55	REFUND
WENDY K SCHULTZ	\$76.56	REIMB EMPLOYEE EXPENSE
WESLEY DOOLEY	\$250.00	REFUND
WEST BROADWAY CLINIC P C	\$7,035.00	CONSULTANT
WESTERN ENGINEERING COMPANY INC	\$1,100.50	CONSTRUCTION
WESTLAKE HARDWARE INC	\$45.76	SUPPLIES
WILLIAM E CARPENTER JR	\$216.34	REIMB EMPLOYEE EXPENSE
WINDSTREAM CORPORATION	\$2,507.16	TELEPHONE
WOODHOUSE AUTO FAMILY	\$20.00	EQUIPMENT/PARTS
YAMAHA MOTOR FINANCE	\$652.24	DODGE MAY OPERATING EXPENSE
YANT EQUIPMENT	\$603.14	REPAIRS
YMCA OF GREATER OMAHA	\$740.00	CONTRACTURAL SVC
ZIMCO SUPPLY CO	\$895.00	DODGE APRIL OPERATING EXPENSE
ZIMCO SUPPLY CO	\$2,025.50	DODGE MAY OPERATING EXPENSE
	\$8,805,175.13	

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

CITY CLAIM NO.

19-PW-2015

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Robert S Lund DAY PHONE: 402 960 6490
ADDRESS: 16924 290th St Treynor IA DOB: 7 April 1962
DATE & TIME OF LOSS/ACCIDENT: 30 June 2019 10:45 A.M.
LOCATION OF LOSS/ACCIDENT: South Expressway, S bound, just before 80E ramp
DESCRIPTION OF LOSS/ACCIDENT: there was a pothole (see pic) in
S lane that was 8-10" deep that did damage
to front suspension & tire

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 659.29
WITNESS(ES) (Name(s), Address(es), Phone No(s)): Loretta N Lund
16924 290th St
402 880 4889

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: replaced: tire Strut, end link
& needed to align vehicle

LIST INSURANCE PROVIDER AND COVERAGE: Hastings Mutual \$1000
deductable on Auto

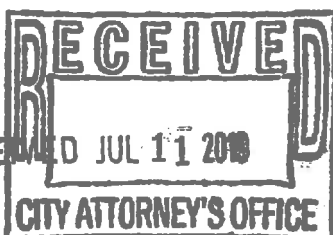
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY
CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

8 July 2019
DATE

Robert S Lund
CLAIMANT'S SIGNATURE

CLERK RCD
11 JUL '19
PM 2:32



Council Communication

Department: City Clerk

Case/Project No.: OTB-19-005
through OTB-19-010

Submitted by: Chris Meeks,
Planner

Resolutions 19-139 through 19-144
(Continued from 7-8-19)
ITEM 4.A.

Council Action: 7/22/2019

Description

Resolutions of intent to dispose of City properties formerly addressed as 401, 409, 431, 435, 437, and 441 Park Avenue. Location: South of Pomona Avenue on the East side of Park Avenue. OTB-19-005 through OTB-19-010

Background/Discussion

Applicant has requested this Public Hearing be continued to the June 24, 2019 at 7:00 p.m.

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
OTB-19-005 thru OTB-19-010 Staff Report	Other	5/31/2019
OTB-19-005 thru OTB-19-010 Attachment A	Map	5/31/2019
OTB-19-005 thru OTB-19-010 Attachment B	Letter	5/31/2019
OTB-19-005 thru OTB-19-010 Attachment C	Other	5/31/2019
OTB-19-005 thru OTB-19-010 Attachment D	Other	5/31/2019
Resolution 19-139	Resolution	6/4/2019
Resolution 19-140	Resolution	6/4/2019
Resolution 19-141	Resolution	6/4/2019
Resolution 19-142	Resolution	6/4/2019
Resolution 19-143	Resolution	6/4/2019
Resolution 19-144	Resolution	6/4/2019

Council Communication

Department: Community Development CASES #OTB-19-005 #OTB-19-006 #OTB-19-007 #OTB-19-008 #OTB-19-009 #OTB-19-010 Applicant: Yoder Construction, Inc. Attn: Bryan and Angela Yoder 101 McCandless Ln, Suite A Council Bluffs, IA 51503	Resolution to Dispose No. _____	Public Hearing: 06/10/2019
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Subject/Title

Request of Yoder Construction, Inc., represented by Bryan Yoder, to purchase the city-owned properties legally described as Lot 1 and a 20' by 7' strip of vacated Pomona Street Adjacent, Auditor's Subdivision of Lot 1 Block 4 Glendale Addition and that part of Lot 95, Original Plat of Council Bluffs, Iowa West of Huntington Avenue, City of Council Bluffs, Pottawattamie County, Iowa; and Lot 4 and the West ½ of the vacated north/south alley adjacent, Judd's Park Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and Lot 2 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and Lot 3 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and Lot 4 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and Lot 5 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa. These properties were formerly addressed as 401 Park Avenue, 409 Park Avenue, 431 Park Avenue, 435 Park Avenue, 437 Park Avenue, and 441 Park Avenue.

Location: South of Pomona Avenue on the East side of Park Avenue.

Background/Discussion

The City has received an offer to purchase the properties described above. The properties are all classified as 'transitional dispose' and 'buildable'. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed value, which along with the required 10% down payment submitted is shown below:

Case Number	Former Address	Last Assessed Value	Down Payment Submitted
OTB-19-005	401 Park Avenue	\$16,777	\$1,677.70
OTB-19-006	409 Park Avenue	\$12,626	\$1,262.60
OTB-19-007	431 Park Avenue	\$12,452	\$1,245.20
OTB-19-008	435 Park Avenue	\$11,762	\$1,176.20
OTB-19-009	437 Park Avenue	\$11,588	\$1,158.80
OTB-19-010	441 Park Avenue	\$11,242	\$1,124.20

The applicant wishes to purchase these properties to construct new residential dwellings. On the properties formerly addressed as 409, 431, 435, 437, and 441 Park Avenue, the applicant is proposing to construct two-family dwellings, which would share a common wall. On the property formerly addressed as 401 Park Avenue, the applicant proposes to construct either one single-family dwelling, or one two-family dwelling. As is stated in the Letter of Intent (Attachment B), the applicant intends to build the homes as rental properties, though did note that selling them in the future would be a possibility.

Currently, the subject properties are zoned R-2/Two-Family Residential District, which allows both single-family residential structures and two-family residential structures. The subject properties are considered non-conforming lots of record, as none of the lots meet the required street frontage of 50 feet for an interior lot and 55 feet for a corner lot, and 3 of the interior lots are below the required 5,000 square feet of lot area. As proposed, the structures appear to meet all applicable setback and lot coverage requirements, except the off-street parking requirements. Per Section 15.23.030 *Off Street Parking, Loading and Unloading: Design Standards*: Standard (3). E. "Parking is permitted outside in the side yard or in the rear yard, behind the required front yard setback and must be contiguous with the primary surface driveway". The applicant has indicated that the topography of the lots does not allow for the homes to be setback far enough for a second parking space for each dwelling unit to be located outside of the 25 foot front yard setback that is required in the R-2 District, so the applicant will need to seek the relief of a variance to allow for the second required parking stall for each residential unit to be located within the front property line setback. Variances would be reviewed by the Zoning Board of Adjustment subsequent to a vote of approval of the sale of the properties by the City Council.

The following costs have been incurred on the subject properties:

Case Number	Former Address	Costs Incurred
OTB-19-005	401 Park Avenue	\$14,098.51
OTB-19-006	409 Park Avenue	\$34,519.66
OTB-19-007	431 Park Avenue	\$18,476.42
OTB-19-008	435 Park Avenue	\$19,179.19
OTB-19-009	437 Park Avenue	\$17,688.82
OTB-19-010	441 Park Avenue	\$16,678.36

The applicant has requested that the remaining value of the properties beyond the submitted 10% down payment be forgiven using a forgivable mortgage. The City Council has the authority to approve a sale using a forgivable mortgage on these properties, as they have been owned by the City for greater than 24 months. Per the adopted Inventory and Disposal Policy for Surplus City Property, the remaining value of the property (beyond the 10% down payment) may be forgiven if the property is constructed upon within a time period determined by the City Council, typically within a 12 month period. The applicant has asked that the remaining value on the property be forgiven immediately to assist them with obtaining loans on the construction of the properties, as well as the significant cleanup costs and hillside work on the rear of the properties. The terms of any forgivable mortgage would be determined as a condition of sale in the Resolution to Dispose.

Architectural Standards:

To maintain the historic character of the neighborhood for which these homes are proposed to be located, the Community Development Department requested that the applicant construct homes that would feature design elements that are compatible with the historic Park/Glen Avenue Historic District. The applicant has submitted an exterior elevation proposal for the homes (Attachment C) that feature a porch on the front of the home, dormer roofs over the main 2nd floor windows, 6” crowns over the freeze board of the main 2nd floor windows, and shake siding as an accent on the 2nd floor. The Community Development Department considers the submitted design to be compatible with the neighborhood, and specific design guidelines will be included in the recommendation of the Resolution to Dispose for each parcel as a condition of sale.

Recommendation

The Community Development Department recommends disposing of the above described properties to Yoder Construction, Inc., subject to the following conditions:

1. The purchase price for each property shall be the value last established by the Pottawattamie County Assessor, with the remaining balance beyond the down payment being forgiven for each lot by City of Council Bluffs with the issuance of a Certificate of Occupancy for a constructed home on the property, and denying the request of the applicant for immediate execution of a forgivable mortgage. The deadline for the completion of the first home shall be one year from the date the properties are deeded to Yoder Construction, Inc., and one home shall be completed within a 12 month period after that. If the applicant is unable to complete one house within a 12 month period, an extension of time shall be requested in writing to the Community Development Department. Inadequate progress on the construction of the homes shall be grounds for the revocation of the forgivable mortgage, which would require the applicant to purchase the property for the remainder of the last assessed value, or forfeiture of the lot to the City of Council Bluffs.
2. The date of closing shall be within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.
3. The constructed homes shall adhere to the architectural standards as submitted with the application, with the intent of constructing homes that are consistent with the features of neighboring homes located within the Park/Glen Avenues Historic District. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit.
4. Neighborhood identification banners, which are located on poles in or near the right-of-way, shall remain on the property.

Attachment A: Location map

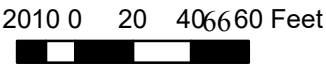
Attachment B: Letter of Intent

Attachment C: Front Building Elevation and Proposed Floor Plans

Attachment D: Site Photos

Prepared By: Chris Meeks, Planner, Community Development Department

Yoder Construction Offers to Buy





Proposal/Offer

For: 401, 409, 431, 435, 437, 441, Park Street lots.

May 1, 2019

Jodi Quakenbush, City Clerk
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

To whom it may concern,

The following is our offer and an overview of our proposed plans.

Our proposed plan is to build historically accurate, luxury duplexes. To accommodate young professionals and aging in place individuals. The duplexes will be approximately 1495 sq. ft. two-story, 2 bedroom, 2 bathroom, units with and option for a 3rd bedroom and bathroom in the basement. Each unit will have a front porch and back patio. A single car garage is designed at the basement level to help mitigate the steep terrain of these lots. It will also allow for off-street parking on the narrow portion of Park Street. The plans are shown with a 12/12 pitch roof but we are seriously considering an 8/12 pitch roof design. As it will still be historically accurate to the typical "steep roof" design of the day, but will be safer to maintain.

We are planning on a "build to rent" scenario. There is a possibility of selling in the future.

The lots would need to be subdivided for the purpose of duplexes, address and utilities.

401 Park is the only lot currently that we are considering building as a historically correct custom single-family home.

There is a significant amount of debris, old retaining walls, steps, dead trees and shrubbery that needs to be removed. When removed we plan on re-seeding the hillside and using erosion control matting till the seed is established. It is also possible that we may need to add retaining walls in a few areas to accommodate the build.

We request that if possible the city asks adjoining neighbors to clean up excess yard waste, especially noticed behind 437 and 441 Park St. There is all manner of waste, car parts, aluminum guttering, old furniture, cinderblocks, oil filters etc.

Pg-2-

We are in agreement with the cities "Application to Purchase City Property" paragraphs **a.** through **J.**

We are requesting in paragraph **(g); (d)** City Financing with Mortgage/Promissory Note, **to be**, a "Forgivable Mortgage".

The typical forgivable mortgage as I understand, is that it would be released/forgiven after two years or simultaneously at closing of the permanent loan on a structure which ever came first. As long as we maintain the property and pay the taxes.

We are requesting that the "Forgivable Mortgage" be affective immediately. As opposed to, the typical process of the "Forgivable Mortgage". This will help us with the significant cost of cleanup and liability on the work to be done to the back hillside of these lots.

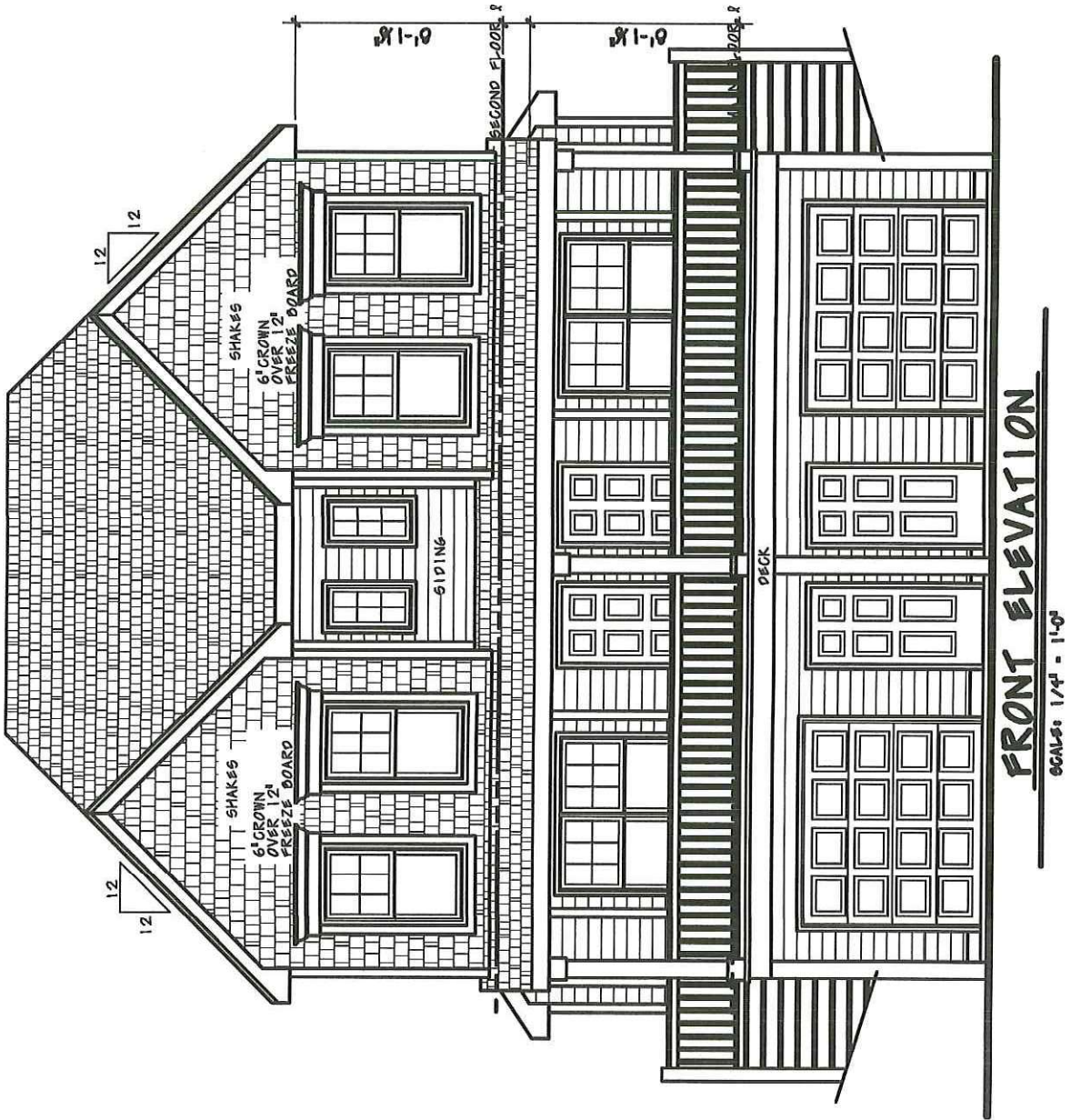
This will also ease the process and limit confusion with construction and permanent lending.

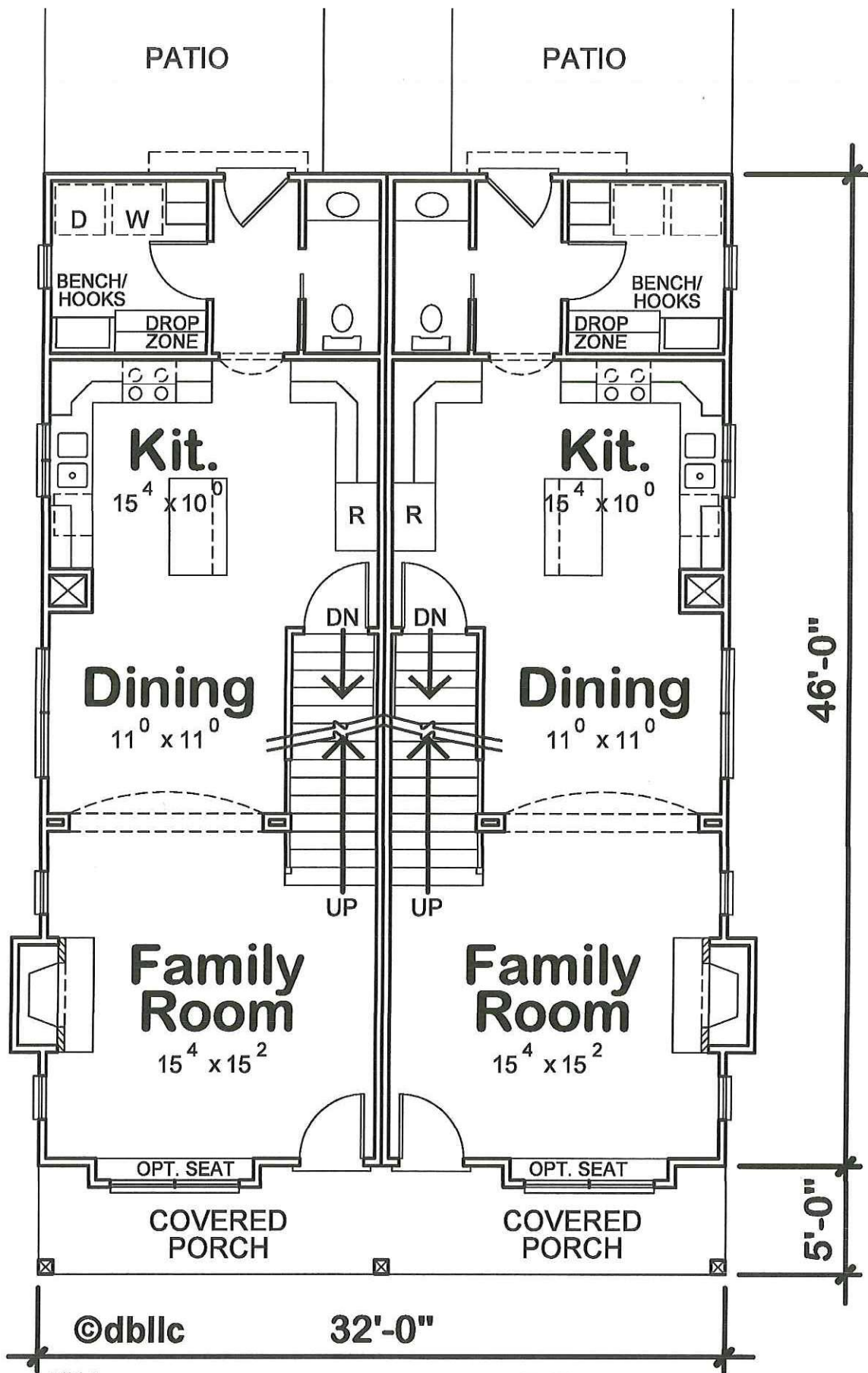
We look forward to working with the city on improving the Park Street properties. We believe that this will be a win-win situation for the City of Council Bluffs, the Historic neighborhood and for us.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan and Angela Yoder", followed by the date "4/26/19" and the word "President" written in a cursive script.

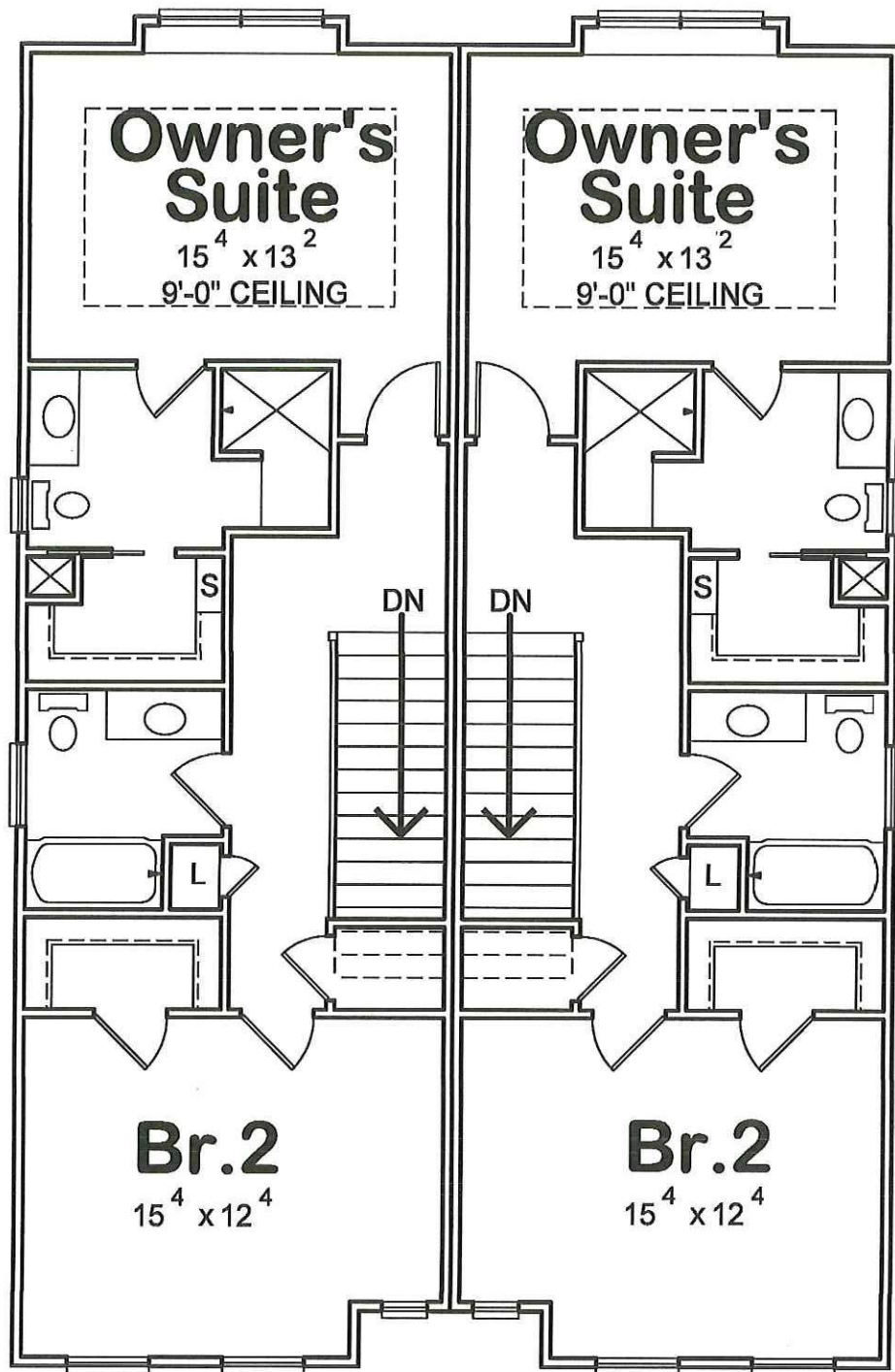
Bryan and Angela Yoder
Yoder Construction Inc.
101 McCandless Ln. Suite A
Council Bluffs, IA 51503

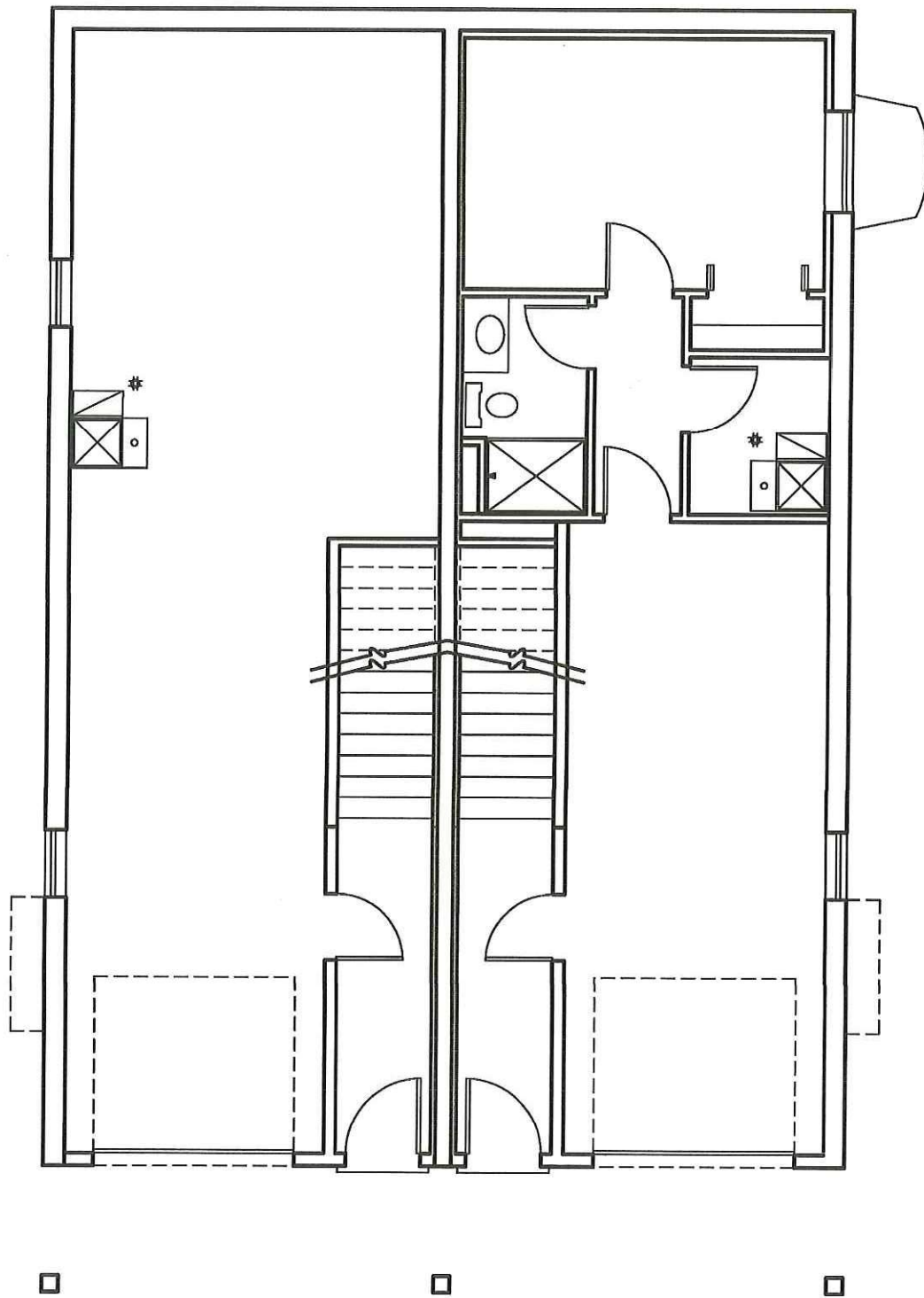




UNIT A	
MAIN LEVEL	744 s
SECOND LEVEL	749 s
TOTAL	1493 s

UNIT B	
MAIN LEVEL	744 s
SECOND LEVEL	749 s
TOTAL	1493 s





Attachment D:

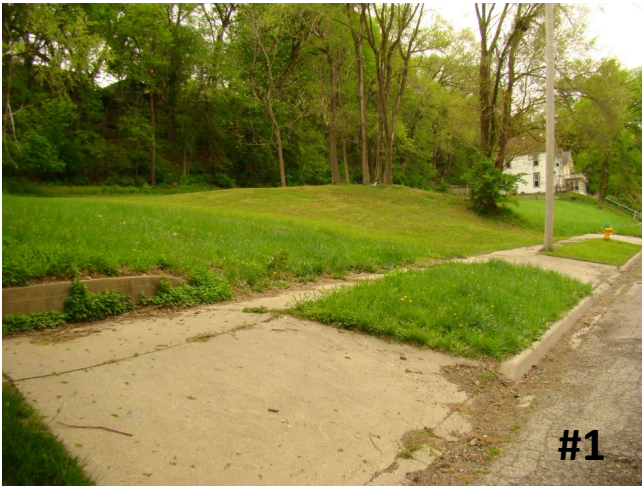
Site Photos



Legend:

- Photo #1: Aerial Photos of subject properties (approximate location outlined in black).
- Photo #2: Photo of the property formerly addressed as 401 Park Avenue from the corner of Park Avenue and Pomona Street.
- Photo #3: Photo of buildable area of the parcel formerly addressed as 401 Park Avenue (facing West).
- Photo #4: Photo of rear of property formerly addressed as 401 Park Avenue (facing East).





Legend:

Photo #1: View of Park Avenue properties (facing South)

Photo #2: View of Park Avenue Lots (facing South)

Photo #3: Slope of the hill on the front of the Park Avenue Lots (facing North)

Photo #4: Photo of the rear of the Park Avenue properties (facing Northeast)

Photo #5: Rear slope of the rear Park Avenue properties (facing East)



Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 328-4629

RESOLUTION NO. 19-139

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 1 AND A 20' BY 7' STRIP OF VACATED POMONA STREET ADJACENT, AUDITOR'S SUBDIVISION OF LOT 1 BLOCK 4 GLENDALE ADDITION AND THAT PART OF LOT 95, ORIGINAL PLAT OF COUNCIL BLUFFS, IOWA WEST OF HUNTINGTON AVENUE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property described as Lot 1 and a 20' by 7' strip of vacated Pomona Street Adjacent, Auditor's Subdivision of Lot 1 Block 4 Glendale Addition and that part of Lot 95, Original Plat of Council Bluffs, Iowa West of Huntington Avenue, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on June 10, 2019 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:

Yoder Construction, Inc., and all successors in interest: Lot 1 and a 20' by 7' strip of vacated Pomona Street Adjacent, Auditor's Subdivision of Lot 1 Block 4 Glendale Addition and that part of Lot 95, Original Plat of Council Bluffs, Iowa West of Huntington Avenue, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$16,777.00, with costs beyond the \$1,677.70 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home that adheres to the architectural standards below; and

BE IT FURTHER RESOLVED

The subject property, assigned the Case number #OTB-19-005, shall be grouped with the properties assigned Case Numbers #OTB-19-006, #OTB-19-007, #OTB-19-008, #OTB-19-009, #OTB-19-010. One home shall be completed on one of these grouped properties within a 12 month period; and

BE IT FURTHER RESOLVED

The constructed homes shall adhere to the architectural standards as submitted with the application. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown on the submitted elevation plan) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit; and

BE IT FURTHER RESOLVED

Neighborhood identification banners, which are located on poles in or near the right-of-way, shall remain on the property; and

BE IT FURTHER RESOLVED

The date of closing shall within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.

ADOPTED

AND

APPROVED:

June 24, 2019.

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 328-4629

RESOLUTION NO. 19-140

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 4 AND THE WEST ½ OF THE VACATED NORTH/SOUTH ALLEY ADJACENT, JUDD’S PARK SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property described as Lot 4 and the West ½ of the vacated north/south alley adjacent, Judd’s Park Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on June 10, 2019 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:

Yoder Construction, Inc., and all successors in interest: Lot 4 and the West ½ of the vacated north/south alley adjacent, Judd’s Park Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$12,626.00, with costs beyond the \$1,262.60 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home that adheres to the architectural standards below; and

BE IT FURTHER RESOLVED

The subject property, assigned the Case number #OTB-19-006, shall be grouped with the properties assigned Case Numbers #OTB-19-005, #OTB-19-007, #OTB-19-008, #OTB-19-009, #OTB-19-010. One home shall be completed on one of these grouped properties within a 12 month period; and

BE IT FURTHER RESOLVED

The constructed homes shall adhere to the architectural standards as submitted with the application. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown on the submitted elevation plan) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit; and

BE IT FURTHER RESOLVED

The date of closing shall within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.

ADOPTED

AND

APPROVED:

June 24, 2019.

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 328-4629

RESOLUTION NO. 19-141

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 2 AND THE WEST ½ OF THE VACATED NORTH/SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property described as Lot 2 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on June 10, 2019 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:

Yoder Construction, Inc., and all successors in interest: Lot 2 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$12,452.00, with costs beyond the \$1,245.20 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home that adheres to the architectural standards below; and

BE IT FURTHER RESOLVED

The subject property, assigned the Case number #OTB-19-007, shall be grouped with the properties assigned Case Numbers #OTB-19-005, #OTB-19-006, #OTB-19-008, #OTB-19-009, #OTB-19-010. One home shall be completed on one of these grouped properties within a 12 month period; and

BE IT FURTHER RESOLVED

The constructed homes shall adhere to the architectural standards as submitted with the application. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown on the submitted elevation plan) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit; and

BE IT FURTHER RESOLVED

The date of closing shall within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.

ADOPTED

AND

APPROVED: June 24, 2019.

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 328-4629

RESOLUTION NO. 19-142

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 3 AND THE WEST ½ OF THE VACATED NORTH/SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property described as Lot 3 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on June 10, 2019 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:

Yoder Construction, Inc., and all successors in interest: Lot 3 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$11,762.00, with costs beyond the \$1,176.20 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home that adheres to the architectural standards below; and

BE IT FURTHER RESOLVED

The subject property, assigned the Case number #OTB-19-008, shall be grouped with the properties assigned Case Numbers #OTB-19-005, #OTB-19-006, #OTB-19-007, #OTB-19-009, #OTB-19-010. One home shall be completed on one of these grouped properties within a 12 month period; and

BE IT FURTHER RESOLVED

The constructed homes shall adhere to the architectural standards as submitted with the application. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown on the submitted elevation plan) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit; and

BE IT FURTHER RESOLVED

The date of closing shall within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.

ADOPTED

AND

APPROVED: June 24, 2019.

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 328-4629

RESOLUTION NO. 19-143

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 4 AND THE WEST ½ OF THE VACATED NORTH/SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property described as Lot 4 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on June 10, 2019 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:

Yoder Construction, Inc., and all successors in interest: Lot 4 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$11,588.00, with costs beyond the \$1,158.80 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home that adheres to the architectural standards below; and

BE IT FURTHER RESOLVED

The subject property, assigned the Case number #OTB-19-009, shall be grouped with the properties assigned Case Numbers #OTB-19-005, #OTB-19-006, #OTB-19-007, #OTB-19-008, #OTB-19-010. One home shall be completed on one of these grouped properties within a 12 month period; and

BE IT FURTHER RESOLVED

The constructed homes shall adhere to the architectural standards as submitted with the application. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown on the submitted elevation plan) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit; and

BE IT FURTHER RESOLVED

The date of closing shall within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.

ADOPTED

AND

APPROVED: June 24, 2019.

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 328-4629

RESOLUTION NO. 19-144

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 5 AND THE WEST ½ OF THE VACATED NORTH/SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of owned property described as Lot 5 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on June 10, 2019 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:

Yoder Construction, Inc., and all successors in interest: Lot 5 and the West ½ of the vacated north/south alley adjacent, Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$11,242.00, with costs beyond the \$1,124.20 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home that adheres to the architectural standards below; and

BE IT FURTHER RESOLVED

The subject property, assigned the Case number #OTB-19-010, shall be grouped with the properties assigned Case Numbers #OTB-19-005, #OTB-19-006, #OTB-19-007, #OTB-19-008, and #OTB-19-009. One home shall be completed on one of these grouped properties within a 12 month period; and

BE IT FURTHER RESOLVED

The constructed homes shall adhere to the architectural standards as submitted with the application. The completed home shall include a roofed front porch that runs the width of the home, accent siding (such as the shake siding that is shown on the submitted elevation plan) on the second floor, dormers on the second floor, Headers and Crowns over the second floor dormer windows, and pitched roofs of a 12/12 pitch or a 10/12 pitch. Final design approval will be determined by the Community Development Department with the approval of the building permit; and

BE IT FURTHER RESOLVED

The date of closing shall within 45 days after the final decision of the Zoning Board of Adjustment regarding a proposed variance to allow one parking space for each dwelling unit to be located within the front yard setback. If the Zoning Board of Adjustment does not see adequate findings of fact to prove the need for the proposed parking variance, the applicant shall have the option to withdraw his application and request a refund of the submitted down payment.

ADOPTED

AND

APPROVED:

June 24, 2019.

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW20-20
Submitted by: Matthew Cox, Public
Works Director

Resolution 19-172
ITEM 4.B.

Council Action: 7/22/2019

Description

Resolution approving the authorization for right-of-way in connection with the West Broadway Reconstruction, Segment 4. Project # PW20-20

Background/Discussion

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 totaling \$20 million from Iowa DOT.

Segment 1 of the reconstruction project from 36th Street to 33rd Street is complete.

Segment 2 of the reconstruction from 33rd Street to 28th Street is now substantially complete and Segment 3 from 28th Street to 25th Street is now underway.

The Segment 4 project will reconstruct West Broadway from approximately 150 feet west of 24th Street to just west of 19th Street. It will include the replacement of pavement, traffic signals, street lights, sidewalks, and storm sewer. Streetscape features consistent with the Corridor Master Plan will also be incorporated. Construction is planned for 2020.

New right-of-way will be required at intersection locations to accommodate new sidewalks, ADA compliant curb ramps, traffic signal poles and streetscape elements. Permanent easements will be required for two bus shelter locations near the 21st Street intersection. A total of 21 properties will be impacted.

This project was included in the FY20 CIP with a budget of \$7,815,000 funding from IDOT, Sales Tax funds, and GO Bonds. The Iowa West Foundation has agreed to reimburse the City for costs associated with the streetscape amenities. Conceptual estimates based on the unit prices from Segment 3 indicate that additional project funding may be necessary.

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description
Resolution 19-172

Type
Resolution

Upload Date
7/16/2019

R E S O L U T I O N
NO 19-172

**RESOLUTION APPROVING THE
AUTHORIZATION OF THE RIGHT-OF-WAY PROCESS
IN CONNECTION WITH THE
WEST BROADWAY RECONSTRUCTION, SEGMENT 4
PROJECT #PW20-20**

- WHEREAS, the city wishes to make improvements known as the West Broadway Reconstruction, Segment 4 within the city, as therein described; and
- WHEREAS, right-of-way acquisition is required for the construction and maintenance of said improvements; and
- WHEREAS, the City will negotiate with property owners in accordance with State and Federal regulations in order to secure the necessary right-of-way and easements for the project; and
- WHEREAS, a notice of Public Hearing was published as required by law, and a public hearing was held on July 22, 2019.

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

That the authorization for the right-of-way process is approved for the West Broadway Reconstruction, Segment 4 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

July 22, 2019

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community
Development

Case/Project No.: CASE #SUB-
19-006

Submitted by: Christopher
Gibbons, Planning Coordinator

Resolution 19-173
ITEM 4.C.

Council Action: 7/22/2019

Description

Final plat approval of a 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI, legally described as Outlot 1, Forest Glen Subdivision, Phase V, and a parcel of land located in part of the SW1/4 SE1/4 of Section 33-75-43.

Background/Discussion

See attachments

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
CASE #SUB-19-006 Staff Report	Other	7/15/2019
CASE #SUB-19-006 Attachments A-C	Map	7/12/2019
Resolution 19-173	Resolution	7/16/2019

City Council Communication

<p>CASE #SUB-19-006</p> <p>Department: Community Development</p> <p>Property Owner: Forest Glen North, LLC 1520 Chestnut Drive Council Bluffs, IA 51503</p> <p>Applicant/Developer: Tweedt Engineering & Construction, Inc. Douglas Tweedt 4030 Greenview Road Council Bluffs, IA 51503</p> <p>Surveyor: Rogers Surveying 1688 Rolling Hills Loop Council Bluffs, IA 51503</p>	<p>Resolution No. _____</p>	<p>City Council: July 22, 2019</p>
<p>Request</p> <p>Final plat approval of a 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI.</p> <p>Legal Description: Outlot 1, Forest Glen Subdivision, Phase V and a parcel of land located in part of the SW1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa.</p> <p>Location: A northerly extension of Chestnut Drive and a westerly extension of Misty Lane.</p>		
<p style="text-align: center;">Background/Discussion</p> <p>The Community Development Department has received a request from Forest Glen North, LLC, represented by Tweedt Engineering & Construction, Inc., for final plat approval of a 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI. The proposed subdivision totals 15.18 +/- acres in size and is located between Forest Glen Subdivision Phase II to the west, Forest Glen Subdivision, Phase V to the south, Briarwood Subdivision, Phase 2 to the east, and undeveloped land to the north. Proposed Lots 210-221 will each be developed with one single-family detached residential dwelling and will be accessed by continuation of Chestnut Drive and/or Misty Lane, which will be dedicated to the City with the plat. The subdivision also includes a 33'x1161.26' section of land that is being dedicated to the City of Council Bluffs for a future Steven's Road extension. The proposed five outlot will be used for a variety of different purposes, as specified below:</p> <ul style="list-style-type: none"> • Outlot A - Will be sold to the owner of Lot 190, Forest Glen Subdivision, Phase V (under construction). • Outlot B – Will be sold to the owner of Lot 200, Forest Glen Subdivision, Phase V (3788 Misty Lane) • Outlot C – Will be sold to the owner of Lot 201, Forest Glen Subdivision, Phase V (3792 Misty Lane) • Outlot D – Will be sold to the owner of Lot 202, Forest Glen Subdivision, Phase V (3796 Misty Lane) • Outlot E – Will be used for stormwater management and dedicated to the Forest Glen Subdivision Homeowners Association once all the lots in this subdivision are conveyed. 		

The preliminary subdivision plan for Forest Glen Subdivision, Phase VI was approved by City Council on March 26, 2018 via Resolution No. 18-99. A one year extension of time was granted by the City Planning Commission on April 9, 2019 to allow the applicant additional time to complete infrastructure improvements in the subdivision without the preliminary plan expiring. The proposed final plat is generally consistent with the approved preliminary subdivision plan.

The following documents are included with the staff report for reference purposes:

Attachment A – Letter of intent

Attachment B – Location/zoning map

Attachment C – Forest Glen Subdivision, Phase VI final plat

Comments

1. The proposed subdivision is consistent with the purpose and intent of the Council Bluffs Municipal Subdivision and Zoning Ordinances.
2. The subdivision is zoned R-1/Single-Family Residential District and is surrounded by like zoning to the east, and south; A-2/Parks, Estates, and Agricultural District to the north; and R-3/ Low Density Multi-Family Residential District to the west. All construction within the subdivision shall comply with the development standards stated in Section 15.08B, R-1/Single-Family Residential District, of the Municipal Code (Zoning Ordinance), except for the required front yard setbacks. City Council granted a five-foot setback variance as part of the preliminary plan approval (refer to Resolution No. 18-99) to allow homes on Lots 210-222 to be constructed with a minimum 20-foot front yard, as opposed to the required 25 feet.
3. Lots 218 and 221 are considered corner lots as they abut Chestnut Drive and future Steven's Road extension right-of-way, and shall be developed to comply with all applicable corner lot standards in the R-1/Single-Family Residential District of the Municipal Code (Zoning Ordinance).
4. Sidewalks shall be installed at no expense to the City along the street frontage of all lots, including cul-de-sacs, prior to issuance a Certificate of Occupancy for each residence. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot A prior to issuance of a Certificate of Occupancy for a new dwelling on Lot 190, Forest Glen Subdivision, Phase V, as approved by City Council with Resolution No. 18-99. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot D prior to the City executing the final plat. All sidewalks shall be built to City standards.
5. All electric, gas, cable and communication facilities shall be installed underground. All costs to construct, remove and/or relocate any utilities shall be the responsibility of the developer, and not the City.
6. The Council Bluffs Water Works confirmed the developer installed a water main to service all lots in the subdivision.
7. All streetlights shall meet Public Works Department standards and all costs associated with the installation of these lights shall be the responsibility of the developer.
8. Outlot 1, Forest Glen Subdivision, Phase V, is being replatted to create all, or portions of, proposed Lots 210, 211, 219, 220 and Outlots A-E, Forest Glen Subdivision, Phase VI. When Outlot 1, Forest Glen Subdivision, Phase V was platted it included a stormwater drainage easement that was dedicated to the City of Council Bluffs. The Council Bluffs Public Works Department has requested that the stormwater

drainage easement be released prior to the final plat being executed, as it is no longer a benefit to the City since the land is being replatted for other purposes besides stormwater management. The Council Bluffs Community Development Department requests that City Council release the City's interest said stormwater drainage easement by allowing the developer to place a note on the plat stating language to that effect.

9. Council Bluffs Public Works provided the following comments:
 - a. Any overlapping easements from Forest Glen Subdivision, Phase V shall be shown on the final plat prior to being executed.
 - b. A note shall be stated on the plat that dedicates Outlots A-E to the developer until such time they are conveyed to other entities.
 - c. The westerly portion of Lots 210, 220, 221, and Outlots A and E contain a drainage channel that is used for stormwater management purposes. A dedicated easement shall be placed over said drainage channel on the final plat in order to preserve its function for stormwater management in perpetuity.
10. Council Bluffs Fire Department stated they have no comments for the subdivision.
11. The following technical corrections shall be made to the plat prior to being executed:
 - a. Revise the subdivision legal description to state "being a replat of Outlot 1, Forest Glen Subdivision Phase V, and a parcel of land located in part of the SW1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa".
 - b. Correct the course bearing distance for the westerly line of Lot 200, Forest Glen Subdivision, Phase V on the plat map to match the bearing distance stated in subdivision's legal description.
 - c. Specify on the plat if any private restrictions and/or covenants will be recorded with the subdivision. If none, state that no private restrictions and/or covenants will be recorded with the subdivision on the plat.
 - d. The storm sewer easements shown on parts on Lot 211, 219, 220, and Outlots B and C shall be dedicated to the City of Council Bluffs under the "notes section", and shall be subject to the conditions for installation and maintenance of utilities, as stated on the plat.

Recommendation

The Community Development Department recommends approval of the final plat for a subdivision to be known as Forest Glen Subdivision, Phase VI, subject to compliance with all above stated comments and the following conditions:

1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
2. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to it being executed.
3. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
4. The developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond, upon acceptance of all required improvements.
5. The developer shall provide a copy of any proposed covenants and/or private restrictions associated with this subdivision to the City, or place a note on the final plat indicating none will be recorded.
6. All utilities shall be installed underground at no cost to the City.
7. Sidewalks shall be installed at no expense to the City along the street frontage of all lots, including cul-de-sacs, prior to issuance a Certificate of Occupancy for each residence. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot A prior to issuance of a Certificate of Occupancy for

a new dwelling on Lot 190, Forest Glen Subdivision, Phase V, as approved by City Council with Resolution No. 18-99. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot D prior to the City executing the final plat.

8. City Council grants approval to release the City's interest in the recorded storm sewer/drainage easement on Outlot 1, Forest Glen Subdivision, Phase V by allowing the developer to place a note on the final plat for Forest Glen Subdivision, Phase VI stating language to that effect.

Attachments

Attachment A – Letter of intent

Attachment B – Location/zoning map

Attachment C – Forest Glen Subdivision, Phase VI final plat

Surveyor: Carl Rogers, Rogers Surveying, 1688 Rolling Hills Loop, Council Bluffs, IA 51503

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

Forest Glen Subdivision Phase VI
Letter of Intent
HGM #105217
February 12, 2018

The proposed subdivision will be comprised of 3 lots adjacent to Tanglewood Cove and Misty Lane, 9 lots adjacent to Chestnut Drive, and 5 outlots. Proposed street pavement will be centered in the proposed 50 foot wide right-of-way which will subsequently be dedicated to the City of Council Bluffs along with an offset cul-de-sac with 40 foot radius and 52 foot radius right-of-way. Pavement will be 26 feet wide (curb-to-curb) and constructed as shown on the typical section (sheet A.01 of the Preliminary Plan).

Lots 215 through 222 will be served by an 8" sanitary sewer pipe constructed beneath the proposed pavement, flowing south to the existing manhole at the intersection of Misty Lane and Chestnut Drive. Service connections will be made as part of this project and will be extended from the proposed sewer to the proposed right-of-way. Lots 210 through 212 will be served by private individual grinder pumps located in the basements of the residences. The grinder pumps will flow into small individual pressure service lines that connect to the gravity sewer manhole near the intersection of Misty Lane and Tanglewood Drive. The three pressure service lines will be constructed behind the curb during the project and will extend to the proposed right of way for each lot so that connection can be made quickly and easily during house construction.

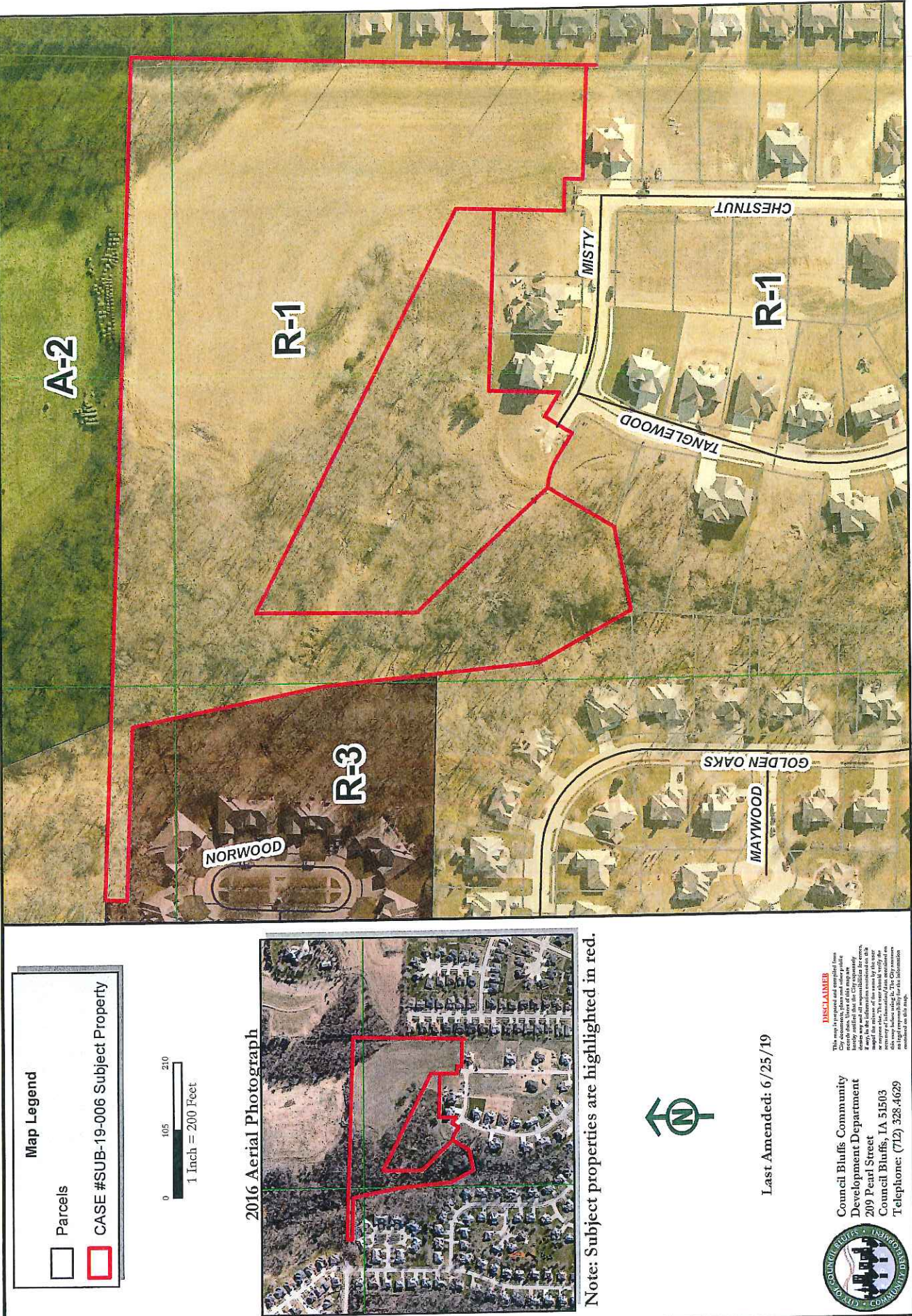
A storm sewer pipe and intake will be constructed in the cul-de-sac to convey storm water runoff from Misty Cove. Four inlets and storm sewer will be constructed to drain Chestnut Drive. The four inlets will connect to the existing manhole on the northwest corner of lot 220. Storm water runoff from the development will flow overland to the detention basin that was designed and constructed in Phase V of the subdivision. The storage volume of the detention basin will be increased by raising the top of the basin and outlet structure.

This development will also be served by an extension of water main from locations to be determined by the Council Bluffs Water Works. Water main currently exists at the intersection of Misty Lane & Tanglewood Drive, and also at the intersection of Misty Lane and Chestnut Drive. Finally, electric and gas services, and communication utilities are also planned for the subdivision. Sidewalks will be installed as individual lots are developed.

The property to be subdivided is currently zoned R-1, City of C. B., and its recent historical use is unused timber. No change in zoning is proposed. The subdivision has been laid out to contain 13 conventional lots with single family detached dwellings. A variance to allow 20 foot front yard setback is being requested for the 3 lots on the cul-de-sac. Phase V outlet one was never dedicated to the homeowners association. The developer is looking at options to address this. Additionally, the subdivision will include 5 outlots (A through E) as shown on the attached plan. The intended use of the outlots is as follows.

Outlot A	to be sold to the lot 190 owner, deed to be recorded with final plat
Outlot B	to be sold to lot 200 owner, deed to be recorded with final plat
Outlot C	to be sold to lot 201 owner, deed to be recorded with final plat
Outlot D	to be sold to lot 202 owner, deed to be recorded with final plat
Outlot E	to be utilized for detention pond and access

CITY OF COUNCIL BLUFFS - CITY COUNCIL LOCATION/ZONING MAP CASE #SUB-19-006



RECORDER'S INDEX LEGEND
COUNTY: POTTAWATTAMIE
CITY: COUNCIL BLUFFS, IOWA
LOT: OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V
ALIQUOT PART: PART OF THE SW1/4 SW1/4
SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST
REQUESTED BY: TWEEDT ENGINEERING & CONSTRUCTION, INC.
PROPRIETOR: FOREST GLEN NORTH, LLC
LAND SURVEYOR: CARL H. ROGERS, JR.
LAND SURVEYING COMPANY: ROGERS SURVEYING

PREPARED BY: CARL H. ROGERS, JR. PHONE: (712) 689-1549
1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503

PROPRIETOR'S DEDICATION AND STATEMENT

FOREST GLEN NORTH, LLC, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 210 THUR LOT 221, INCLUSIVE AND OUTLOT "A", OUTLOT "B", OUTLOT "C", OUTLOT "D" AND OUTLOT "E" AND TO BE KNOWN AS FOREST GLEN SUBDIVISION, PHASE VI.

AS PART OF THE PLATTING, FOREST GLEN NORTH, LLC DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA THE RIGHT OF WAY FOR AN EXTENSION OF STEVEN ROAD CONTAINING 0.880 OF AN ACRE, MORE OR LESS, AN EXTENSION OF CHESTNUT ROAD CONTAINING 0.737 OF AN ACRE, MORE OR LESS AND AN EXTENSION OF MISTY LANE CONTAINING 0.246 OF AN ACRE, MORE OR LESS.

THE PERPETUAL STORM SEWER EASEMENT AND DRAINAGE EASEMENT FOR THE DETENTION BASIN LOCATED IN OUTLOT "E" IS RESERVED BY FOREST GLEN NORTH, LLC. SAID FOREST GLEN NORTH, LLC. SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF SAID EASEMENTS INCLUDING, BUT NOT LIMITED TO THE MAINTENANCE OF ALL IMPROVEMENTS ON SAID EASEMENTS, UNTIL SUCH A TIME WHEN OWNERSHIP OF EACH LOT IS CONVEYED AND OUTLOT "E" IS TRANSFERRED TO THE FOREST GLEN HOMEOWNERS ASSOCIATION.

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE, AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

- A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
- B. TITLE OPINION LETTER FROM ATTORNEY.
- C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

IN WITNESS THEREOF, I DO HEREBY, RATIFY AND APPROVE OF THE DISPOSITION OF FOREST GLEN NORTH, LLC PROPERTY AS CONTAINED HEREIN ON THIS DAY OF , 2019.

FOREST GLEN NORTH, LLC
MANAGING MEMBER, EDWIN M. HOLTZ

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS DAY OF , 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED EDWIN M. HOLTZ, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS THE MANAGING MEMBER OF FOREST GLEN NORTH, LLC AND SAID EDWIN M. HOLTZ ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA.

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN FOREST GLEN SUBDIVISION, PHASE VI, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE 97

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY

CITY CLERK: JODI QUAKENBUSH DATE

COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

NOTES:

1. A 5.00 FEET WIDE PERMANENT EASEMENT ON EACH SIDE AND REAR LOT LINE(S) AND A 10.00 FEET WIDE EASEMENT ALONG ALL FRONT LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES:
- A) ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.
- B) CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD.
- C) RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
- D) REMOVAL AND REPLACEMENT: WITH THE EXCEPTION OF EXISTING STRUCTURES, THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
- E) SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
- F) DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TITLE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO GRANTOR AND TO GRANTOR'S SATISFACTION.
- G) EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Carl H. Rogers, Jr. JUNE 21, 2019
CARL H. ROGERS, JR. DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2 & SHEET 2 OF 2

FINAL PLAT OF
FOREST GLEN SUBDIVISION,
PHASE VI

OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V AND A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER : FOREST GLEN NORTH, LLC C/O EDWIN M. HOLTZ
1520 CHESTNUT DRIVE, COUNCIL BLUFFS, IOWA 51503

DEVELOPER: TWEEDT ENGINEERING & CONSTRUCTION, INC.
4030 GREENVIEW ROAD, COUNCIL BLUFFS, IOWA 51503

LEGAL DESCRIPTION:

OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V AND A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND POINT OF BEGINNING; THENCE SOUTH 0°16'15" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 326.70 FEET TO THE NORTHWEST CORNER OF LOT 112, BRIARWOOD SUBDIVISION, PHASE 2, COUNCIL BLUFFS, IOWA; THENCE SOUTH 0°16'15" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND ALSO, ALONG THE WEST LINE OF SAID BRIARWOOD SUBDIVISION, PHASE 2, A DISTANCE OF 375.36 FEET TO THE NORTHEAST CORNER OF LOT 203 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 89°41'46" WEST, ALONG THE NORTH LINE OF SAID LOT 203, A DISTANCE OF 178.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 203; THENCE NORTH 0°18'14" EAST, ALONG THE EAST RIGHT OF WAY LINE OF CHESTNUT DRIVE, A DISTANCE OF 27.74 FEET; THENCE NORTH 89°41'46" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID FOREST GLEN SUBDIVISION, PHASE V, A DISTANCE OF 50.00 FEET TO A POINT ON EAST LINE OF LOT 202 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 0°18'14" EAST, ALONG THE EAST LINE OF SAID LOT 202, A DISTANCE OF 106.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 202 AND ALSO, BEING THE SOUTHEAST CORNER OF SAID OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 89°41'35" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 282.45 FEET TO THE NORTHWEST CORNER OF LOT 200, OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE SOUTH 0°17'59" WEST, ALONG THE WEST LINE OF SAID LOT 200, A DISTANCE OF 109.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 200, SAID POINT ALSO, BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISTY LANE; THENCE NORTH 59°40'58" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID MISTY LANE AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 44.54 FEET; THENCE SOUTH 30°19'02" WEST, ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 190 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 59°40'58" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 190 AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 46.98 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 190 AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, AND ALONG SAID CURVE, AN ARC LENGTH OF 46.77 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 74°34'15" WEST, 46.25 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 190; THENCE SOUTH 30°06'32" WEST, ALONG THE WESTERLY LINE OF SAID LOT 190, A DISTANCE OF 120.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 190, SAID SOUTHWESTERLY CORNER IS AN ANGLE POINT ON THE NORTHERLY LINE OF LOT 189 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE SOUTH 77°31'43" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 189, A DISTANCE OF 131.09 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 189 AND ALSO, BEING THE SOUTHEASTERLY CORNER OF LOT 108 OF FOREST GLEN SUBDIVISION, PHASE II, COUNCIL BLUFFS, IOWA; THENCE NORTH 30°38'04" WEST, ALONG THE EASTERLY LINE OF SAID LOT 108, A DISTANCE OF 162.11 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 108; THENCE NORTH 6°48'23" WEST, ALONG THE EASTERLY LINES OF OUTLOT 1, LOT 109 AND A PORTION OF THE EASTERLY LINE OF LOT 114 OF SAID FOREST GLEN SUBDIVISION, PHASE II, A DISTANCE OF 335.11 FEET TO AN ANGLE POINT OF SAID LOT 114; THENCE NORTH 12°43'52" WEST, ALONG THE EASTERLY LINE OF SAID LOT 114, A DISTANCE OF 303.05 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 114; THENCE NORTH 89°28'47" WEST, ALONG A PORTION OF THE NORTH LINE OF SAID LOT 114, A DISTANCE OF 121.01 FEET TO THE EAST END OF STEVEN ROAD RIGHT OF WAY; THENCE NORTH 0°34'47" EAST, ALONG THE EAST END OF SAID STEVEN ROAD RIGHT OF WAY, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°28'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1161.26 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 15.178 ACRES, MORE OR LESS. THE EAST 26.00 FEET OF THIS PARCEL IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT TO MIDAMERICAN ENERGY COMPANY AS RECORDED IN BOOK 99, PAGE 16114 IN THE OFFICE OF THE POTTAWATTAMIE RECORDER.

NOTE: THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 89°28'47" EAST FOR THIS DESCRIPTION.

NOTE: THIS DOCUMENT HAS BEEN REDUCED.

ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE: 1" = 100'	PHONE:	DRAWN BY: J.A.T.
DATE: 6-21-2019	(402) 689-1549	REVISED
TITLE: FINAL PLAT OF FOREST GLEN SUBDIVISION, PHASE VI COUNCIL BLUFFS, IOWA		
CLIENT: TWEEDT ENGINEERING & CONSTRUCTION, INC. 4030 GREENVIEW ROAD COUNCIL BLUFFS, IOWA 51503	SHEET 1 OF 2	

ATTACHMENT C:

FINAL PLAT OF
FOREST GLEN SUBDIVISION,
PHASE VI

OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V AND A PARCEL OF
LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE
43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE
COUNTY, COUNCIL BLUFFS, IOWA.

OWNER : FOREST GLEN NORTH, LLC, C/O EDWIN M. HOLTZ
1520 CHESTNUT DRIVE, COUNCIL BLUFFS, IOWA 51503

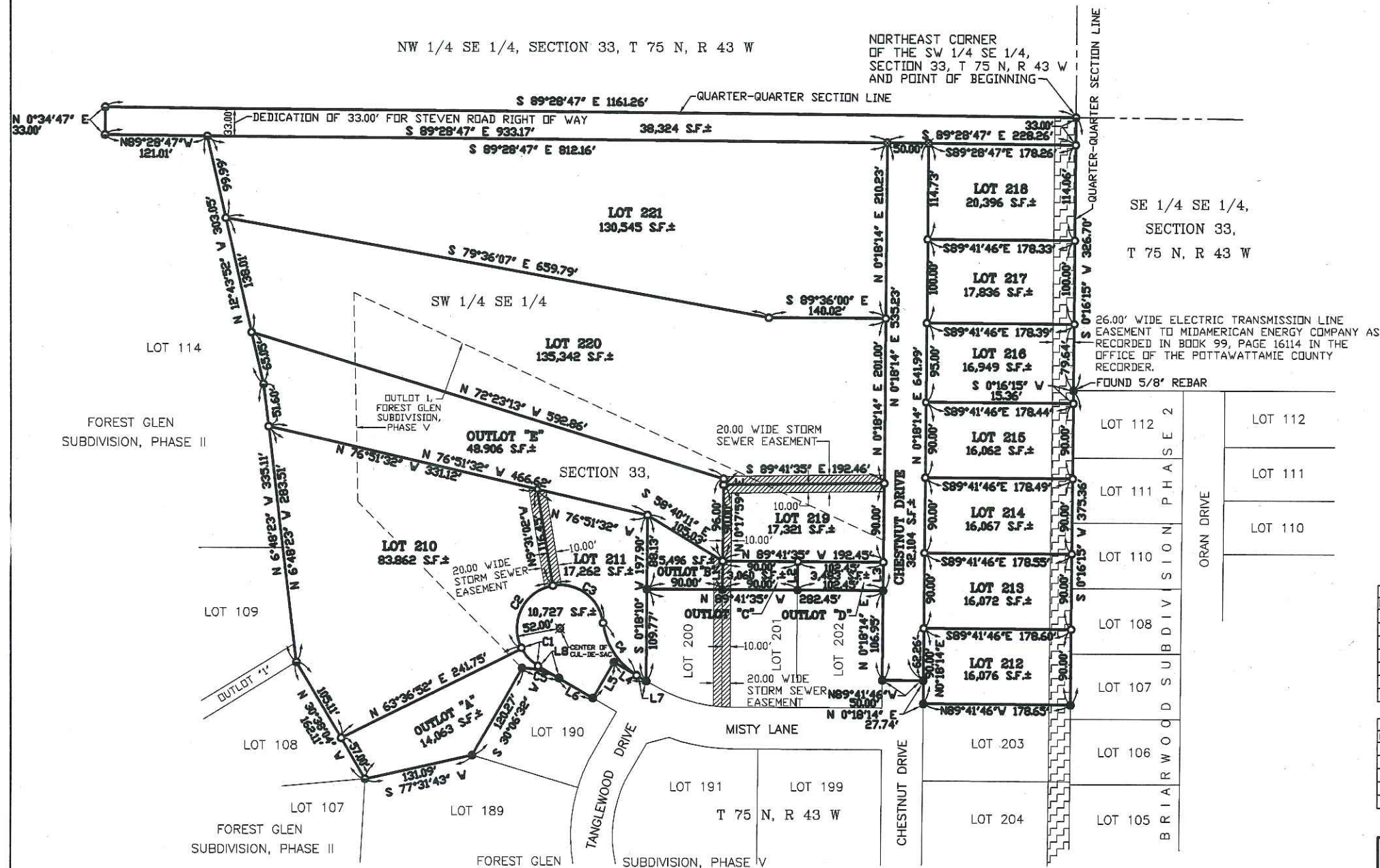
DEVELOPER: TWEEDT ENGINEERING & CONSTRUCTION, INC.
4030 GREENVIEW ROAD, COUNCIL BLUFFS, IOWA 51503

- LEGEND:
- - SET 5/8" REBAR
WITH ALUMINUM CAP
MARKED L.L.S. #7717
 - ✕ - SET CHISELED "X"
 - - FOUND 5/8" REBAR
WITH ALUMINUM CAP
MARKED #7717, UNLESS
OTHERWISE DESCRIBED
ON DRAWING
 - - FOUND 5/8" REBAR
WITH ALUMINUM CAP
MARKED #10569
 - (S) - SURVEYED AS
 - (R) - RECORDED AS

SCALE: 1" = 100'

100' 50' 0 100' 200'

NOTE: THIS DOCUMENT HAS BEEN REDUCED.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°17'59"E	34.00'
L2	N0°17'59"E	34.00'
L3	N0°18'14"E	34.00'
L4	N59°40'58"W	44.54'
L5	S30°19'02"W	50.00'
L6	N59°40'58"W	46.98'
L7	N59°40'58"W	10.08'

CURVE TABLE				
CURVE	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD BEARING & DISTANCE
C1	30.22'	33°17'45"	52.00'	S 43°01'45" E 29.79'
C2	96.98'	106°51'34"	52.00'	N 27°02'55" E 83.53'
C3	83.43'	91°55'41"	52.00'	S 53°33'00" E 74.77'
C4	80.02'	52°06'00"	88.00'	S 33°38'04" E 77.29'
C5	46.77'	29°46'40"	90.00'	N 74°34'15" W 46.25'

ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE: 1" = 100'	PHONE:	DRAWN BY: J.A.T.
DATE: 6-21-2019	(402) 689-1549	REVISED
TITLE: FINAL PLAT OF FOREST GLEN SUBDIVISION, PHASE VI COUNCIL BLUFFS, IOWA		
CLIENT: TWEEDT ENGINEERING & CONSTRUCTION, INC. 4030 GREENVIEW ROAD COUNCIL BLUFFS, IOWA 51503		SHEET 2 OF 2

RESOLUTION NO. 19-173

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A 12-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS FOREST GLEN SUBDIVISION, PHASE VI.

WHEREAS, Forest Glen North, LLC, represented by Tweedt Engineering & Construction, Inc., has requested review and approval of a final subdivision plat for a 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI; and

WHEREAS, The proposed subdivision consists of 15.18 +/- acres of land, and is located between Forest Glen Subdivision Phase II to the west, Forest Glen Subdivision, Phase V to the south, Briarwood Subdivision, Phase 2 to the east, and undeveloped land to the north, and is legally described as being Outlot 1, Forest Glen Subdivision, Phase V and a parcel of land located in part of the SW1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa.; and

WHEREAS, The following comments were provided for the proposed subdivision request:

1. The proposed subdivision is consistent with the purpose and intent of the Council Bluffs Municipal Subdivision and Zoning Ordinances.
2. The subdivision is zoned R-1/Single-Family Residential District and is surrounded by like zoning to the east, and south; A-2/Parks, Estates, and Agricultural District to the north; and R-3/ Low Density Multi-Family Residential District to the west. All construction within the subdivision shall comply with the development standards stated in Section 15.08B, R-1/Single-Family Residential District, of the Municipal Code (Zoning Ordinance), except for the required front yard setbacks. City Council granted a five-foot setback variance as part of the preliminary plan approval (refer to Resolution No. 18-99) to allow homes on Lots 210-222 to be constructed with a minimum 20-foot front yard, as opposed to the required 25 feet.
3. Lots 218 and 221 are considered corner lots as they abut Chestnut Drive and future Steven's Road extension right-of-way, and shall be developed to comply with all applicable corner lot standards in the R-1/Single-Family Residential District of the Municipal Code (Zoning Ordinance).
4. Sidewalks shall be installed at no expense to the City along the street frontage of all lots, including cul-de-sacs, prior to issuance a Certificate of Occupancy for each residence. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot A prior to issuance of a Certificate of Occupancy for a new dwelling on Lot 190, Forest Glen Subdivision, Phase V, as approved by City Council with Resolution No. 18-99. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot D prior to the City executing the final plat. All sidewalks shall be built to City standards.
5. All electric, gas, cable and communication facilities shall be installed underground. All costs to construct, remove and/or relocate any utilities shall be the responsibility of the developer, and not the City.
6. The Council Bluffs Water Works confirmed the developer installed a water main to service all lots in the subdivision.

7. All streetlights shall meet Public Works Department standards and all costs associated with the installation of these lights shall be the responsibility of the developer.
8. Outlot 1, Forest Glen Subdivision, Phase V, is being replatted to create all, or portions of, proposed Lots 210, 211, 219, 220 and Outlots A-E, Forest Glen Subdivision, Phase VI. When Outlot 1, Forest Glen Subdivision, Phase V was platted it included a stormwater drainage easement that was dedicated to the City of Council Bluffs. The Council Bluffs Public Works Department has requested that the stormwater drainage easement be released prior to the final plat being executed, as it is no longer a benefit to the City since the land is being replatted for other purposes besides stormwater management. The Council Bluffs Community Development Department requests that City Council release the City's interest said stormwater drainage easement by allowing the developer to place a note on the plat stating language to that effect.
9. Council Bluffs Public Works provided the following comments:
 - a. Any overlapping easements from Forest Glen Subdivision, Phase V shall be shown on the final plat prior to being executed.
 - b. A note shall be stated on the plat that dedicates Outlots A-E to the developer until such time they are conveyed to other entities.
 - c. The westerly portion of Lots 210, 220, 221, and Outlots A and E contain a drainage channel that is used for stormwater management purposes. A dedicated easement shall be placed over said drainage channel on the final plat in order to preserve its function for stormwater management in perpetuity.
10. Council Bluffs Fire Department stated they have no comments for the subdivision.
11. The following technical corrections shall be made to the plat prior to being executed:
 - a. Revise the subdivision legal description to state "being a replat of Outlot 1, Forest Glen Subdivision Phase V, and a parcel of land located in part of the SW1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa".
 - b. Correct the course bearing distance for the westerly line of Lot 200, Forest Glen Subdivision, Phase V on the plat map to match the bearing distance stated in subdivision's legal description.
 - c. Specify on the plat if any private restrictions and/or covenants will be recorded with the subdivision. If none, state that no private restrictions and/or covenants will be recorded with the subdivision on the plat.
 - d. The storm sewer easements shown on parts on Lot 211, 219, 220, and Outlots B and C shall be dedicated to the City of Council Bluffs

under the “notes section”, and shall be subject to the conditions for installation and maintenance of utilities, as stated on the plat.

WHEREAS, The Community Development Department recommends final plat approval of a 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI, as legally described above and as shown on Attachment ‘C’, subject to all comments stated above and following conditions:

- a. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
- b. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to it being executed.
- c. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
- d. The developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond, upon acceptance of all required improvements.
- e. The developer shall provide a copy of any proposed covenants and/or private restrictions associated with this subdivision to the City, or place a note on the final plat indicating none will be recorded.
- f. All utilities shall be installed underground at no cost to the City.
- g. Sidewalks shall be installed at no expense to the City along the street frontage of all lots, including cul-de-sacs, prior to issuance a Certificate of Occupancy for each residence. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot A prior to issuance of a Certificate of Occupancy for a new dwelling on Lot 190, Forest Glen Subdivision, Phase V, as approved by City Council with Resolution No. 18-99. A sidewalk shall be installed, at no expense to the City, along the frontage of Outlot D prior to the City executing the final plat.
- h. City Council grants approval to release the City’s interest in the recorded storm sewer/drainage easement on Outlot 1, Forest Glen Subdivision, Phase V by allowing the developer to place a note on the Forest Glen Subdivision, Phase VI final plat stating language to that effect.

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

That the final plat approval for 12-lot residential subdivision to be known as Forest Glen Subdivision, Phase VI, as legally described above, is hereby approved subject to all local, state and federal regulations; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND
APPROVED

July 22, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

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

Ordinance 6395
ITEM 5.A.

Council Action: 7/22/2019

Description

Ordinance to amend Chapter 8.21 - Theft of the 2015 Municipal Code, by amending Section 8.21.030 "Value" and Section 8.21.042 "Computer Theft".

Background/Discussion

Amending this Chapter is in response to the passing of legislation on theft related charges and the increase of the maximum amount of each offense that became effective on July 1, 2019.

Our code has the value for a Theft-5th simple misdemeanor as "\$200 or less" and the new law raised that maximum to "\$300.00 or less".

This amendment will bring our City Code up to date with the newly passed legislation.

Recommendation

Approval of this ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance 6395	Ordinance	7/16/2019

ORDINANCE NO. 6395

AN ORDINANCE TO AMEND CHAPTER 8.21-THEFT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 8.21.030 “VALUE” AND SECTION 8.21.042 “COMPUTER THEFT”.

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

SECTION 1. That Chapter 8.21-Theft of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Chapter 8.21.030 “Value” and Chapter 8.21.042 “Computer Theft” to read as follows:

8.21.030-Value.

The value of property is its value by any reasonable standard at the time it is stolen or the fraudulent practice is committed. Reasonable standard includes but is not limited to market value within the community, actual value, or replacement value. Such value shall not exceed ~~two hundred dollars (\$200.00)~~ three hundred dollars (\$300.00) for the purposes of this chapter

8.21.042 – Computer theft.

A person commits computer theft when the person knowingly and without authorization accesses or causes to be accessed a computer, computer system, or computer network, or any part thereof, for the purpose of (1) obtaining services, data, information or property or (2) knowingly and without authorization and with the intent to permanently deprive the owner of possession, takes, transfers, conceals or retains possession of a computer, computer system, or computer network or any computer software or program, or data contained in a computer, computer system, or computer network. Computer theft, under this code, is a simple misdemeanor when the theft involves or results in a loss of services or ~~property~~ property that has a value of not more than ~~two hundred dollars (\$200.00)~~ three hundred dollars (\$300.00).

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

August 12, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 7-22-19

Second Consideration: 8-12-19

Public Hearing: N/A

Third Consideration: _____

Council Communication

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

Ordinance 6396
ITEM 5.B.

Council Action: 7/22/2019

Description

An ordinance to amend Chapter 8.44 - Property Damage of the 2015 Municipal Code, by amending Section 8.44.010 "Criminal Mischief".

Background/Discussion

Amending this Chapter is in response to the passing of legislation on criminal mischief charges and the increase of the maximum amount of each offense that became effective on July 1, 2019.

This amendment will bring our City Code up to date with the newly passed legislation.

Recommendation

Approval of this ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance 6396	Ordinance	7/16/2019

ORDINANCE NO. 6396

AN ORDINANCE TO AMEND CHAPTER 8.44-PROPERTY DAMAGE OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 8.44.010 “CRIMINAL MISCHIEF”.

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

SECTION 1. That Chapter 8.44-Property Damage of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Chapter 8.44.010 “Criminal Mischief” to read as follows:

8.44.010-Criminal mischief.

Any person who intentionally damages, defaces, alters or destroys any tangible property of another so that the cost of replacing, repairing or restoring the property does not exceed ~~two hundred dollars (\$200.00)~~ three hundred dollars (\$300.00), is guilty of criminal mischief in the fifth degree.

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

August 12, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 7-22-19
Second Consideration: 8-12-19
Public Hearing: N/A
Third Consideration: _____

Council Communication

Department: Community

Development

Case/Project No.:

Submitted by: Brandon Garrett,

Director of Community

Development

Resolution 19-174

ITEM 6.A.

Council Action: 7/22/2019

Description

Resolution to approve a Memorandum of Understanding with the Metropolitan Area Planning Agency (MAPA) for the 1st Avenue Transit Alternatives Study.

Background/Discussion

The City of Council Bluffs applied for funding through the Heartland 2050 mini grant program for the 1st Avenue Transit Alternatives Study. This annual program provides local jurisdictions with technical and financial assistance to support local governments in their efforts to create livable communities and support the Heartland 2050 vision. Grant applicants are required to provide a minimum 20% match. The local match requirement was funded in the FY18-19 Capital Improvement Program under the Community Development Department.

The intent of the study is to analyze transit feasibility based on different land use scenarios, addressing key questions of a) Under which conditions are different modes feasible? b) What assets or barriers exist in the corridor to providing different types of transit service? The proposed study area is from downtown Omaha to downtown Council Bluffs between 2nd Avenue and Avenue A.

The City and MAPA will form a steering committee to direct the study and select a qualified consultant to complete the work. Project costs are identified in the following:

MAPA secured Federal Funding	\$160,000
City of Council Bluffs Local Match	<u>40,000</u>
Total Consultant fees	\$200,000

Recommendation

The Community Development Department recommends that the City Council authorize the Mayor to execute the Memorandum of Understanding with MAPA for the 1st Avenue Transit Alternatives Study.

ATTACHMENTS:

Description	Type	Upload Date
Memorandum of Understanding with MAPA	Agreement	7/11/2019
Resolution 19-174	Resolution	7/16/2019

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE OMAHA-COUNCIL BLUFFS METROPOLITAN AREA PLANNING AGENCY
AND THE CITY OF COUNCIL BLUFFS
FOR THE 1st AVENUE TRANSIT ALTERNATIVES STUDY**

1. **Parties** This Memorandum of Understanding (hereinafter referred to as "MOU") is made and entered into by and between the Omaha-Council Bluffs Metropolitan Area Planning Agency (hereinafter referred to as "MAPA"), and the City of Council Bluffs (hereinafter referred to as "the City").
2. **Purpose** The purpose of this MOU is to establish the terms and conditions under which MAPA and the City will administer and fund the 1st Avenue Transit Alternatives Study (hereinafter referred to as "the Study").
3. **Background** The City applied for funding through the Heartland 2050 mini grant program for the Study. The intent of the Study is to analyze transit feasibility based on different land use scenarios, addressing key questions of a) Under which conditions are different modes feasible? b) What assets or barriers exist in the corridor to providing different types of transit service? The proposed study area from downtown Omaha to downtown Council Bluffs between 2nd Avenue and Avenue A.
4. **Term of MOU** This MOU is effective upon the day and date signed and executed by the duly authorized representatives of the parties to this MOU and shall remain in full force and effect for at least three years from the date of the final cost settlement under MAPA's agreement with IDOT.
5. **Conditions of MOU** MAPA shall be considered the recipient of federal funds passed through IDOT. MAPA will be responsible for the administration of the federal funds including the oversight of the consultant, reporting to IDOT for reimbursement, payment to the consultant and securing an audit in accordance with 2 CFR 200. The City of Council Bluffs shall pay to MAPA local match of forty thousand dollars (\$40,000) due upon submittal of an invoice to the City of Council Bluffs. A Steering Committee shall be established comprised of members from the City and MAPA that shall direct the study. A Stakeholder Committee shall be established as an advisory body to the Study. A Consultant shall be engaged to conduct the Study. Project costs are identified in the following:

MAPA secured Federal Funding	\$160,000
City of Council Bluffs Local Match	<u>40,000</u>
Total Consultant fees	\$200,000

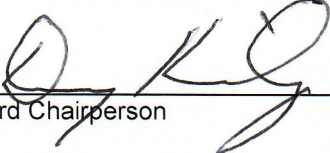
As a federal-aid project, the Study must comply with all applicable federal and state requirements and policies. MAPA and its staff are responsible for ensuring that administrative procedures of the Study comply with these requirements and policies. Should the project fail to meet any eligibility requirements, through the fault of any other party than MAPA, the City understands that it could potentially result in the partial or total repayment of federal funds expended on the project and that in such case the City agrees to repay MAPA all previously paid federal funds, as determined by the IDOT, and any costs or expenses the IDOT has incurred for the project, including but not limited to, any costs reimbursed for the time and expenses of MAPA.

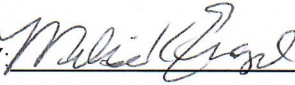
6. **Signatures** In witness whereof, the parties to this MOU, through their duly authorized representatives have executed this MOU on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this page.

OMAHA-COUNCIL BLUFFS
METROPOLITAN AREA PLANNING AGENCY

ATTEST:

BY:  3/28/19
Board Chairperson Date

BY:  3/29/19
Date

PRINT NAME Douglas Kindig

PRINT NAME Melissa Engel

CITY OF COUNCIL BLUFFS

ATTEST:

BY: _____
Authorized Official Date

BY: _____
Date

PRINT NAME _____

PRINT NAME _____

PRINT TITLE _____



1. Introduction

The Metropolitan Area Planning Agency (MAPA) is soliciting consultant proposals for professional services to analyze alternatives for transit along the 1st Avenue Corridor in Council Bluffs.

This request invites qualified consultants to submit proposals for accomplishments of the items of work described below under Scope of Services. Proposals shall be prepared and submitted in accordance with the requirements described in this Request for Proposals (RFP). Once a firm is selected, a contract will be negotiated based on a mutually agreed upon scope of services.

MAPA is seeking a firm with documented expertise and experience in performing transportation planning studies.

The study area is from downtown Omaha to downtown Council Bluffs between 2nd Avenue and Avenue A. A map of this area is included as Attachment 1.

2. Scope of Services

Work will be conducted on this project as part of the following tasks:

- **Task 1** – Project Management & Administration
- **Task 2** – Stakeholder outreach and input
- **Task 3** – Data gathering and analysis
- **Task 4** – Final Report

Task 1: Project Management & Administration

1.1. Detailed Workplan

The Consultant shall provide a detailed work plan that outlines key steps, processes and milestones necessary to complete the agreed-upon scope of work. The plan shall include a detailed schedule for each task and corresponding deliverables, as well as details on data maintenance and file management.

1.2. Reporting and Administration

The consultant shall submit progress reports according to a schedule agreed upon with MAPA that conforms to the required reporting schedule identified in the programmatic agreed upon between the grantor and MAPA. The consultant shall also take necessary steps to follow regulations and guidelines applicable to various funding sources.

Task 2: Stakeholder Outreach and Input

2.1. Project Information content generation

The consultant shall periodically generate project status reports to MAPA staff, including (but not limited to) graphic/pictorial content, written content, or videos. These informational pieces will provide stakeholders, staff and the public a report on progress and findings of the process as it is undergone.

2.2. Steering Committee

A project steering committee comprised of key stakeholders will be developed by MAPA and the City of Council Bluffs. The consultant will periodically present to and interact with this group through MAPA's facilitation.

2.3. Public Involvement

MAPA will be the primary facilitator of public involvement for this project. The consultant will work with MAPA staff on the development of materials and will attend meetings as needed.

Task 3: Data Gathering and Analysis

3.1. Inventory of Existing Conditions

The consultant will inventory current conditions in the study area. This will include, but is not limited to:

- Transit use in the area
- Existing land use
- Utility locations
- Employment & commuting patterns
- Demographics
- Existing plans and studies (Comprehensive Plan, West Broadway Corridor Plan, West Broadway Urban Renewal Plan, City Capital Improvement Program)

3.2. Walkability Study

The consultant will assess the walkability of the study area and its connections to the regional transportation network. Based on this assessment, the consultant will identify corridors best suited for walkability improvements that will complement future transit investment in Council Bluffs. This will include, but is not limited to:

- Highlighting the strengths and weaknesses of the existing network
- Uncovering barriers to access and usage
- Selection of prime walkability corridors, focusing on:
 - Connections to entertainment
 - Connections to employment
 - Connections to services
 - Connections to existing and future transit
 - Gaps to be filled in existing trail system

3.3. Alternatives Analysis

The analysis will focus on transit feasibility based on different land use scenarios, addressing key questions such as:

- Under which conditions are different modes feasible?
- What assets or barriers exist in the corridor to providing different types of transit service?

In addition to considering existing planning documents and MAPA's Travel Demand Model, the following variables should be evaluated:

- Density
- Land use
- Ridership
- Traffic impacts
- Capital costs
- Operating costs
- Community and economic development potential
- Environmental screening
- Travel time savings
- Connectivity with existing and future transit network

Task 4: Final Report

4.1. Draft Report Production and Editing

The consultant shall document all work performed under Tasks 2 & 3 and draft a final document for review by MAPA staff and key stakeholders. The Final Report shall contain an Executive Summary that can function as a stand-alone item. The consultant shall edit and revise the document according to feedback given by MAPA staff and key stakeholders. A public meeting shall also be held to offer the draft plan for public comment and feedback.

4.2. Final Report and Documentation

The consultant shall incorporate feedback on the draft report into the final report. The report should be written as a free-standing document.

The consultant shall package and deliver the final plan document in both PDF and an editable format (Microsoft Word or Adobe InDesign), as well as a specified number of hard copies. All graphic content shall also be made available in PDF format as well as native live format (Adobe Illustrator or Photoshop).

The consultant shall package and deliver to MAPA all data generated, analyzed or refined over the course of their engagement. GIS data shall be delivered in file geodatabase or shapefile format, along with map documents. Any and all data generated, analyzed or refined under this contract shall become property of MAPA upon conclusion of the contract.

RESOLUTION NO. 19-174

RESOLUTION TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE METROPOLITAN AREA PLANNING AGENCY (MAPA) FOR THE 1ST AVENUE TRANSIT ALTERNATIVES STUDY.

WHEREAS, The City of Council Bluffs applied for funding through the Heartland 2050 mini grant program for the 1st Avenue Transit Alternatives Study; and

WHEREAS, This annual program provides local jurisdictions with technical and financial assistance to support local governments in their efforts to create livable communities and support the Heartland 2050 vision; and

WHEREAS, The required local 20% match from the City of Council Bluffs will be \$40,000; and

WHEREAS, The intent of the study is to analyze transit feasibility based on different land use scenarios. The proposed study area is from downtown Omaha to downtown Council Bluffs between 2nd Avenue and Avenue A.

**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 Memorandum of Understanding.

ADOPTED
AND
APPROVED

July 22, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

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

Resolution 19-175
ITEM 6.B.

Council Action: 7/22/2019

Description

Resolution accepting the bid of Valley Corporation, Inc. in the amount of \$1,260,321.67 for the Levee Certification Project, Geotechnical MR_5. Project #FY15-06C

Background/Discussion

On July 11, 2019 bids were received in the office of the city clerk as follows:

Valley Corporation, Inc., Valley, NE	\$1,260,321.67
Engineer's Opinion (HDR)	\$ 974,500.00

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

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

In order to meet the criteria for levee certification, improvements to each of the levee systems will be necessary. The purpose of the Geotechnical MR_5 project is to resolve seepage deficiencies along the Missouri River levee by constructing a seepage and stability berm. The scope of the project will also incorporate the correction of any noted deficiencies from the latest USACE inspection.

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

The project schedule is as follows:	Construction Start	August 2019
	Construction End	April 2020

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 19-175	Resolution	7/16/2019

R E S O L U T I O N
NO 19-175

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
VALLEY CORPORATION, INC. FOR THE
LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR_5
PROJECT #FY15-06C**

WHEREAS, the plans, specifications, and form of contract for the
Levee Certification Project, Geotechnical MR_5 are on
file in the office of the City Clerk; and

WHEREAS, a Notice of Public Hearing was published, as required
by law, and a public hearing was held on June 24, 2019,
and the plans, specifications and form of contract were
approved; and

WHEREAS, Valley Corporation, Inc. has submitted a low bid in the
amount of \$1,260,321.67 for this contract.

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

That the bid of Valley Corporation, Inc. in the amount of \$1,260,321.67 is hereby accepted as the lowest
and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Levee Certification Project,
Geotechnical MR_5; and

BE IT FURTHER RESOLVED

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

AND BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED

July 22, 2019

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW17-23
Submitted by: Matthew Cox, Public
Works Director

Resolution 19-176
ITEM 6.C.

Council Action: 7/22/2019

Description

Resolution accepting the bid of Huffman Engineering, Inc. in the amount of \$221,300.00 for the SCADA Upgrade, Phase 1 (WPCP). Project #PW17-23

Background/Discussion

On July 9, 2019, bids were received in the office of the city clerk as follows:

	<u>Base Bid</u>	<u>Bid</u>	<u>Total</u>
		<u>Alternative</u>	
Huffman Engineering, Inc., Lincoln, NE	\$217,800.00	\$3,500.00	\$221,300.00
A.W. Schultz, Inc, Shawnee, KS	\$430,000.00	\$43,000.00	\$473,000.00
Design Solutions & Integration, Inc, Sioux Falls, SD	\$342,626.96	\$3,313.44	\$345,940.40
Automatic Systems Co., Ames, IA	\$437,035.00	\$17,215.00	\$454,250.00
HOA Solutions, Inc., Lincoln, NE	\$295,780.00	\$22,000.00	\$317,780.00
R.E. Pedrotti Co. Inc., Mission, KS	\$276,565.00	\$6,500.00	\$283,065.00
Engineer's Estimate (Black & Veatch)	\$ 288,233.00		

The City's Water Pollution Control Plant (WPCP) uses a Supervisory Control and Data Acquisition (SCADA) system to monitor operations at the plant and pump stations. The existing system is antiquated and maintenance is difficult because of the obsolete hardware and unsupported software. The scope of this initial phase is to upgrade the facilities at the WPCP so that data can be reliably gathered, communicated, and monitored within the plant.

An onsite assessment was completed by the consultant and identified two efforts: Immediate needs within the plant; and SCADA procurement and implementation. Immediate needs have been addressed within the WPCP operation budget. The project scope includes new hardware, software and communication equipment at the WPCP.

After a successful deployment, the intent is to expand the system to integrate communications with the existing sanitary sewer pump stations located throughout the collection system. Until the second project is accomplished, the new SCADA will need to work with the old system until the second phase of implementation can be accomplished.

This project was included in the FY17 CIP and is funded with Sales Tax Funds with a revised budget of \$550,000. The cost for the initial evaluation, report of findings and recommendations, and final design services was \$242,200.

The contract documents included a bid alternate for an additional year of technical support. Based on the low bid amount and the value included, it is recommended that the alternate be added to the lump sum award.

The project schedule is as follows:	Construction Start	August 2019
	Construction End	February 2020

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	7/12/2019
Resolution 19-176	Resolution	7/16/2019

RESOLUTION
NO _____

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
HUFFMAN ENGINEERING, INC. FOR THE
SCADA UPGRADE, PHASE 1 (WPCP)
PROJECT #PW17-23**

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 SCADA Upgrade, Phase 1 (WPCP); and

WHEREAS, a Notice of Public Hearing was published as required by law, a public hearing was held on May 20, 2019, and the plans, specifications and form of contract were approved; and

WHEREAS, Huffman Engineering, Inc. has submitted a low bid in the amount of \$221,300.00 for this contract.

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

That the bid of Huffman Engineering, Inc. in the amount of \$221,300.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the SCADA Upgrade, Phase 1 (WPCP); and

BE IT FURTHER RESOLVED

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

AND BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED _____, 2019

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

**RESOLUTION
NO 19-176**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
HUFFMAN ENGINEERING, INC. FOR THE
SCADA UPGRADE, PHASE 1 (WPCP)
PROJECT #PW17-23**

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 SCADA Upgrade, Phase 1 (WPCP); and

WHEREAS, a Notice of Public Hearing was published as required by law, a public hearing was held on May 20, 2019, and the plans, specifications and form of contract were approved; and

WHEREAS, Huffman Engineering, Inc. has submitted a low bid in the amount of \$221,300.00 for this contract.

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

That the bid of Huffman Engineering, Inc. in the amount of \$221,300.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the SCADA Upgrade, Phase 1 (WPCP); and

BE IT FURTHER RESOLVED

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

AND BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED

July 22, 2019

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by:

Liquor Licenses
ITEM 7.A.

Council Action: 7/22/2019

Description

1. Dollar General Store #1574, 2731 E Kanesville Blvd
2. Harrah's Council Bluffs Casino & Hotel, One Harrah's Blvd
3. Promise 4 Paws, 1027 S 3rd Street (special event)
4. Queen of Apostles Church, 3304 4th Ave
5. Springhill Suites Council Bluffs, 3216 Plaza View Dr

Background/Discussion

There were no alcohol related arrests or incidents at Dollar General, Queen of Apostles or the Springhill Suites this reporting period. Harrahs had the following calls for service:

05-21-19 at 0500 hours, officers were dispatched to Harrahs for an intoxicated man on the casino floor.

The man then left the casino and got into a vehicle on the casino parking lot. When officers approached the man, he refused to exit the vehicle and had to be forcibly removed. The man was arrested for several charges, including OWI and public intoxication.

05-23-19 at 11:00 pm, officers were dispatched for a disturbance at Stir Cove. Officers arrived and arrested one male for public intoxication.

06-04-19 at 5:15 am Officers were dispatched to the casino floor for an intoxicated male, who refused to leave. The man was arrested for public intoxication.

06-24-19 at 11:40 pm, Officers were dispatched to a disturbance in the casino between two men. The men were arrested for public intoxication, disorderly conduct and assault.

03-23-19 at 2:43 am, Officers were dispatched to the casino entrance for an intoxicated man refusing to leave. Incident was handled by the Officer, with no arrest or report.

02-17-19 at 1:12 am, Officers were dispatched to the casino parking lot for an intoxicated man who had been kicked out of the casino. The man was arrested for public intoxication.

02-16-19 at 3:12 am, Officers were dispatched to the casino for an intoxicated female refusing to leave. She was arrested for public intoxication.

12-24-18 at 1:05 am, Offices were dispatched to the casino bar for an intoxicated male. He was arrested for public intoxication and disorderly conduct.

08-06-18 at 11:46 pm, Officers were dispatched to the valet entrance for an intoxicated male, refusing to take a cab ride home. Officers handled the call with no arrests or reports.

07-18-18 at 11:12 pm, officers were dispatched to the casino for an intoxicated man on the casino floor. The man was arrested for public intoxication.

Recommendation**ATTACHMENTS:**

Description	Type	Upload Date
Liquor License Applications	Other	7/16/2019



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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
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FIRE <i>AP</i>	Endorsed _____	
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ZONING <i>SL</i>	Expires _____	
		Council <u>7-22-19</u>

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- Local Endorse
- History

Applicant BC0030541, Dollar General Store #1574, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Dolgencorp, LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Dollar General Store #1574

Address of Premise: 2731 East Kanesville Blvd

Address Line 2: _____

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 325-1360

Cell / Home Phone: _____

☐ Same Address

Mailing Address: 100 Mission Ridge

Mailing Address Line 2: _____

City: Goodlettsville

State: Tennessee

Zip: 37072

Contact Name: Caleb Barton

Phone: (615) 855-4000

Email Address: tax-beerandwinelicense@dollarg

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<input checked="" type="checkbox"/> RENEWAL <input type="checkbox"/> NEW <input type="checkbox"/> SPECIAL EVENT	
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FIRE <u>AF</u>	Endorsed _____
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Applicant LC0044769, Harrah's Council Bluffs Casino & Hotel, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Harveys Iowa Management Comp: (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Harrah's Council Bluffs Casino & Hotel

Address of Premise: One Harrah's Blvd

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 329-6000

Cell / Home Phone:

Same Address

Mailing Address: One Harrah's Blvd

Mailing Address Line 2:

City: Council Bluffs

Zip: 51501

State: Iowa

Contact Name: Tim Howarth

Phone: (712) 329-6411

Email Address: thowarth@harrahs.com

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Applicant BB_V_87916, Promise 4 Paws, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Promise 4 Paws Dog Rescue, Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Promise 4 Paws

Address of Premise: 1027 S 3rd Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (402) 660-5236

Cell / Home Phone:

Same Address

Mailing Address: 1027 S 3rd Street

Mailing Address Line 2:

City: Council Bluffs

Zip: 51503

State: Iowa

Contact Name: Tiffany Barrett

Phone: (402) 660-5236

Email Address: promise4paws@gmail.com

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[illegible]

August 18, Sunday 10-4 (includes registration time)
Both private businesses closed on Sundays



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Applicant LC0030794, Queen of Apostles Church, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): CORPUS CHRISTI CATHOLIC CH (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Queen of Apostles Church

Address of Premise: 3304 4th Ave

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 323-2916

Cell / Home Phone:

Same Address

Mailing Address: 3304 4th Ave

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Rev. Joel McNeil

Phone: (712) 323-2916

Email Address: corpuschristi@cox.net

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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>02</u>	Local Amt	
FIRE <u>AF</u>	Endorsed	
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ZONING <u>CB</u>	Expires	
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Applicant LB0002068, Springhill Suites Council Bluffs, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor BC Lynd Hospitality LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):
Name of Business (D/B/A): Springhill Suites Council Bluffs

Address of Premise: 3216 Plaza View Drive

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501-7481

Business Phone: (712) 256-6500

Cell / Home Phone:

Same Address

Mailing Address: 420 Baltimore Ave

Mailing Address Line 2:

City: San Antonio

Zip: 78215

State: Texas

Contact Name: Enrique Vazquez

Phone: (210) 392-3218

Email Address: evazquez@bolynd.com

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SEE INSTRUCTIONS ON THE REVERSE SIDE

For period (MM/DD/YYYY) 06 / 30 / 19 through June 30, 2020

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA: ANDREWS LOUNGE

Physical Location Address: 1210 N. 25th St. City: Council Bluffs ZIP: 51501

Mailing Address: SAME City: — State: — ZIP: —

Business Phone Number: (712) 328-2229

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC ☒ LLP ☐

Name of sole proprietor, partnership, corporation, LLC, or LLP: SAME AS ABOVE

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone Number: (____) _____ Fax Number: (____) _____ Email: _____

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☐ Alternative Nicotine Products ☐ Vapor Products ☐

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☒ Convenience store/gas station ☐ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐

Has vending machine that assembles cigarettes ☐ Other ☐ _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

SIGNATURE OF OWNER(S), PARTNER(S), OR CORPORATE OFFICIAL(S)

Name (please print): JAMES ANDREWS

Name (please print): _____

Signature: [Signature]

Signature: _____

Date: 6-25-19

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$100.00
- Fill in the date the permit was approved by the council or board: 7.22.19
- Fill in the permit number issued by the city/county: 721880
- Fill in the name of the city or county issuing the permit: Council Bluffs

RENEWAL

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375



SEE INSTRUCTIONS ON THE REVERSE SIDE

For period (MM/DD/YYYY) 07/01/19 through June 30, 2020

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA: The BLK Squirrel Inc

Physical Location Address: 154 W Broadway City: Council Bluffs ZIP: 51503

Mailing Address: SAME City: _____ State: _____ ZIP: _____

Business Phone Number: (402) 669-7223

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐

Name of sole proprietor, partnership, corporation, LLC, or LLP: The BLK Squirrel Inc

Mailing Address: 154 W Broadway City: Council Bluffs State: IA ZIP: 51503

Phone Number: (402) 669-7223 Fax Number: (____) _____ Email: theblk squirrel@gmail.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☐ Vapor Products ☐

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☒ Convenience store/gas station ☐ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐

Has vending machine that assembles cigarettes ☐ Other ☐ _____

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

SIGNATURE OF OWNER(S), PARTNER(S), OR CORPORATE OFFICIAL(S)

Name (please print): Nathan Verzal

Name (please print): Andrew Mead

Signature: _____

Signature: _____

Date: 7-1-19

Date: 7-1-19

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$100.00
- Fill in the date the permit was approved by the council or board: 7.22.19
- Fill in the permit number issued by the city/county: 722368
- Fill in the name of the city or county issuing the permit: Council Bluffs

RENEWAL

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

APPLICATION FOR IOWA RETAIL CIGARETTE / TOBACCO/NICOTINE/VAPOR PERMITFor period July 1, 20 19 through June 30, 20 20

PLEASE TYPE OR PRINT CLEARLY

Please mail this completed application to your local jurisdiction. If you have questions, call your city clerk (within city limits) or your county auditor (outside city limits).

I/We hereby make application for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products: **BUSINESS INFORMATION**Name of Business/DBA: Generation V, Inc.Location Address (Required): 2015 W Broadway, Ste 2, Council Bluffs, IAMailing Address: 1701 O Street, 1st floor City: Lincoln State/Zip: NE 68501Type of Sales: ☐ Vending Machine ☒ Over-the-counter Telephone Number () 68508
760 429 8585

Type of Retail Establishment: has vending machine that assembles cigarettes

<input type="checkbox"/> bar	<input type="checkbox"/> convenience store, with gas	<input type="checkbox"/> drug store	<input type="checkbox"/> gas station
<input type="checkbox"/> grocery	<input type="checkbox"/> convenience store, no gas	<input type="checkbox"/> liquor store	<input type="checkbox"/> restaurant
<input checked="" type="checkbox"/> tobacco store	<input type="checkbox"/> hotel/motel	<input type="checkbox"/> other	

Cigarettes must be sold at the minimum price set by the State of Iowa. Obtain a current copy from the Iowa Department of Revenue website (www.iowa.gov/tax) by clicking on forms, then click on cigarette/tobacco, and finally click on form 71-023.**ONLY APPROVED BRANDS OF CIGARETTES OR ROLL-YOUR-OWN PRODUCTS MAY BE SOLD IN IOWA.** Any brand not on the list is contraband. In addition, all cigarettes sold in Iowa must have an Iowa Cigarette Tax Stamp affixed to each package. Any violation of contraband or non-Iowa cigarette tax stamped package is subject to seizure and penalties under the provisions of Iowa Code 453A and 453D.Check the list of approved brands (www.iowa.gov/tax/business/CigTobIndex.html) and is called IOWA DIRECTORY OF CERTIFIED TOBACCO PRODUCTS MANUFACTURERS BRANDS AND BRAND FAMILIESGo to <http://ellsts.idrf.state.ia.us/scripts/wa.exe> and sign up for the Cigarette/Tobacco eList (listserv).

You will receive an e-mail every time the approved list changes or the minimum price changes.

LEGAL OWNER INFORMATIONType of Ownership: Individual ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐Legal Owner: Sarah Linden

(Name of Individual, Partnership, Corporation, LLC, or LLP)

Mailing Address: 8821 Pebble Creek CtCity: Lincoln State: NE Zip: 68526 Ph. Number: (760) 429 8585Fax Number: () E-mail Address: sarah@generationv.com

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

SIGNATURE OF OWNER, PARTNER(S), OR CORPORATE OFFICIALName (please print): Sarah Linden

Name (please print): _____

Signature: [Signature]

Signature: _____

Date: 7/5/19

Date: _____

FOR OFFICE USE ONLYAmount Paid: \$100.00Date Issued: _____ ☐ NewPermit #: 722377 ☒ RenewalCouncil Date of Approval: 7.22.19**FOR CITY CLERK/COUNTY AUDITOR ONLY**

PLEASE SEND COMPLETED COPY TO THE IOWA DEPARTMENT OF COMMERCE, ALCOHOLIC BEVERAGE DIVISION

Name of Issuing City or County Council Bluffs



SEE INSTRUCTIONS ON THE REVERSE SIDE

For period (MM/DD/YYYY) 7 / 1 / 2019 through June 30, 2020

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA: Mega Saver
Physical Location Address: 3540 W Broadway City: Council Bluffs ZIP: 51501
Mailing Address: 202 S 73rd St. City: Omaha State: NE ZIP: 68114
Business Phone Number: (402) 399-5377

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐
Name of sole proprietor, partnership, corporation, LLC, or LLP: TFL Inc.
Mailing Address: 202 S 73rd St. City: Omaha State: NE ZIP: 68114
Phone Number: (402) 399-5377 Fax Number: (402) 6250399 Email: kamol@tflcorp.net

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐
Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☒ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

SIGNATURE OF OWNER(S), PARTNER(S), OR CORPORATE OFFICIAL(S)

Name (please print): KAMOL SAMIEV Name (please print): _____
Signature: [Signature] Signature: _____
Date: 07/16/2019 Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: _____
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

NOISE VARIANCE REQUEST

APPLICATION DATE: 1/16/19

REQUESTING PERSON: Chloe Sapienza

NAME: Chloe Sapienza

MAILING ADDRESS: 925 4th Ave, Council Bluffs, IA 51501

PHONE NUMBER: 402 208 3859

EMAIL: Chloe5353@hotmail.com

ORGANIZATION/EVENT: Birthday Party

EVENT LOCATION: 925 4th Ave Council Bluffs, IA 51501

EVENT DATE: 7/27/19

EVENT TIME: 6pm/1pm

EXPLAIN SOURCE OF NOISE AND SPECIFIC HOURS OF NOISE:

We are having a surprise birthday party and would like to have a live Mariachi band from 6pm/1pm and then music from 10pm/2pm at our house in our yard. It is completely fenced in. (Music from 10-12pm not amplified just on radio)

Please return to the City Clerk's Office, 209 Pearl Street, Ste 102, Council Bluffs, IA 51503
Phone Number: 712-890-5261.

Please Note: This application is approved/disapproved by the City Council. Applications **MUST** be received 15 days before the event, to ensure enough time to be reviewed by City Council.

City Council met on _____, 20____, regarding this application requesting noise variance as described above.

APPROVED ()

DISAPPROVED ()

APPROVED WITH STIPULATION ()

The Police have the authority to cease music or require reduction of volume for the remainder of event if complaints are received.

City Clerk

Date