



**Study Session Agenda
City of Council Bluffs, Iowa
October 21, 2019, 3:45 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

- A. Western Historic Trails Center - Proposed Soccer Complex - presented by Shane Jacobsen, Vincent Martorello, and Brandon Garrett
- B. Review Agenda



**Council Agenda, City of Council Bluffs, Iowa
Regular Meeting October 21, 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 October 7, 2019 City Council Meeting Minutes.
- C. Resolution 19-237
Resolution of intent to vacate and setting a Public Hearing for November 4, 2019 at 7:00 p.m. for the East north/south alley platted in Block 20, Howard's Addition. Location: West of South 10th Street, between 18th Avenue and 19th Avenue. SAV-19-007
- D. August FY20 Financial Reports
- E. Claims

4. MAYORS PROCLAMATIONS

- A. Extra Mile Day
- B. National Lead Poisoning Prevention Week

5. PUBLIC HEARINGS

- A. Resolution 19-238
Resolution granting final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. SUB-19-010

6. ORDINANCES ON 2ND READING

- A. Ordinance 6402
Ordinance to Amend Title 3, Business Regulation and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa by repealing existing Chapter 3.58 "Street Sales" and replacing it with a new Chapter 3.58 entitled "Mobile Food Vendors".

7. RESOLUTIONS

- A. Resolution 19-239
Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.
- B. Resolution 19-240
Resolution authorizing the mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase IX. Project # PW21-09
- C. Resolution 19-241
Resolution authorizing the mayor to execute an agreement with Snyder & Associates, Inc. for engineering services in connection with the South 1st Street Neighborhood Rehab, Phase XI. Project # PW21-12
- D. Resolution 19-242
Resolution to dispose of City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026
- E. Resolution 19-243
Resolution approving Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.
- F. Resolution 19-244
Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.
- G. Resolution 19-245
Resolution appointing Jon Finnegan as the City's representative to engage in collective bargaining negotiations.
- H. Resolution 19-246
Resolution adopting the planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. PC-19-002

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses

1. Casey's General Store #2096, 2301 S 24th Street
2. Council Bluffs Sinclair, 1305 N 25th Street
3. Hard Luck Saloon, 626 16th Ave
4. Iowa Western Community College, 2700 College Rd
5. Mega Saver, 3540 W Broadway

B. Veterans Day Parade

9. OTHER BUSINESS

10. CITIZENS REQUEST TO BE HEARD

11. 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.

Council Communication

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

Review Agenda
ITEM B.

Council Action: 10/21/2019

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|--------------------|
| Description |
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| Background/Discussion |
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| Recommendation |
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City Council Meeting Minutes October 7, 2019

CALL TO ORDER

Mayor Matthew Walsh called the meeting to order on Monday October 7, 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 & tape recordings of these proceedings to be incorporated into the official minutes.

Reading, correction and approval of the September 23, 2019 City Council Meeting Minutes.

Resolution 19-228

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

Resolution 19-229

Resolution of intent to dispose of and setting a Public Hearing for October 21, 2019 at 7:00 p.m. for City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026

Council Bluffs Public Library Annual Report and Claims.

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

MAYORS PROCLAMATIONS

A. Fire Prevention Week

PUBLIC HEARINGS

Resolution 19-230

Resolution to dispose of City property generally described as being a portion of Lot 3, Marian Price Addition; a portion of Lots 9 and 10, Southland Gardens; and a portion of Lots 5 and 6, Block 25, Bayliss 3rd Addition. Location: South of 2806 S. 7th Street, 2805 S. 8th Street, and 711 28th Avenue. OTB-19-021

Heard from Travis Gulick, 2806 South 7th Street
Roger Sandau and Mike Wolf moved and seconded approval of Resolution 19-230. Unanimous, 5-0 vote.

Resolution 19-231

Resolution to dispose of City property described as the portion of Lot 3, Block 35, Everett's Addition lying southeasterly of the Union Avenue right-of-way. Location: formerly addressed as 812 S. 17th Street. OTB-19-025

Sharon White and Melissa Head moved and seconded approval of Resolution 19-231. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinance 6402 (Continued from 9-23-19)

Ordinance to Amend Title 3, Business Regulation and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa by repealing existing Chapter 3.58 "Street Sales" and replacing it with a new Chapter 3.58 entitled "Mobile Food Vendors".

Sharon White and Nate Watson moved and seconded approval of First Consideration of Ordinance 6402, as amended to change the first sentence of 3.58.606 - License Fee, as follows: An application for a license under this article shall be accompanied by a nonrefundable processing fee of \$100.00 for each motor vehicle, trailer, cart or other piece of mobile equipment to be utilized in the business. Second Consideration to be held October 21, 2019 at 7:00 p.m. Unanimous, 5-0 vote.

RESOLUTIONS

Resolution 19-232

Resolution officially designating the City Council meeting dates for the City of Council Bluffs during the 2020 calendar year.

Roger Sandau and Nate Watson moved and seconded approval of Resolution 19-232. Unanimous, 5-0 vote.

Resolution 19-233

Resolution authorizing the Mayor to execute Iowa Department of Transportation Agreement No. 4-19-STBG-SWAP-014 in connection with the CBIS Segment 4 Sewer Relocations. Project # PW17-15

Melissa Head and Mike Wolf moved and seconded approval of Resolution 19-233. Unanimous, 5-0 vote.

Resolution 19-234

Resolution approving the use of 2020 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds and directing the Mayor to submit the 2020 Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD.)

Sharon White and Nate Watson moved and seconded approval of Resolution 19-234. Unanimous, 5-0 vote.

Resolution 19-235

Resolution authorizing the release of a perpetual and permanent sanitary sewer easement across a portion of Parcel 'A' in the southeast quarter of Section 4-74-44, and being more particularly described on Attachment B. Location: Lying West of Interstate 29, East of River Road, and South of Nebraska Avenue. MIS-19-003

Sharon White and Melissa Head moved and seconded approval of Resolution 19-235. Unanimous, 5-0 vote.

Resolution 19-236

Resolution selecting Knudson Companies as the preferred developer for approximately 8.5 acres of City-owned land at South 34th Street and 1st Avenue and to enter into a purchase, sale, and development agreement.

Mike Wolf and Melissa Head moved and seconded approval of Resolution 19-236. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses: 1) Casey's General Store #3050, 510 23rd Ave, 2) Fareway Stores, Inc. #073, 310 McKenzie Ave, 3) Hy-Vee Clubroom #2, 1745 Madison Ave, 4) Mo Fish, 2403 Nash Blvd, 5) Rustic Cuts, 501 Veterans Memorial Hwy, 6) St. Patrick's Catholic Church, 4 Valley View Dr (new), 7) Spillway Grill and Bar, 1840 Madison Ave, Ste 8 (special event)

Roger Sandau and Melissa Head moved and seconded approval of Application for Permits and Cancellations, 7A 1-7. Unanimous, 5-0 vote.

OTHER BUSINESS

White shared that Friday October 11, 2019 is official pinkout day.
Head shared that the primary elections are Tuesday October 8, 2019 and reminded everyone to get out and vote.

CITIZENS REQUEST TO BE HEARD

Heard from Bruce Kelly, 864 McKenzie Avenue, Robert Fairchild, 2412 South 19th Street and Dave Malone, 1540 Valley View Lane.

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:31 pm.

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.: SAV-19-007
Submitted by: Moises Monrroy,
Planner

Resolution 19-237
ITEM 3.C.

Council Action: 10/21/2019

Description

Resolution of intent to vacate and setting a Public Hearing for November 4, 2019 at 7:00 p.m. for the East north/south alley platted in Block 20, Howard's Addition. Location: West of South 10th Street, between 18th Avenue and 19th Avenue. SAV-19-007

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|--|------------|-------------|
| SAV-19-007 Staff Report | Other | 10/11/2019 |
| Attachment A - Location and Zoning Map | Map | 10/11/2019 |
| Attachment B - Site Photos | Other | 10/11/2019 |
| SAV-19-007 Public Hearing Notice | Other | 10/11/2019 |
| Resolution 19-237 | Resolution | 10/16/2019 |

City Council Communication

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|---|--|--|
| <p>Department: Community Development</p> <p>Case #SAV-19-007</p> <p>Property Owner/Applicant: Kathy and Wayne Goff 2037 23rd Avenue Council Bluffs, IA 51501</p> | <p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. _____</p> | <p>Planning Commission: 10/8/19</p> <p>Set Public Hearing: 10/21/19</p> <p>Public Hearing: 11/4/19</p> |
|---|--|--|

Subject/Title

Request: Public hearing on the request of Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition.

Location: West of South 10th Street, between 18th Avenue and 19th Avenue.

Background/Discussion

The Community Development Department has received an application from Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition. The subject alley is unimproved and measures 12 feet in width by 284 feet in length. A city trail, formerly part of Wabash Railroad, transects the subject alleyway. The applicants own property directly west of the subject alley, legally described as Lots 10, 11, 21 and 22, except railroad right-of-way, all in Block 20, Howard’s Addition. If vacated, the applicants intend to acquire the portion adjoining their property to maintain control over mowing and landscaping.

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:

- 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:
 - West – Residential property owned by Kathy and Wayne Goff (1018 19th Avenue)
Trail owned by the City of Council Bluffs
 - East – Residential property owned by Kenneth W. and Angela D. Leathers (1800 South 10th Street)
Residential property owned by Jason D. Bliley (1808 South 10th Street)
Residential property owned by Jason H. Clayton (1816 South 10th Street)
Residential property owned by Elmer L. Jr. and Tracie L. Pruet (1822 South 10th Street)
Residential property owned by Amy Vance Properties LLC (1826 South 10th Street)
Vacant lot owned by Thomas E. and Lanette L. Flood
Trail owned by the City of Council Bluffs

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.
- To ensure that no property owner is deprived of required and reasonable access.*
All abutting properties have frontage on either 19th Avenue or South 10th Street, except the property at 1808 South 10th Street. The city trail transects the parcel, depriving it from frontage on South 10th Street. While the subject alley is adjacent to this parcel, it is unimproved and provides no access to a public street. Thus, the parcel is effectively landlocked regardless whether the subject alley is vacated. A driveway located in the city-owned trail currently provides access to the parcel from South 10th Street. Mr. Bliley can continue to use the

driveway to access his property and has the option to retain an ingress/egress easement over the portion of the trail which transects his property.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*
This request will not create a dead-end right-of-way, as the request is to vacate the entirety of the alley from 18th Avenue to 19th Avenue.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*
The subject alley 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 request.
 - The Police Department stated they have no objections to the request.
 - The Public Works Department stated they have no infrastructure within the alley. They also stated that if the alley is vacated, the Maintenance and Operations Division will remove the alley return at 19th Avenue and pour curb as soon as the vacation is executed.
 - Council Bluffs Water Works stated they have no water main or appurtenances in the subject alleyway.
 - MidAmerican Energy Company stated they no objection to the request provided an easement is retained to provide access to maintain the two existing distribution poles and associated overhead electric facilities on the south end of the north/south alley.
 - Cox Communications stated they have cable lines on MidAmerican Energy's poles, therefore an easement would have to be retained to allow for maintenance of said cable lines.
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 north/south 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. Each abutting property owner is eligible to receive their portion in consideration of the vacation application fee, which has already been paid. The following responses were received:
 - Kathy and Wayne Goff stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
 - Kenneth W. and Angela D. Leathers stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
 - Jason D. Bliley stated he is in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to his property.

Staff Report

- Jason H. Clayton stated he is favor of the request and are willing to acquire the portion of the East north/south alley adjacent to his property.
- Amy Vance Properties LLC stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
- There has been no reply from Elmer L. Jr. and Tracie L. Pruett or Thomas E. and Lanette L. Flood regarding the vacation request at the time this staff report was mailed out.

Recommendation

The Community Development Department recommends approval to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition, subject to an easement being be retained over the subject alleyway for utility access and maintenance purposes and all portions of the alleyway being be 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: None

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition, subject to an easement being be retained over the subject alleyway for utility access and maintenance purposes and all portions of the alleyway being be disposed of to an abutting property owner(s).

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried


Attachments

- Attachment A: Location and Zoning Map
- Attachment B: Site Photos

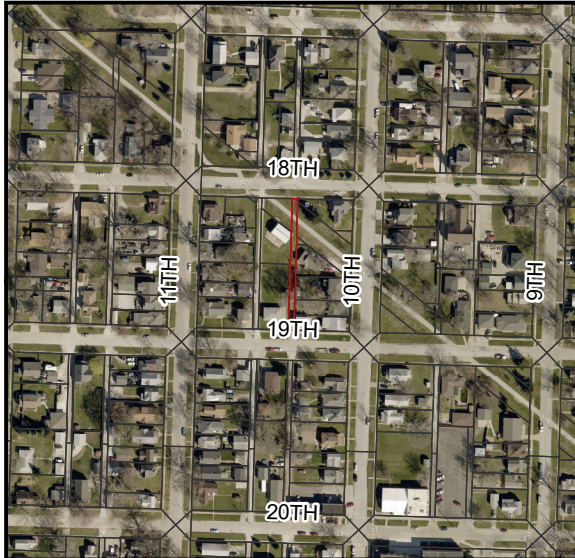
Prepared by: Moises Monnroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #SAV-19-007 LOCATION/ZONING MAP

Legend

 Subject Alley

0 30 60
1 Inch = 63 Feet



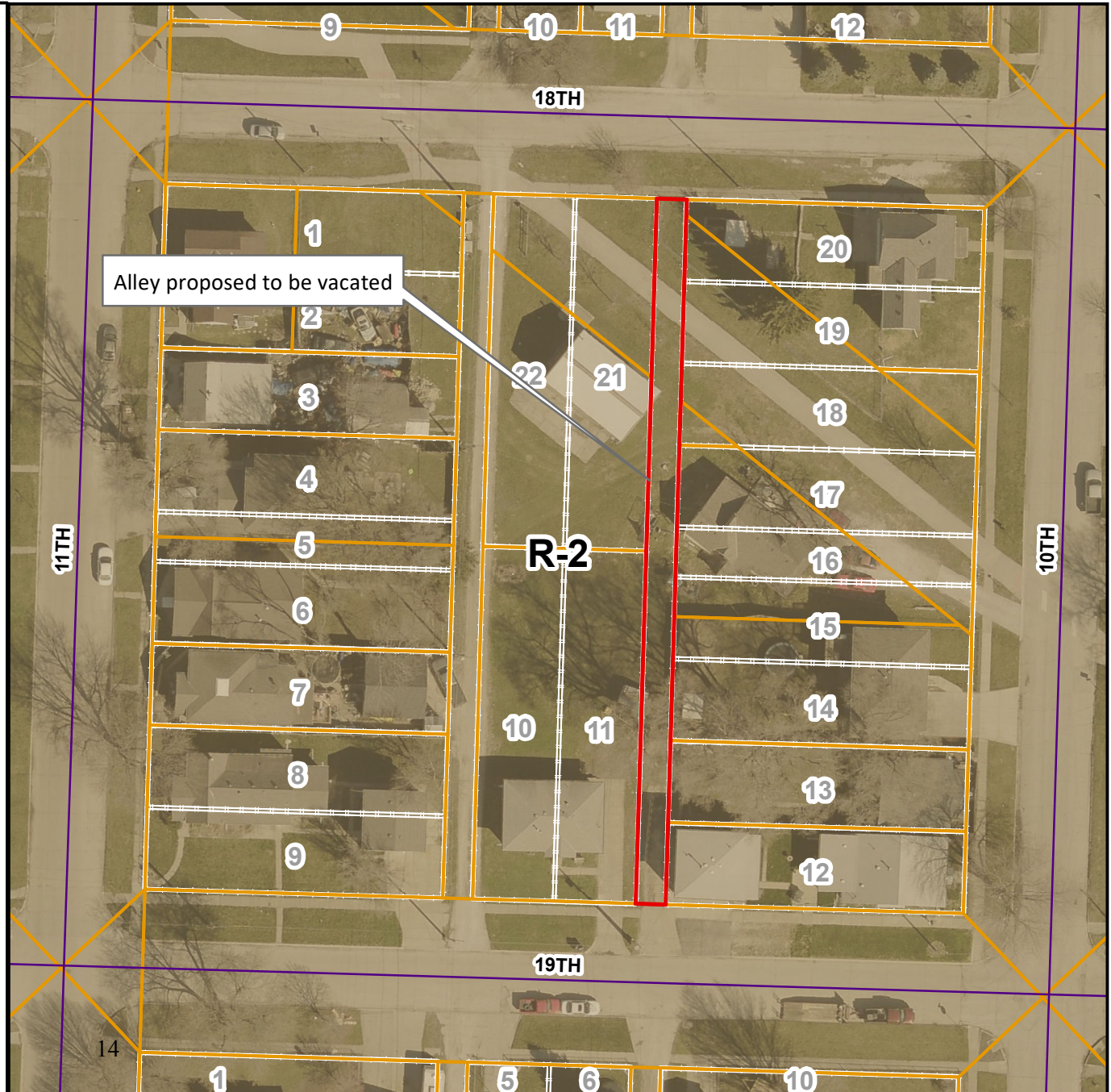
Last Amended: 9/20/19



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 of the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



ATTACHMENT B



**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 Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition, lying west of South 10th Street, between 18th Avenue and 19th Avenue.

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 4th day of November, 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. 19-237

A RESOLUTION OF INTENT TO VACATE THE EAST NORTH/SOUTH ALLEY PLATTED IN BLOCK 20, HOWARD’S ADDITION, LYING WEST OF SOUTH 10TH STREET, BETWEEN 18TH AVENUE AND 19TH AVENUE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Kathy and Wayne Goff request the vacation of the East north/south alley platted in Block 20, Howard’s Addition, lying west of South 10th Street, between 18th Avenue and 19th Avenue, 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 north/south alley platted in Block 20, Howard’s Addition, lying west of South 10th Street, between 18th Avenue and 19th Avenue, 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 November 4, 2019.

ADOPTED
AND
APPROVED: October 21, 2019.

Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

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

August FY20 Financial Reports
ITEM 3.D.

Council Action: 10/21/2019

Description

Background/Discussion

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|---------------------------------|-------|-------------|
| Expenditures by Amount | Other | 10/11/2019 |
| Expenditures by Vendor | Other | 10/11/2019 |
| Receipts & Expenditures by Fund | Other | 10/11/2019 |

**CITY OF COUNCIL BLUFFS
EXPENDITURES
AUGUST FY 20
(\$'S)**

| PAYEE | AMOUNT | BUSINESS PURPOSE |
|-------------------------------------|----------------|-------------------------|
| PAYROLL | \$2,987,749.64 | CITY EMPLOYEE PAYROLL |
| HAWKINS CONSTRUCTION COMPANY | \$1,402,102.74 | CONSTRUCTION |
| EFTPS | \$840,792.29 | EMPLOYEE TAXES |
| TWO RIVERS INSURANCE COMPANY, INC. | \$817,410.28 | EMPLOYEE INSURANCE |
| MFPRSI | \$714,485.40 | RETIREMENT |
| SAMPSON CONSTRUCTION CO INC | \$561,919.00 | CONSTRUCTION |
| BLUFFS PAVING & UTILITY INC | \$473,650.10 | CONSTRUCTION |
| WASTE CONNECTIONS OF IOWA | \$296,797.24 | HOUSEHOLD TRASH |
| RPL UTILITY LLC | \$288,854.66 | CONSTRUCTION |
| WESTERN ENGINEERING COMPANY INC | \$285,845.61 | CONSTRUCTION |
| OMAHA NEON SIGN CO INC | \$261,250.00 | CONTRACT LABOR |
| JUDDS BROS CONSTRUCTION CO | \$225,101.13 | CONSTRUCTION |
| IPERS | \$196,358.88 | RETIREMENT |
| IOWA DEPT OF REVENUE | \$192,625.00 | EMPLOYEE TAXES |
| HGM ASSOCIATES INC | \$191,899.35 | PROFESSIONAL SVCS |
| COMPASS UTILITY LLC | \$187,860.25 | CONSTRUCTION |
| MIDAMERICAN ENERGY COMPANY | \$170,587.25 | ELECTRICITY |
| CAESARS ENTERTAINMENT | \$155,230.49 | MAC OPERATING EXPENSE |
| MAC PAYROLL | \$147,152.63 | MAC OPERATING EXPENSE |
| STUDIO 15 COMMERCIAL INTERIORS INC | \$100,978.34 | PROFESSIONAL SVCS |
| NATIONWIDE RETIREMENT SOLUTIONS INC | \$98,636.83 | EMPLOYEE CONTRIB |
| MONROE TRUCK EQUIPMENT, INC. | \$90,446.00 | EQUIPMENT/PARTS |
| EMPLOYERS MUTUAL CASUALTY COMPANY | \$83,699.43 | INSURANCE |
| US BANK | \$82,689.08 | CREDIT CARD PURCHASES |

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|---|-------------|----------------------------|
| SJ ELECTRO SYSTEMS INC | \$77,122.61 | EQUIPMENT/PARTS |
| INSIGHT PUBLIC SECTOR INC | \$76,618.60 | HARDWARE/SOFTWARE |
| HOLLAND & MCKEE LLC | \$68,176.37 | TREE WORK |
| HARMS OIL COMPANY | \$67,671.24 | FUEL |
| MMC MECHANICAL CONTRACTORS, INC. | \$65,828.50 | SERVICE LABOR |
| TRANSIT AUTHORITY OF THE CITY OF OMAHA | \$64,664.00 | BUS SERVICE |
| DODGE PAYROLL | \$60,902.11 | DODGE OPERATING EXPENSE |
| IOWA WASTE SERVICES HOLDINGS INC | \$54,655.04 | SOLID WASTE DISPOSAL |
| BLUFFS ELECTRIC INC | \$53,990.93 | ELECTRICAL REPAIR |
| DP MANAGEMENT LLC | \$51,266.40 | MOWING/GROUNDS MAINT |
| EHRHART GRIFFIN & ASSOCIATES INC | \$50,870.86 | PROFESSIONAL SVCS |
| SIBBERNSEN EXCAVATING | \$46,977.50 | CONTRACT LABOR |
| HENNINGSEN CONSTRUCTION INC | \$44,551.50 | CONSTRUCTION |
| WESTERN OILFIELDS SUPPLY COMPANY | \$41,820.90 | RENTAL EXPS |
| PETROLEUM TRADERS CORPORATION | \$41,347.08 | FUEL |
| SNYDER & ASSOCIATES INC | \$40,034.88 | PROFESSIONAL SVCS |
| RELIANCE STANDARD LIFE INSURANCE CO | \$40,009.37 | EMPLOYEE INSURANCE |
| NEBRASKA SALT & GRAIN CO | \$39,638.60 | STREET MAINTENANCE SUPLS |
| NEXT PHASE ENVIRONMENTAL | \$33,464.93 | GROUNDS MAINTENANCE |
| LYMAN RICHEY CORPORATION | \$32,102.50 | STREET MAINTENANCE SUPLS |
| DOSTALS CONSTRUCTION CO INC | \$31,725.00 | CONSTRUCTION |
| HDR ENGINEERING INC | \$28,441.44 | PROFESSIONAL SVCS |
| DELL MARKETING L P | \$24,979.32 | HARDWARE/SOFTWARE |
| COUNCIL BLUFFS WATER WORKS | \$23,646.63 | WATER |
| SOUTHWEST IOWA PLANNING COUNCIL | \$23,140.42 | CONTRACTURAL SVC |
| COX MEDIA, LLC | \$22,240.93 | PHONE/INTERNET SVC |
| POLYDYNE INC | \$20,020.00 | SUPPLIES |
| D&K PRODUCTS | \$18,964.93 | DODGE OPERATING EXPENSE |
| HISTORICAL GENERAL DODGE HOUSE FOUNDATION INC | \$18,750.00 | QUARTERLY CONTRACT PAYMENT |
| POTTAWATTAMIE COUNTY SHERIFF | \$18,275.00 | INMATE COST |
| VERNE SIMMONDS COMPANY | \$18,200.00 | SUPPLIES |
| KELTEK, INCORPORATED | \$18,020.40 | EQUIPMENT/PARTS |

| | | |
|---|-------------|--------------------------|
| JEO CONSULTING GROUP INC | \$17,899.65 | CONSULTANT |
| ICMA RETIREMENT TRUST - 457 | \$17,308.45 | EMPLOYEE CONTRIB |
| OVERDRIVE INC | \$17,125.74 | BOOKS/PERIODICALS/SUB |
| IP PATHWAYS LLC | \$16,881.24 | HARDWARE/SOFTWARE |
| CVB | \$16,084.82 | MAC OPERATING EXPENSE |
| SUEZ TREATMENT SOLUTIONS INC | \$15,772.85 | EQUIPMENT/PARTS |
| IOWA DEPARTMENT OF REVENUE-SALES TAX | \$15,658.00 | MAC OPERATING EXPENSE |
| COUNCIL BLUFFS WINSUPPLY | \$14,609.34 | SUPPLIES |
| MID AMERICAN SIGNAL INC | \$14,434.00 | EQUIPMENT/PARTS |
| GREGORY CONTAINER COMPANY | \$13,984.00 | EQUIPMENT/PARTS |
| ASPHALT & CONCRETE MATERIALS CO. | \$13,727.98 | STREET MAINTENANCE SUPLS |
| COLLECTION SERVICES CENTER | \$12,779.60 | PAYROLL RELATED |
| VOYA RETIREMENT INSURANCE & ANNUITY COMPANY | \$12,060.00 | EMPLOYEE CONTRIB |
| PATRICK STIBBS | \$11,975.00 | ADVERTISEMENT |
| ELAVON INC | \$11,943.28 | FEES |
| ZIMCO SUPPLY CO | \$11,604.00 | DODGE OPERATING EXPENSE |
| BERT GURNEY & ASSOCIATES INC | \$11,024.20 | EQUIPMENT/PARTS |
| BAKER TILLY VIRCHOW KRAUSE LLP | \$10,840.00 | CONSULTANT |
| HTM SALES INC | \$10,422.00 | EQUIPMENT/PARTS |
| IOWA DEPARTMENT OF REVENUE-SALES TAX | \$10,369.00 | DODGE OPERATING EXPENSE |
| MIDLANDS HUMANE SOCIETY | \$10,328.17 | CONTRACT AGREEMENT |
| BAKER & TAYLOR INC | \$10,003.79 | BOOKS/PERIODICALS/SUB |
| LAURISSA BERKER | \$10,000.00 | PROFESSIONAL SVCS |
| PITNEY BOWES INC. | \$10,000.00 | POSTAGE & LEASE COST |
| CARLEY CONSTRUCTION LLC | \$9,698.12 | CONSTRUCTION |
| VEHICLE MAINTENANCE PROGRAM INC | \$9,619.00 | SUPPLIES |
| NMC INC. | \$9,523.76 | EQUIPMENT/PARTS |
| PAPILLION SANITATION | \$9,493.33 | SOLID WASTE DISPOSAL |
| CITY OF COUNCIL BLUFFS2 | \$9,480.00 | MAC OPERATING EXPENSE |
| MACONN ENTERPRISES LLC | \$9,211.80 | GROUNDS MAINTENANCE |
| SYSCO - LINCOLN | \$8,906.38 | DODGE OPERATING EXPENSE |
| EDWARDS MOTORSPORTS LLC | \$8,849.08 | EQUIPMENT/PARTS |

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| THE DAVEY TREE EXPERT COMPANY | \$8,800.00 | TREE WORK |
| CITY OF COUNCIL BLUFFS-FLEX | \$8,787.66 | EMPLOYEE CONTRIB |
| EXCHANGE BANK LEASING DIV | \$8,766.41 | DODGE OPERATING EXPENSE |
| PAY-LESS OFFICE PRODUCTS INC | \$8,603.40 | SUPPLIES |
| VERIZON WIRELESS SERVICES LLC | \$8,546.96 | CELL PHONE |
| THE SCOTTS MIRACLE-GRO COMPANY | \$8,490.15 | SERVICE LABOR |
| EMSPACE INC | \$7,760.97 | CONSULTANT |
| OPTIMUM DATA INC | \$7,360.00 | HARDWARE/SOFTWARE |
| AQUA-CHEM INCORPORATED | \$7,346.81 | SUPPLIES |
| ADVANCED DATA PROCESSING, INC | \$7,324.14 | AMBULANCE BILLING FEE |
| MIDWEST TAPE, LLC | \$7,311.98 | DVD/AUDIO/CD |
| EBSCO INDUSTRIES, INC. | \$7,202.00 | SUBSCRIPTION |
| CORNHUSKER INTERNATIONAL TRUCKS | \$7,166.87 | EQUIPMENT/PARTS |
| TREASURER STATE OF IOWA/SALES TAX | \$7,099.00 | SALES TAX |
| CONTROLLED MATERIALS & EQUIPMENT TRANS. | \$6,883.00 | CONSTRUCTION |
| ADASHI SYSTEMS LLC | \$6,419.00 | HARDWARE/SOFTWARE |
| SOLARWINDS INC | \$6,417.00 | HARDWARE/SOFTWARE |
| DONALD W MATHEWS | \$6,183.24 | VEHICLE REPAIR |
| JEREDITH BRANDS LLC | \$5,986.50 | JANITORIAL SERVICE |
| ABLE LOCKSMITHS | \$5,947.50 | PROFESSIONAL SVCS |
| STERN OIL CO INC | \$5,917.52 | SUPPLIES |
| FELSBURG HOLT & ULLEVIG INC | \$5,830.61 | PROFESSIONAL SVCS |
| FACTORY MOTOR PARTS | \$5,754.75 | EQUIPMENT/PARTS |
| ARNOLD MOTOR SUPPLY, LLP | \$5,544.92 | EQUIPMENT/PARTS |
| DOLL DISTRIBUTING LLC | \$5,438.90 | DODGE OPERATING EXPENSE |
| MARCO HOLDINGS, LLC | \$5,336.61 | COPY/PRINTER MAINTANCE |
| GEA MECHANICAL EQUIPMENT US INC | \$5,331.43 | EQUIPMENT/PARTS |
| NAPA AUTO PARTS | \$5,328.38 | EQUIPMENT/PARTS |
| LANDSCAPES MGMT COMPANY | \$5,190.00 | DODGE OPERATING EXPENSE |
| PARAMOUNT GAS PRODUCTS LLC | \$5,117.60 | SAFETY EQUIPMENT |
| CITY OF COUNCIL BLUFFS-DEPENDENT | \$5,040.90 | EMPLOYEE CONTRIB |
| ERRIN K GUNDERSON | \$4,716.27 | MOWING/GROUNDS MAINT |

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| MERSINO DEWATERING INC | \$4,690.00 | REPAIRS & MAINTENANCE |
| SUBSURFACE SOLUTIONS | \$4,597.20 | EQUIPMENT/PARTS |
| JOHNSON CONTROLS INC. | \$4,473.65 | EQUIPMENT/PARTS |
| GEORGE BUTLER ASSOCIATES, INC. | \$4,449.20 | REPAIRS & MAINTENANCE |
| CFI TIRE SERVICE | \$4,358.14 | TIRE REPLACEMENT/REPAIR |
| MICHAEL O'BRADOVICH | \$4,200.00 | PROFESSIONAL SVCS |
| REGENTS OF THE UNIVERSITY OF MINNESOTA | \$4,196.00 | SUPPLIES |
| HOSE & HANDLING INC. | \$4,129.52 | EQUIPMENT/PARTS |
| U S AUTO FORCE | \$4,035.80 | EQUIPMENT/PARTS |
| INFO USA MARKETING INC | \$4,020.00 | FEES |
| CERTIFIED TRANSMISSION | \$4,010.35 | REPAIRS & MAINTENANCE |
| LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN | \$3,960.00 | EMPLOYEE CONTRIB |
| VEENSTRA & KIMM INC | \$3,903.00 | PROFESSIONAL SVCS |
| CABANA COFFEE | \$3,899.38 | MAC OPERATING EXPENSE |
| STATE LIBRARY OF IOWA | \$3,819.80 | SUBSCRIPTION |
| CITY OF COUNCIL BLUFFS | \$3,786.72 | DODGE OPERATING EXPENSE |
| DEFIANCE, INC. | \$3,766.35 | REPAIRS & MAINTENANCE |
| CHAMPLIN TIRE RECYCLING INC | \$3,689.00 | TIRE DISPOSAL |
| CITY TREASURER | \$3,676.83 | DODGE OPERATING EXPENSE |
| IOWA WORKFORCE DEVELOPMENT | \$3,614.88 | UNEMPLOYEMENT |
| THERMAL SERVICES | \$3,614.00 | REPAIRS & MAINTENANCE |
| CHI HEALTH CLINIC | \$3,613.63 | PROFESSIONAL SVCS |
| LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN | \$3,600.00 | EMPLOYEE CONTRIB |
| FIRST NATIONAL BANK PCARDS ACH | \$3,502.36 | DODGE OPERATING EXPENSE |
| ASPEN EQUIPMENT CO | \$3,460.00 | EQUIPMENT/PARTS |
| DALES TRASH SERVICE INC | \$3,420.00 | RENTAL EXPS |
| LANDSCAPES UNLIMITED | \$3,368.06 | DODGE OPERATING EXPENSE |
| TRANS IOWA EQUIPMENT LLC | \$3,337.04 | EQUIPMENT/PARTS |
| VERTIV CORPORATION | \$3,282.00 | HARDWARE/SOFTWARE |
| BARTON SOLVENTS INC | \$3,223.75 | SUPPLIES |
| FELD FIRE | \$3,213.16 | EQUIPMENT/PARTS |
| DRIVER SEWER & WATER INC | \$3,210.00 | REPAIRS & MAINTENANCE |

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| FRATERNAL ORDER OF POLICE | \$3,150.00 | EMPLOYEE CONTRIB |
| LOCKTON CO, LLC - KC SERIES | \$3,066.00 | DODGE OPERATING EXPENSE |
| THE RETROFIT COMPANIES INC | \$3,056.25 | SERVICE LABOR |
| DRAKE-WILLIAMS STEEL INC | \$3,018.00 | REPAIRS & MAINTENANCE |
| FIREGUARD, INC. | \$3,003.00 | EQUIPMENT/PARTS |
| OMNI ENGINEERING | \$2,933.36 | STREET MAINTENANCE SUPLS |
| LKQ CORPORATION | \$2,900.00 | EQUIPMENT/PARTS |
| MCINTOSH PLUMBING INC | \$2,833.75 | PLUMBING NEW OR REPAIR |
| MIDWEST TURF & IRRIGATION | \$2,807.90 | EQUIPMENT/PARTS |
| LISA J LARSEN | \$2,800.00 | PROFESSIONAL SVCS |
| ENDRESS & HAUSER | \$2,780.93 | SUPPLIES |
| SHOWER TOWER INC | \$2,762.18 | EQUIPMENT/PARTS |
| BGNE INC. | \$2,715.43 | SUPPLIES |
| THE OFFICE CLEANERS | \$2,714.29 | JANITORIAL SERVICE |
| PREMIER MIDWEST BEVERAGE CO | \$2,701.50 | DODGE OPERATING EXPENSE |
| HEININGER CONSTRUCTION LLC | \$2,650.00 | CONTRACT LABOR |
| ADVANCE SERVICES, INC | \$2,522.88 | CONTRACT LABOR |
| WINDSTREAM CORPORATION | \$2,507.16 | TELEPHONE |
| WEST BROADWAY CLINIC P C | \$2,500.00 | CONSULTANT |
| J & R DOOR CO | \$2,480.00 | EQUIPMENT/PARTS |
| BANK & CREDIT CARD FEES | \$2,453.48 | DODGE OPERATING EXPENSE |
| ECOSOLUTIONS LLC | \$2,430.75 | SUPPLIES |
| DMG INC | \$2,295.72 | ELECTRICAL REPAIR |
| ADIDAS AMERICA INC | \$2,249.23 | DODGE OPERATING EXPENSE |
| HEARTLAND TIRES & TREADS INC | \$2,244.20 | TIRE REPLACEMENT/REPAIR |
| WILLCO INC. | \$2,202.25 | EQUIPMENT/PARTS |
| BLACK HILLS UTILITY HOLDINGS, INC. | \$2,185.42 | NATURAL GAS |
| AGRIVISION EQUIPMENT GROUP | \$2,156.22 | EQUIPMENT/PARTS |
| DIAMOND MARKETING SOLUTIONS GROUP, INC. | \$2,079.86 | POSTAGE & LEASE COST |
| ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM | \$2,000.00 | MEDICAL SUPPLIES |
| WOODHOUSE FORD CHRYSLER INC | \$1,979.64 | EQUIPMENT/PARTS |
| CLEAR TITLE & ABSTRACT LLC | \$1,942.25 | PROFESSIONAL SVCS |

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| SILVERSTONE GROUP INC. | \$1,902.00 | INSURANCE |
| I-80 LIQUOR & TOBACCO | \$1,783.08 | DODGE OPERATING EXPENSE |
| MCMULLEN FORD INC | \$1,782.57 | EQUIPMENT/PARTS |
| EDWARDS CHEVROLET-CADILLAC INC | \$1,775.30 | EQUIPMENT/PARTS |
| ECHO GROUP | \$1,739.48 | SUPPLIES |
| RESOURCE RENTAL CENTER INC | \$1,733.00 | RENTAL EXPS |
| BOBCAT OF OMAHA | \$1,708.91 | EQUIPMENT/PARTS |
| ACUSHNET COMPANY | \$1,685.42 | DODGE OPERATING EXPENSE |
| CALLAWAY | \$1,651.44 | DODGE OPERATING EXPENSE |
| ACCENT PACKAGING INC | \$1,587.73 | SUPPLIES |
| A + UNITED RADIATOR REPAIR INC. | \$1,585.00 | REPAIRS & MAINTENANCE |
| COMMAND CENTER INC | \$1,551.41 | MAC OPERATING EXPENSE |
| AMERICAN BOTTLING COMPANY | \$1,541.28 | SUPPLIES |
| DAILY NONPAREIL | \$1,533.75 | ADVERTISEMENT |
| IOWA PRISON INDUSTRIES | \$1,528.20 | SUPPLIES |
| PEPSI BEVERAGES CO | \$1,520.71 | DODGE OPERATING EXPENSE |
| DBI INC | \$1,498.00 | REPAIRS & MAINTENANCE |
| COLIBRI SYSTEMS NORTH AMERICA INC | \$1,481.98 | SUPPLIES |
| MIDWEST FLOOR COVERING, INC | \$1,481.00 | SERVICE LABOR |
| WATEROUS COMPANY | \$1,462.34 | EQUIPMENT/PARTS |
| EL DORADO | \$1,455.82 | MAC OPERATING EXPENSE |
| SAFETY GUARD INC | \$1,450.00 | REPAIRS & MAINTENANCE |
| AOI CORPORATION | \$1,443.21 | SUPPLIES |
| RASMUSSEN MECHANICAL SERVICES INC | \$1,414.43 | EQUIPMENT/PARTS |
| MIDWEST GLASS | \$1,413.22 | REPAIRS & MAINTENANCE |
| LPL FINANCIAL LLC | \$1,411.64 | DODGE TRUST REIMBURSEMENT |
| SWAGIT PRODUCTIONS LLC | \$1,375.00 | PROFESSIONAL SVCS |
| MOBOTREX INC | \$1,372.80 | SUPPLIES |
| NEBRASKA AIR FILTER INC | \$1,365.72 | SUPPLIES |
| TOYNE INC | \$1,352.40 | EQUIPMENT/PARTS |
| JOY DRYDEN INC. | \$1,344.00 | SUPPLIES |
| GREAT PLAINS UNIFORMS | \$1,336.50 | UNIFORMS |

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| ALLIED ELECTRONICS INCORPORATED | \$1,295.68 | SUPPLIES |
| IOWA DEPARTMENT OF NATURAL RESOURCE | \$1,275.00 | TRAINING |
| OMAHA DOOR & WINDOW CO INC | \$1,269.63 | REPAIRS & MAINTENANCE |
| OCLC INC | \$1,255.86 | SUBSCRIPTION |
| MECHANICAL INC | \$1,255.00 | MAC OPERATING EXPENSE |
| ROSANNA M THURMAN | \$1,250.00 | CONSULTANT |
| MARK A WARNEKE | \$1,245.00 | PROFESSIONAL SVCS |
| FUNNEL CAKE | \$1,242.89 | MAC OPERATING EXPENSE |
| INTERNATIONAL ASSOCIATION | \$1,225.00 | DUES/MEMBERSHIP |
| FIRST WIRELESS INC | \$1,220.00 | EQUIPMENT/PARTS |
| DEMCO INC | \$1,202.49 | SUPPLIES |
| MITCHELL AND ASSOCIATES INC | \$1,200.00 | CONSULTANT |
| STETSON BUILDING PRODUCTS INC | \$1,198.50 | SUPPLIES |
| MURPHY TRACTOR & EQUIPMENT CO CORP | \$1,170.46 | EQUIPMENT/PARTS |
| DAVIS EQUIPMENT CORPORATION | \$1,160.16 | EQUIPMENT/PARTS |
| WAYNE PETERSON | \$1,139.00 | MOWING/GROUNDS MAINT |
| GOLF SCORECARDS INC | \$1,085.00 | DODGE OPERATING EXPENSE |
| RIVERSIDE BUILDING MAINTENANCE INC | \$1,071.00 | JANITORIAL SERVICE |
| BRYAN PREGON | \$1,062.50 | PROFESSIONAL SVCS |
| MYRON WILDER | \$1,062.50 | PROFESSIONAL SVCS |
| KAYS CUSTOMS LLC | \$1,038.50 | SERVICE LABOR |
| CITY OF OMAHA | \$1,000.00 | CONTRACT AGREEMENT |
| HASTINGS COLLEGE | \$1,000.00 | HARDWARE/SOFTWARE |
| LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN | \$1,000.00 | EMPLOYEE CONTRIB |
| NEW COMMUNITY DEVELOPMENT CORPORATION | \$1,000.00 | DEVLPMNT CONTRACT |
| DEAN HOLDING COMPANY | \$991.24 | CONCESSIONS |
| JOE NEUMANN | \$972.67 | DODGE OPERATING EXPENSE |
| CONTROL SERVICES INC | \$967.88 | REPAIRS & MAINTENANCE |
| LAWSON PRODUCTS INC | \$958.88 | SUPPLIES |
| WEST PUBLISHING CORPORATION | \$952.87 | SUBSCRIPTION |
| UNDERGROUND LOCATION COMPANY | \$947.40 | PROFESSIONAL SVCS |
| ROCK MILLS ENTERPRISES INC | \$937.50 | EQUIPMENT/PARTS |

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| MAX I WALKER UNIFORM & APPAREL | \$922.77 | UNIFORMS |
| DAVID W COBERLY SR. | \$918.24 | UNIFORMS |
| ARROW TOWING | \$917.00 | TOWING/STORAGE/AUCTION |
| ABM | \$896.50 | JANITORIAL SERVICE |
| FOX HOLDINGS, INC. | \$875.00 | REPAIRS & MAINTENANCE |
| ATHLETICO EXCEL NEBRASKA LLC | \$873.00 | PROFESSIONAL SVCS |
| MATHESON TRI GAS INC. | \$864.58 | SUPPLIES |
| RECORDED BOOKS LLC | \$861.01 | DVD/AUDIO/CD |
| BOMGAARS SUPPLY INC | \$839.60 | SUPPLIES |
| CANON SOLUTIONS AMERICA INC | \$835.53 | COPY/PRINTER MAINTANCE |
| SIGN-MOBILE | \$828.00 | PROFESSIONAL SVCS |
| UNITED HEALTHCARE | \$824.06 | REFUND |
| KONICA MINOLTA BUSINESS SOLUTIONS USA | \$812.00 | LEASE |
| OLD DOMINION BRUSH COMPANY INC | \$805.66 | SUPPLIES |
| IOWA DEPARTMENT OF PUBLIC SAFETY | \$800.00 | TRAINING |
| ABC ELECTRIC INC. | \$783.00 | REPAIRS & MAINTENANCE |
| CHILD SUPPORT SERVICES DIVISION | \$771.48 | PAYROLL RELATED |
| C & J INDUSTRIAL SUPPLY | \$770.40 | JANITORIAL SERVICE |
| PASSPORT LABS INC | \$768.25 | FEES |
| DAIKIN APPLIED | \$767.92 | REPAIRS & MAINTENANCE |
| GOVDEALS INC | \$762.76 | ONLINE PAYMENT FEES |
| CENTURYLINK | \$750.88 | TELEPHONE |
| C J FUTURES INC | \$750.00 | MOWING/GROUNDS MAINT |
| NEBRASKA CHILD SUPPORT PAYMENT CTR | \$744.93 | PAYROLL RELATED |
| ALLIED OIL & TIRE COMPANY | \$736.66 | SUPPLIES |
| YMCA OF GREATER OMAHA | \$730.00 | DUES/MEMBERSHIP |
| TODD VALLEY FARMS INC | \$730.00 | DODGE OPERATING EXPENSE |
| ENTERPRISE FM TRUST | \$724.88 | RENTAL EXPS |
| BISHOP BUSINESS EQUIPMENT COMPANY | \$670.51 | SUPPLIES |
| POINT CONSTRUCTION | \$670.00 | SERVICE LABOR |
| BOUND TO STAY BOUND BOOKS INC | \$661.70 | BOOKS/PERIODICALS/SUB |
| HOTSY EQUIPMENT COMPANY | \$656.20 | REPAIRS & MAINTENANCE |

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| AG SOLUTIONS GROUP LLC | \$656.00 | EQUIPMENT/PARTS |
| YAMAHA MOTOR FINANCE ACH | \$652.24 | DODGE OPERATING EXPENSE |
| IPFS CORPORATION | \$645.39 | DODGE OPERATING EXPENSE |
| T HALL ABC INC | \$637.61 | MAC OPERATING EXPENSE |
| DOLL DISTRIBUTING INC | \$636.22 | MAC OPERATING EXPENSE |
| BLUFFS TAXI & COURIER | \$635.75 | TRANSIT SERVICES |
| ECHO ELECTRIC SUPPLY | \$625.90 | MAC OPERATING EXPENSE |
| KUSSMAUL ELECTRONICS LLC | \$616.66 | SUPPLIES |
| MID IOWA REFRIGERATION INC | \$605.10 | EQUIPMENT/PARTS |
| TRIGON CORPORATION | \$604.98 | SUPPLIES |
| FISHER SCIENTIFIC COMPANY, LLC | \$599.97 | TESTING |
| TURF CARS LTD | \$590.00 | DODGE OPERATING EXPENSE |
| CENGAGE LEARNING INC | \$578.20 | BOOKS/PERIODICALS/SUB |
| FASTSIGNS | \$573.96 | DODGE OPERATING EXPENSE |
| MICHAEL M SALES | \$568.00 | PRINTING/BINDING |
| OREGON DEPARTMENT OF JUSTICE | \$554.31 | PAYROLL RELATED |
| CLEVELAND GOLF/SRIXON | \$551.50 | DODGE OPERATING EXPENSE |
| VOICE & DATA SYSTEMS INC | \$534.50 | TELEPHONE |
| SANDAU BROS SIGN CO INC | \$530.00 | SUPPLIES |
| TED'S MOWER SALES & SERVICE INC | \$528.50 | EQUIPMENT/PARTS |
| JONES AUTOMOTIVE | \$525.27 | EQUIPMENT/PARTS |
| PRESTIGE FLAG | \$514.62 | DODGE OPERATING EXPENSE |
| RELIANT FIRE APPARATUS INC | \$512.68 | EQUIPMENT/PARTS |
| A RAYMOND PLUMBING | \$500.00 | REPAIRS & MAINTENANCE |
| CITY OF LA VISTA | \$500.00 | TRAINING |
| J FULCHER INC | \$496.50 | EQUIPMENT/PARTS |
| PARAMOUNT LINEN & UNIFORMS | \$490.78 | DODGE OPERATING EXPENSE |
| ENGINEERING TECHNOLOGIES INC | \$475.00 | CONSULTANT |
| CONSTELLATION NEWENERGY-GAS DIVISION, LLC | \$467.58 | NATURAL GAS |
| MENARD INC. | \$464.37 | SUPPLIES |
| J&M GOLF | \$451.60 | DODGE OPERATING EXPENSE |
| CENTER POINT LARGE PRINT | \$446.40 | SUPPLIES |

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| RADIATOR DEPOT | \$435.00 | EQUIPMENT/PARTS |
| DALTON PREGON | \$420.00 | PROFESSIONAL SVCS |
| CHEMSEARCH FE | \$415.39 | SUPPLIES |
| BUCK'S INC. | \$412.53 | VEHICLE WASH |
| TERRACON CONSULTANTS INC | \$408.75 | PROFESSIONAL SVCS |
| W.W. GRAINGER, INC. | \$402.49 | EQUIPMENT/PARTS |
| O'REILLY AUTOMOTIVE INC | \$386.92 | EQUIPMENT/PARTS |
| GENIE SERVICE LLC | \$375.00 | PEST CONTROL |
| M & R WELDING | \$368.00 | WELDING SUPPLIES/SERVICE |
| RESPOND FIRST AID SYSTEMS | \$363.85 | MEDICAL SUPPLIES |
| ELECTRIC PUMP | \$360.00 | EQUIPMENT/PARTS |
| USM WEAR TECHNOLOGIES, LLC. | \$352.50 | EQUIPMENT/PARTS |
| KEVIN COBLE | \$350.00 | PROFESSIONAL SVCS |
| LP BUILDING SERVICES GROUP | \$350.00 | JANITORIAL SERVICE |
| RICK BRAMMER | \$350.00 | PROFESSIONAL SVCS |
| DAVID W WOODY | \$340.00 | SUPPLIES |
| POTTAWATTAMIE COUNTY TREASURER | \$335.00 | FEES |
| DAVID AARON | \$325.00 | PROFESSIONAL SVCS |
| CUMMINS SALES & SERVICE | \$324.03 | EQUIPMENT/PARTS |
| THERMO KING CHRISTENSEN | \$323.55 | SUPPLIES |
| SAPP BROTHERS INC | \$316.80 | FUEL |
| OMAHA PNEUMATIC EQUIPMENT COMPANY | \$301.07 | SUPPLIES |
| SCOTT M POPE | \$300.00 | REIMB EMPLOYEE EXPENSE |
| STEVEN J ROSS | \$300.00 | REIMB EMPLOYEE EXPENSE |
| GREY HOUSE PUBLISHING | \$290.00 | BOOKS/PERIODICALS/SUB |
| GREATAMERICA FINANCIAL SERVICES CORP | \$285.57 | CONTRACT AGREEMENT |
| LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN | \$280.00 | EMPLOYEE CONTRIB |
| ROBERT L WISE | \$280.00 | PROFESSIONAL SVCS |
| RICHARD BELT | \$275.00 | PROFESSIONAL SVCS |
| MATTHEW M KRZYCKI | \$272.20 | REIMB EMPLOYEE EXPENSE |
| YANT EQUIPMENT | \$271.00 | REPAIRS & MAINTENANCE |
| IOWA DEPARTMENT OF REVENUE | \$265.00 | PAYROLL RELATED |

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| THE TRANZONIC COMPANIES | \$264.81 | UNIFORMS |
| BMI JANITORIAL GROUP | \$260.00 | MAC OPERATING EXPENSE |
| ROSE EQUIPMENT, LLC | \$259.98 | EQUIPMENT/PARTS |
| WATER ENGINEERING INC | \$254.57 | GROUNDS MAINTENANCE |
| BACKSTAGE LIBRARY WORKS | \$250.00 | SUBSCRIPTION |
| CHN NEBRASKA | \$250.00 | REFUND |
| KATHY ALVAREZ | \$250.00 | REFUND |
| LAURA CAPEL | \$250.00 | REFUND |
| J & R LIQUOR | \$246.54 | MAC OPERATING EXPENSE |
| ODEYS INC | \$239.85 | EQUIPMENT/PARTS |
| HACH COMPANY | \$238.00 | EQUIPMENT/PARTS |
| HEARTLAND CO-OP | \$228.00 | FUEL |
| RDG GEOSCIENCE & ENGINEERING INC | \$227.25 | PROFESSIONAL SVCS |
| TY'S OUTDOOR POWER & SERVICE | \$224.97 | EQUIPMENT/PARTS |
| WASTE CONNECTIONS OF IOWA | \$222.50 | DODGE OPERATING EXPENSE |
| PAUL THOMAS GALUS | \$220.00 | MAC OPERATING EXPENSE |
| KAILA MERCHANT | \$212.93 | REIMB EMPLOYEE EXPENSE |
| MIDWEST TURF & IRRIGATION | \$210.43 | DODGE OPERATING EXPENSE |
| ALLOY SPECIALTY INC | \$210.00 | PROFESSIONAL SVCS |
| EDWARD JAMES BREWSTER JR | \$210.00 | PROFESSIONAL SVCS |
| JAROD ROSALES | \$201.94 | DODGE OPERATING EXPENSE |
| TODD ARCHER | \$200.00 | REFUND |
| MIKALA GOFORTH | \$200.00 | DODGE OPERATING EXPENSE |
| INLAND TRUCK PARTS COMPANY INC | \$198.02 | EQUIPMENT/PARTS |
| CAVENDISH SQUARE PUBLISHING LLC | \$195.54 | BOOKS/PERIODICALS/SUB |
| UNIVERSITY OF NEBRASKA AT OMAHA | \$195.00 | TRAINING |
| JIM HAWK TRUCK TRAILERS INC. | \$189.60 | EQUIPMENT/PARTS |
| FREDERICK T ROSE | \$188.96 | REFUND |
| JODI R QUAKENBUSH | \$185.60 | REIMB EMPLOYEE EXPENSE |
| INTERSTATE POWERSYSTEMS | \$182.90 | EQUIPMENT/PARTS |
| DICK DEAN SERVICE INC. | \$180.00 | REPAIRS & MAINTENANCE |
| PROFESSIONAL AUDIOLOGY AND | \$175.00 | PROFESSIONAL SVCS |

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| CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY | \$165.68 | EQUIPMENT/PARTS |
| BURTON PLUMBING | \$163.00 | EQUIPMENT/PARTS |
| SCOTT OFFERMAN | \$155.00 | EQUIPMENT/PARTS |
| ROBERT E ADAMS | \$153.00 | REFUND |
| BLUFFS TOOL & MACHINE | \$150.00 | REPAIRS & MAINTENANCE |
| PEERLESS WIPING CLOTH CO | \$150.00 | SUPPLIES |
| SAFETY KLEEN CORPORATION | \$150.00 | SERVICE LABOR |
| BENJAMIN E JOHNSON | \$148.48 | REIMB EMPLOYEE EXPENSE |
| AHLERS & COONEY P.C | \$147.00 | ATTORNEY FEES |
| DYLAN ROCKWELL | \$145.00 | REIMB EMPLOYEE EXPENSE |
| KELLY SALVO | \$145.00 | REIMB EMPLOYEE EXPENSE |
| STANEK FIRE PROTECTION | \$139.00 | SAFETY EQUIPMENT |
| RONALD NELSON | \$129.93 | DODGE OPERATING EXPENSE |
| GREEN SIDE UP | \$128.40 | DODGE OPERATING EXPENSE |
| SITEONE LANDSCAPE SUPPLY HOLDING LLC | \$126.82 | LANDSCAPING SUPPLIES |
| BOFA | \$124.71 | MAC OPERATING EXPENSE |
| GREAT AMERICA FINANCIAL SERVICE | \$121.22 | DODGE OPERATING EXPENSE |
| COX BUSINESS | \$119.12 | DODGE OPERATING EXPENSE |
| FASTENAL COMPANY | \$115.37 | SUPPLIES |
| ONE SOURCE THE BACKGROUND CHECK COMPANY | \$104.00 | PROFESSIONAL SVCS |
| MARTIN RESOURCE MANAGEMENT | \$103.60 | SUPPLIES |
| EVELYN RAMIREZ | \$100.00 | REFUND |
| ROBERTA J LOWE | \$100.00 | PROFESSIONAL SVCS |
| AMOS DEAN | \$100.00 | MAC OPERATING EXPENSE |
| BILL'S WATER CONDITIONING | \$93.00 | SUPPLIES |
| DEBORAH MCQUIGG | \$92.97 | REFUND |
| EDWIN WEIS, KATHERINE WEIS | \$89.65 | REFUND |
| LYNN RUTLEDGE | \$88.52 | REIMB EMPLOYEE EXPENSE |
| JANICE SCHNACKENBERG | \$88.44 | REFUND |
| RICHARD L ANDERSEN | \$87.48 | REFUND |
| NANCY J JOHNSON | \$86.93 | REFUND |
| CENTER TROPHY COMPANY | \$85.00 | SUPPLIES |

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| NORMAN OR SHARON SORRELLS | \$84.67 | REFUND |
| CB PRF FIRE FIGHTERS #15 | \$79.00 | DUES EMPLOYEE |
| DIAMOND MOWERS INC | \$76.42 | REPAIRS & MAINTENANCE |
| JEREMY RYAN SMITH | \$75.00 | PROFESSIONAL SVCS |
| SKARSHAUG TESTING LABORATORY INC | \$73.80 | SAFETY EQUIPMENT |
| MID STATES BANK | \$73.15 | MAC OPERATING EXPENSE |
| DONNA M GROTE | \$72.73 | REFUND |
| M LUCILLE FROHARDT | \$71.97 | REFUND |
| ROSE SCHLEMMER | \$71.82 | REFUND |
| ACTION TARGET | \$71.80 | EQUIPMENT/PARTS |
| IOWA COUNTY ATTORNEYS ASSOCIATION | \$70.00 | TRAINING |
| SUZANNE M SENDEN | \$65.97 | BOOKS/PERIODICALS/SUB |
| SPRINT SOLUTIONS INC | \$58.96 | CELL PHONE |
| HUBER CHEVROLET CO INC | \$58.94 | EQUIPMENT/PARTS |
| LAWRENCE J SCHULENBERG | \$55.00 | REFUND |
| AMERICAN NATIONAL BANK | \$54.50 | BANK SERVICES |
| RICOH USA INC | \$53.93 | CONTRACT AGREEMENT |
| JOANNE M COX | \$50.17 | REFUND |
| IOWA MUNICIPAL FINANCE OFFICERS ASSOC | \$50.00 | DUES/MEMBERSHIP |
| GRP & ASSOCIATES | \$49.00 | SUPPLIES |
| NEBRASKA DISTRIBUTING | \$47.30 | MAC OPERATING EXPENSE |
| LORETTA GOESCHEL | \$45.82 | REIMB EMPLOYEE EXPENSE |
| HEARTLAND TOXICOLOGY | \$45.00 | PROFESSIONAL SVCS |
| DEX MEDIA, INC. | \$41.50 | ADVERTISEMENT |
| BELLEVUE LIBRARY FOUNDATION INC | \$40.00 | PROFESSIONAL SVCS |
| CITY OF SIOUX CITY | \$39.95 | PROFESSIONAL SVCS |
| MARK ARCHIBALD | \$38.98 | REIMB EMPLOYEE EXPENSE |
| UNITED PARCEL SERVICE | \$35.75 | FREIGHT/POSTAGE |
| CITY OF DECORAH | \$28.95 | BOOKS/PERIODICALS/SUB |
| DOUGLAS COUNTY TREASURER | \$25.98 | FEES |
| LACEY NAVARRETE | \$25.00 | REFUND |
| CONSOLIDATED LIBRARY DISTRICT #3 | \$21.99 | BOOKS/PERIODICALS/SUB |

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| JONATHAN ROLLINS | \$21.00 | REFUND |
| PAYPAL INC | \$19.95 | CONTRACTURAL SVC |
| JALEEN PEIPER | \$15.99 | REFUND |
| AMERICAN MESSAGING SERVICES LLC | \$14.19 | TELEPHONE |
| BAUM HYDRAULICS CORP | \$12.23 | EQUIPMENT/PARTS |
| UNION BANK & TRUST FSA | \$3.50 | DODGE OPERATING EXPENSE |
| UNION BANK & TRUST | \$2.00 | DODGE OPERATING EXPENSE |
| DISCOVER | \$0.30 | MAC OPERATING EXPENSE |
| TITAN MACHINERY INC | \$0.00 | EQUIPMENT/PARTS |
| TOTAL | \$13,132,655.77 | |

**CITY OF COUNCIL BLUFFS
EXPENDITURES
AUGUST FY 20
(\$'S)**

| PAYEE | AMOUNT | BUSINESS PURPOSE |
|---|---------------|-------------------------|
| A + UNITED RADIATOR REPAIR INC. | \$1,585.00 | REPAIRS & MAINTENANCE |
| A RAYMOND PLUMBING | \$500.00 | REPAIRS & MAINTENANCE |
| ABC ELECTRIC INC. | \$783.00 | REPAIRS & MAINTENANCE |
| ABLE LOCKSMITHS | \$5,947.50 | PROFESSIONAL SVCS |
| ABM | \$896.50 | JANITORIAL SERVICE |
| ACCENT PACKAGING INC | \$1,587.73 | SUPPLIES |
| ACTION TARGET | \$71.80 | EQUIPMENT/PARTS |
| ACUSHNET COMPANY | \$1,685.42 | DODGE OPERATING EXPENSE |
| ADASHI SYSTEMS LLC | \$6,419.00 | HARDWARE/SOFTWARE |
| ADIDAS AMERICA INC | \$2,249.23 | DODGE OPERATING EXPENSE |
| ADVANCE SERVICES, INC | \$2,522.88 | CONTRACT LABOR |
| ADVANCED DATA PROCESSING, INC | \$7,324.14 | AMBULANCE BILLING FEE |
| AG SOLUTIONS GROUP LLC | \$656.00 | EQUIPMENT/PARTS |
| AGRIVISION EQUIPMENT GROUP | \$2,156.22 | EQUIPMENT/PARTS |
| AHLERS & COONEY P.C | \$147.00 | ATTORNEY FEES |
| ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM | \$2,000.00 | MEDICAL SUPPLIES |
| ALLIED ELECTRONICS INCORPORATED | \$1,295.68 | SUPPLIES |
| ALLIED OIL & TIRE COMPANY | \$736.66 | SUPPLIES |
| ALLOY SPECIALTY INC | \$210.00 | PROFESSIONAL SVCS |
| AMERICAN BOTTLING COMPANY | \$1,541.28 | SUPPLIES |
| AMERICAN MESSAGING SERVICES LLC | \$14.19 | TELEPHONE |
| AMERICAN NATIONAL BANK | \$54.50 | BANK SERVICES |
| AMOS DEAN | \$100.00 | MAC OPERATING EXPENSE |
| AOI CORPORATION | \$1,443.21 | SUPPLIES |

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| AQUA-CHEM INCORPORATED | \$7,346.81 | SUPPLIES |
| ARNOLD MOTOR SUPPLY, LLP | \$5,544.92 | EQUIPMENT/PARTS |
| ARROW TOWING | \$917.00 | TOWING/STORAGE/AUCTION |
| ASPEN EQUIPMENT CO | \$3,460.00 | EQUIPMENT/PARTS |
| ASPHALT & CONCRETE MATERIALS CO. | \$13,727.98 | STREET MAINTENANCE SUPLS |
| ATHLETICO EXCEL NEBRASKA LLC | \$873.00 | PROFESSIONAL SVCS |
| BACKSTAGE LIBRARY WORKS | \$250.00 | SUBSCRIPTION |
| BAKER & TAYLOR INC | \$10,003.79 | BOOKS/PERIODICALS/SUB |
| BAKER TILLY VIRCHOW KRAUSE LLP | \$10,840.00 | CONSULTANT |
| BANK & CREDIT CARD FEES | \$2,453.48 | DODGE OPERATING EXPENSE |
| BARTON SOLVENTS INC | \$3,223.75 | SUPPLIES |
| BAUM HYDRAULICS CORP | \$12.23 | EQUIPMENT/PARTS |
| BELLEVUE LIBRARY FOUNDATION INC | \$40.00 | PROFESSIONAL SVCS |
| BENJAMIN E JOHNSON | \$148.48 | REIMB EMPLOYEE EXPENSE |
| BERT GURNEY & ASSOCIATES INC | \$11,024.20 | EQUIPMENT/PARTS |
| BGNE INC. | \$2,715.43 | SUPPLIES |
| BILL'S WATER CONDITIONING | \$93.00 | SUPPLIES |
| BISHOP BUSINESS EQUIPMENT COMPANY | \$670.51 | SUPPLIES |
| BLACK HILLS UTILITY HOLDINGS, INC. | \$2,185.42 | NATURAL GAS |
| BLUFFS ELECTRIC INC | \$53,990.93 | ELECTRICAL REPAIR |
| BLUFFS PAVING & UTILITY INC | \$473,650.10 | CONSTRUCTION |
| BLUFFS TAXI & COURIER | \$635.75 | TRANSIT SERVICES |
| BLUFFS TOOL & MACHINE | \$150.00 | REPAIRS & MAINTENANCE |
| BMI JANITORIAL GROUP | \$260.00 | MAC OPERATING EXPENSE |
| BOBCAT OF OMAHA | \$1,708.91 | EQUIPMENT/PARTS |
| BOFA | \$124.71 | MAC OPERATING EXPENSE |
| BOMGAARS SUPPLY INC | \$839.60 | SUPPLIES |
| BOUND TO STAY BOUND BOOKS INC | \$661.70 | BOOKS/PERIODICALS/SUB |
| BRYAN PREGON | \$1,062.50 | PROFESSIONAL SVCS |
| BUCK'S INC. | \$412.53 | VEHICLE WASH |
| BURTON PLUMBING | \$163.00 | EQUIPMENT/PARTS |
| C & J INDUSTRIAL SUPPLY | \$770.40 | JANITORIAL SERVICE |

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| C J FUTURES INC | \$750.00 | MOWING/GROUNDS MAINT |
| CABANA COFFEE | \$3,899.38 | MAC OPERATING EXPENSE |
| CAESARS ENTERTAINMENT | \$155,230.49 | MAC OPERATING EXPENSE |
| CALLAWAY | \$1,651.44 | DODGE OPERATING EXPENSE |
| CANON SOLUTIONS AMERICA INC | \$835.53 | COPY/PRINTER MAINTANCE |
| CARLEY CONSTRUCTION LLC | \$9,698.12 | CONSTRUCTION |
| CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY | \$165.68 | EQUIPMENT/PARTS |
| CAVENDISH SQUARE PUBLISHING LLC | \$195.54 | BOOKS/PERIODICALS/SUB |
| CB PRF FIRE FIGHTERS #15 | \$79.00 | DUES EMPLOYEE |
| CENGAGE LEARNING INC | \$578.20 | BOOKS/PERIODICALS/SUB |
| CENTER POINT LARGE PRINT | \$446.40 | SUPPLIES |
| CENTER TROPHY COMPANY | \$85.00 | SUPPLIES |
| CENTURYLINK | \$750.88 | TELEPHONE |
| CERTIFIED TRANSMISSION | \$4,010.35 | REPAIRS & MAINTENANCE |
| CFI TIRE SERVICE | \$4,358.14 | TIRE REPLACEMENT/REPAIR |
| CHAMPLIN TIRE RECYCLING INC | \$3,689.00 | TIRE DISPOSAL |
| CHEMSEARCH FE | \$415.39 | SUPPLIES |
| CHI HEALTH CLINIC | \$3,613.63 | PROFESSIONAL SVCS |
| CHILD SUPPORT SERVICES DIVISION | \$771.48 | PAYROLL RELATED |
| CHN NEBRASKA | \$250.00 | REFUND |
| CITY OF COUNCIL BLUFFS | \$3,786.72 | DODGE OPERATING EXPENSE |
| CITY OF COUNCIL BLUFFS2 | \$9,480.00 | MAC OPERATING EXPENSE |
| CITY OF COUNCIL BLUFFS-DEPENDENT | \$5,040.90 | EMPLOYEE CONTRIB |
| CITY OF COUNCIL BLUFFS-FLEX | \$8,787.66 | EMPLOYEE CONTRIB |
| CITY OF DECORAH | \$28.95 | BOOKS/PERIODICALS/SUB |
| CITY OF LA VISTA | \$500.00 | TRAINING |
| CITY OF OMAHA | \$1,000.00 | CONTRACT AGREEMENT |
| CITY OF SIOUX CITY | \$39.95 | PROFESSIONAL SVCS |
| CITY TREASURER | \$3,676.83 | DODGE OPERATING EXPENSE |
| CLEAR TITLE & ABSTRACT LLC | \$1,942.25 | PROFESSIONAL SVCS |
| CLEVELAND GOLF/SRIXON | \$551.50 | DODGE OPERATING EXPENSE |
| COLIBRI SYSTEMS NORTH AMERICA INC | \$1,481.98 | SUPPLIES |

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| COLLECTION SERVICES CENTER | \$12,779.60 | PAYROLL RELATED |
| COMMAND CENTER INC | \$1,551.41 | MAC OPERATING EXPENSE |
| COMPASS UTILITY LLC | \$187,860.25 | CONSTRUCTION |
| CONSOLIDATED LIBRARY DISTRICT #3 | \$21.99 | BOOKS/PERIODICALS/SUB |
| CONSTELLATION NEWENERGY-GAS DIVISION, LLC | \$467.58 | NATURAL GAS |
| CONTROL SERVICES INC | \$967.88 | REPAIRS & MAINTENANCE |
| CONTROLLED MATERIALS & EQUIPMENT TRANS. | \$6,883.00 | CONSTRUCTION |
| CORNHUSKER INTERNATIONAL TRUCKS | \$7,166.87 | EQUIPMENT/PARTS |
| COUNCIL BLUFFS WATER WORKS | \$23,646.63 | WATER |
| COUNCIL BLUFFS WINSUPPLY | \$14,609.34 | SUPPLIES |
| COX BUSINESS | \$119.12 | DODGE OPERATING EXPENSE |
| COX MEDIA, LLC | \$22,240.93 | PHONE/INTERNET SVC |
| CUMMINS SALES & SERVICE | \$324.03 | EQUIPMENT/PARTS |
| CVB | \$16,084.82 | MAC OPERATING EXPENSE |
| D&K PRODUCTS | \$18,964.93 | DODGE OPERATING EXPENSE |
| DAIKIN APPLIED | \$767.92 | REPAIRS & MAINTENANCE |
| DAILY NONPAREIL | \$1,533.75 | ADVERTISEMENT |
| DALES TRASH SERVICE INC | \$3,420.00 | RENTAL EXPS |
| DALTON PREGON | \$420.00 | PROFESSIONAL SVCS |
| DAVID AARON | \$325.00 | PROFESSIONAL SVCS |
| DAVID W COBERLY SR. | \$918.24 | UNIFORMS |
| DAVID W WOODY | \$340.00 | SUPPLIES |
| DAVIS EQUIPMENT CORPORATION | \$1,160.16 | EQUIPMENT/PARTS |
| DBI INC | \$1,498.00 | REPAIRS & MAINTENANCE |
| DEAN HOLDING COMPANY | \$991.24 | CONCESSIONS |
| DEBORAH MCQUIGG | \$92.97 | REFUND |
| DEFIANCE, INC. | \$3,766.35 | REPAIRS & MAINTENANCE |
| DELL MARKETING L P | \$24,979.32 | HARDWARE/SOFTWARE |
| DEMCO INC | \$1,202.49 | SUPPLIES |
| DEX MEDIA, INC. | \$41.50 | ADVERTISEMENT |
| DIAMOND MARKETING SOLUTIONS GROUP, INC. | \$2,079.86 | POSTAGE & LEASE COST |
| DIAMOND MOWERS INC | \$76.42 | REPAIRS & MAINTENANCE |

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| DICK DEAN SERVICE INC. | \$180.00 | REPAIRS & MAINTENANCE |
| DISCOVER | \$0.30 | MAC OPERATING EXPENSE |
| DMG INC | \$2,295.72 | ELECTRICAL REPAIR |
| DODGE PAYROLL | \$60,902.11 | DODGE OPERATING EXPENSE |
| DOLL DISTRIBUTING INC | \$636.22 | MAC OPERATING EXPENSE |
| DOLL DISTRIBUTING LLC | \$5,438.90 | DODGE OPERATING EXPENSE |
| DONALD W MATHEWS | \$6,183.24 | VEHICLE REPAIR |
| DONNA M GROTE | \$72.73 | REFUND |
| DOSTALS CONSTRUCTION CO INC | \$31,725.00 | CONSTRUCTION |
| DOUGLAS COUNTY TREASURER | \$25.98 | FEES |
| DP MANAGEMENT LLC | \$51,266.40 | MOWING/GROUNDS MAINT |
| DRAKE-WILLIAMS STEEL INC | \$3,018.00 | REPAIRS & MAINTENANCE |
| DRIVER SEWER & WATER INC | \$3,210.00 | REPAIRS & MAINTENANCE |
| DYLAN ROCKWELL | \$145.00 | REIMB EMPLOYEE EXPENSE |
| EBSCO INDUSTRIES, INC. | \$7,202.00 | SUBSCRIPTION |
| ECHO ELECTRIC SUPPLY | \$625.90 | MAC OPERATING EXPENSE |
| ECHO GROUP | \$1,739.48 | SUPPLIES |
| ECOSOLUTIONS LLC | \$2,430.75 | SUPPLIES |
| EDWARD JAMES BREWSTER JR | \$210.00 | PROFESSIONAL SVCS |
| EDWARDS CHEVROLET-CADILLAC INC | \$1,775.30 | EQUIPMENT/PARTS |
| EDWARDS MOTORSPORTS LLC | \$8,849.08 | EQUIPMENT/PARTS |
| EDWIN WEIS, KATHERINE WEIS | \$89.65 | REFUND |
| EFTPS | \$840,792.29 | EMPLOYEE TAXES |
| EHRHART GRIFFIN & ASSOCIATES INC | \$50,870.86 | PROFESSIONAL SVCS |
| EL DORADO | \$1,455.82 | MAC OPERATING EXPENSE |
| ELAVON INC | \$11,943.28 | FEES |
| ELECTRIC PUMP | \$360.00 | EQUIPMENT/PARTS |
| EMPLOYERS MUTUAL CASUALTY COMPANY | \$83,699.43 | INSURANCE |
| EMSPACE INC | \$7,760.97 | CONSULTANT |
| ENDRESS & HAUSER | \$2,780.93 | SUPPLIES |
| ENGINEERING TECHNOLOGIES INC | \$475.00 | CONSULTANT |
| ENTERPRISE FM TRUST | \$724.88 | RENTAL EXPS |

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| ERRIN K GUNDERSON | \$4,716.27 | MOWING/GROUNDS MAINT |
| EVELYN RAMIREZ | \$100.00 | REFUND |
| EXCHANGE BANK LEASING DIV | \$8,766.41 | DODGE OPERATING EXPENSE |
| FACTORY MOTOR PARTS | \$5,754.75 | EQUIPMENT/PARTS |
| FASTENAL COMPANY | \$115.37 | SUPPLIES |
| FASTSIGNS | \$573.96 | DODGE OPERATING EXPENSE |
| FELD FIRE | \$3,213.16 | EQUIPMENT/PARTS |
| FELSBURG HOLT & ULLEVIG INC | \$5,830.61 | PROFESSIONAL SVCS |
| FIREGUARD, INC. | \$3,003.00 | EQUIPMENT/PARTS |
| FIRST NATIONAL BANK PCARDS ACH | \$3,502.36 | DODGE OPERATING EXPENSE |
| FIRST WIRELESS INC | \$1,220.00 | EQUIPMENT/PARTS |
| FISHER SCIENTIFIC COMPANY, LLC | \$599.97 | TESTING |
| FOX HOLDINGS, INC. | \$875.00 | REPAIRS & MAINTENANCE |
| FRATERNAL ORDER OF POLICE | \$3,150.00 | EMPLOYEE CONTRIB |
| FREDERICK T ROSE | \$188.96 | REFUND |
| FUNNEL CAKE | \$1,242.89 | MAC OPERATING EXPENSE |
| GEA MECHANICAL EQUIPMENT US INC | \$5,331.43 | EQUIPMENT/PARTS |
| GENIE SERVICE LLC | \$375.00 | PEST CONTROL |
| GEORGE BUTLER ASSOCIATES, INC. | \$4,449.20 | REPAIRS & MAINTENANCE |
| GOLF SCORECARDS INC | \$1,085.00 | DODGE OPERATING EXPENSE |
| GOVDEALS INC | \$762.76 | ONLINE PAYMENT FEES |
| GREAT AMERICA FINANCIAL SERVICE | \$121.22 | DODGE OPERATING EXPENSE |
| GREAT PLAINS UNIFORMS | \$1,336.50 | UNIFORMS |
| GREATAMERICA FINANCIAL SERVICES CORP | \$285.57 | CONTRACT AGREEMENT |
| GREEN SIDE UP | \$128.40 | DODGE OPERATING EXPENSE |
| GREGORY CONTAINER COMPANY | \$13,984.00 | EQUIPMENT/PARTS |
| GREY HOUSE PUBLISHING | \$290.00 | BOOKS/PERIODICALS/SUB |
| GRP & ASSOCIATES | \$49.00 | SUPPLIES |
| HACH COMPANY | \$238.00 | EQUIPMENT/PARTS |
| HARMS OIL COMPANY | \$67,671.24 | FUEL |
| HASTINGS COLLEGE | \$1,000.00 | HARDWARE/SOFTWARE |
| HAWKINS CONSTRUCTION COMPANY | \$1,402,102.74 | CONSTRUCTION |

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| HDR ENGINEERING INC | \$28,441.44 | PROFESSIONAL SVCS |
| HEARTLAND CO-OP | \$228.00 | FUEL |
| HEARTLAND TIRES & TREADS INC | \$2,244.20 | TIRE REPLACEMENT/REPAIR |
| HEARTLAND TOXICOLOGY | \$45.00 | PROFESSIONAL SVCS |
| HEININGER CONSTRUCTION LLC | \$2,650.00 | CONTRACT LABOR |
| HENNINGSEN CONSTRUCTION INC | \$44,551.50 | CONSTRUCTION |
| HGM ASSOCIATES INC | \$191,899.35 | PROFESSIONAL SVCS |
| HISTORICAL GENERAL DODGE HOUSE FOUNDATION INC | \$18,750.00 | QUARTERLY CONTRACT PAYMENT |
| HOLLAND & MCKEE LLC | \$68,176.37 | TREE WORK |
| HOSE & HANDLING INC. | \$4,129.52 | EQUIPMENT/PARTS |
| HOTSY EQUIPMENT COMPANY | \$656.20 | REPAIRS & MAINTENANCE |
| HTM SALES INC | \$10,422.00 | EQUIPMENT/PARTS |
| HUBER CHEVROLET CO INC | \$58.94 | EQUIPMENT/PARTS |
| I-80 LIQUOR & TOBACCO | \$1,783.08 | DODGE OPERATING EXPENSE |
| ICMA RETIREMENT TRUST - 457 | \$17,308.45 | EMPLOYEE CONTRIB |
| INFO USA MARKETING INC | \$4,020.00 | FEES |
| INLAND TRUCK PARTS COMPANY INC | \$198.02 | EQUIPMENT/PARTS |
| INSIGHT PUBLIC SECTOR INC | \$76,618.60 | HARDWARE/SOFTWARE |
| INTERNATIONAL ASSOCIATION | \$1,225.00 | DUES/MEMBERSHIP |
| INTERSTATE POWERSYSTEMS | \$182.90 | EQUIPMENT/PARTS |
| IOWA COUNTY ATTORNEYS ASSOCIATION | \$70.00 | TRAINING |
| IOWA DEPARTMENT OF NATURAL RESOURCE | \$1,275.00 | TRAINING |
| IOWA DEPARTMENT OF PUBLIC SAFETY | \$800.00 | TRAINING |
| IOWA DEPARTMENT OF REVENUE | \$265.00 | PAYROLL RELATED |
| IOWA DEPARTMENT OF REVENUE-SALES TAX | \$10,369.00 | DODGE OPERATING EXPENSE |
| IOWA DEPARTMENT OF REVENUE-SALES TAX | \$15,658.00 | MAC OPERATING EXPENSE |
| IOWA DEPT OF REVENUE | \$192,625.00 | EMPLOYEE TAXES |
| IOWA MUNICIPAL FINANCE OFFICERS ASSOC | \$50.00 | DUES/MEMBERSHIP |
| IOWA PRISON INDUSTRIES | \$1,528.20 | SUPPLIES |
| IOWA WASTE SERVICES HOLDINGS INC | \$54,655.04 | SOLID WASTE DISPOSAL |
| IOWA WORKFORCE DEVELOPMENT | \$3,614.88 | UNEMPLOYEMENT |
| IP PATHWAYS LLC | \$16,881.24 | HARDWARE/SOFTWARE |

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| IPERS | \$196,358.88 | RETIREMENT |
| IPFS CORPORATION | \$645.39 | DODGE OPERATING EXPENSE |
| J & R DOOR CO | \$2,480.00 | EQUIPMENT/PARTS |
| J & R LIQUOR | \$246.54 | MAC OPERATING EXPENSE |
| J FULCHER INC | \$496.50 | EQUIPMENT/PARTS |
| J&M GOLF | \$451.60 | DODGE OPERATING EXPENSE |
| JALEEN PEIPER | \$15.99 | REFUND |
| JANICE SCHNACKENBERG | \$88.44 | REFUND |
| JAROD ROSALES | \$201.94 | DODGE OPERATING EXPENSE |
| JEO CONSULTING GROUP INC | \$17,899.65 | CONSULTANT |
| JEREDITH BRANDS LLC | \$5,986.50 | JANITORIAL SERVICE |
| JEREMY RYAN SMITH | \$75.00 | PROFESSIONAL SVCS |
| JIM HAWK TRUCK TRAILERS INC. | \$189.60 | EQUIPMENT/PARTS |
| JOANNE M COX | \$50.17 | REFUND |
| JODI R QUAKENBUSH | \$185.60 | REIMB EMPLOYEE EXPENSE |
| JOE NEUMANN | \$972.67 | DODGE OPERATING EXPENSE |
| JOHNSON CONTROLS INC. | \$4,473.65 | EQUIPMENT/PARTS |
| JONATHAN ROLLINS | \$21.00 | REFUND |
| JONES AUTOMOTIVE | \$525.27 | EQUIPMENT/PARTS |
| JOY DRYDEN INC. | \$1,344.00 | SUPPLIES |
| JUDDS BROS CONSTRUCTION CO | \$225,101.13 | CONSTRUCTION |
| KAILA MERCHANT | \$212.93 | REIMB EMPLOYEE EXPENSE |
| KATHY ALVAREZ | \$250.00 | REFUND |
| KAYS CUSTOMS LLC | \$1,038.50 | SERVICE LABOR |
| KELLY SALVO | \$145.00 | REIMB EMPLOYEE EXPENSE |
| KELTEK, INCORPORATED | \$18,020.40 | EQUIPMENT/PARTS |
| KEVIN COBLE | \$350.00 | PROFESSIONAL SVCS |
| KONICA MINOLTA BUSINESS SOLUTIONS USA | \$812.00 | LEASE |
| KUSSMAUL ELECTRONICS LLC | \$616.66 | SUPPLIES |
| LACEY NAVARRETE | \$25.00 | REFUND |
| LANDSCAPES MGMT COMPANY | \$5,190.00 | DODGE OPERATING EXPENSE |
| LANDSCAPES UNLIMITED | \$3,368.06 | DODGE OPERATING EXPENSE |

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| LAURA CAPEL | \$250.00 | REFUND |
| LAURISSA BERKER | \$10,000.00 | PROFESSIONAL SVCS |
| LAWRENCE J SCHULENBERG | \$55.00 | REFUND |
| LAWSON PRODUCTS INC | \$958.88 | SUPPLIES |
| LISA J LARSEN | \$2,800.00 | PROFESSIONAL SVCS |
| LKQ CORPORATION | \$2,900.00 | EQUIPMENT/PARTS |
| LOCKTON CO, LLC - KC SERIES | \$3,066.00 | DODGE OPERATING EXPENSE |
| LORETTA GOESCHEL | \$45.82 | REIMB EMPLOYEE EXPENSE |
| LP BUILDING SERVICES GROUP | \$350.00 | JANITORIAL SERVICE |
| LPL FINANCIAL LLC | \$1,411.64 | DODGE TRUST REIMBURSEMENT |
| 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 |
| LYMAN RICHEY CORPORATION | \$32,102.50 | STREET MAINTENANCE SUPLS |
| LYNN RUTLEDGE | \$88.52 | REIMB EMPLOYEE EXPENSE |
| M & R WELDING | \$368.00 | WELDING SUPPLIES/SERVICE |
| M LUCILLE FROHARDT | \$71.97 | REFUND |
| MAC PAYROLL | \$147,152.63 | MAC OPERATING EXPENSE |
| MACONN ENTERPRISES LLC | \$9,211.80 | GROUNDS MAINTENANCE |
| MARCO HOLDINGS, LLC | \$5,336.61 | COPY/PRINTER MAINTANCE |
| MARK A WARNEKE | \$1,245.00 | PROFESSIONAL SVCS |
| MARK ARCHIBALD | \$38.98 | REIMB EMPLOYEE EXPENSE |
| MARTIN RESOURCE MANAGEMENT | \$103.60 | SUPPLIES |
| MATHESON TRI GAS INC. | \$864.58 | SUPPLIES |
| MATTHEW M KRZYCKI | \$272.20 | REIMB EMPLOYEE EXPENSE |
| MAX I WALKER UNIFORM & APPAREL | \$922.77 | UNIFORMS |
| MCINTOSH PLUMBING INC | \$2,833.75 | PLUMBING NEW OR REPAIR |
| MCMULLEN FORD INC | \$1,782.57 | EQUIPMENT/PARTS |
| MECHANICAL INC | \$1,255.00 | MAC OPERATING EXPENSE |
| MENARD INC. | \$464.37 | SUPPLIES |
| MERSINO DEWATERING INC | \$4,690.00 | REPAIRS & MAINTENANCE |

| | | |
|---------------------------------------|--------------|--------------------------|
| MFPRSI | \$714,485.40 | RETIREMENT |
| MICHAEL M SALES | \$568.00 | PRINTING/BINDING |
| MICHAEL O'BRADOVICH | \$4,200.00 | PROFESSIONAL SVCS |
| MID AMERICAN SIGNAL INC | \$14,434.00 | EQUIPMENT/PARTS |
| MID IOWA REFRIGERATION INC | \$605.10 | EQUIPMENT/PARTS |
| MID STATES BANK | \$73.15 | MAC OPERATING EXPENSE |
| MIDAMERICAN ENERGY COMPANY | \$170,587.25 | ELECTRICITY |
| MIDLANDS HUMANE SOCIETY | \$10,328.17 | CONTRACT AGREEMENT |
| MIDWEST FLOOR COVERING, INC | \$1,481.00 | SERVICE LABOR |
| MIDWEST GLASS | \$1,413.22 | REPAIRS & MAINTENANCE |
| MIDWEST TAPE, LLC | \$7,311.98 | DVD/AUDIO/CD |
| MIDWEST TURF & IRRIGATION | \$2,807.90 | EQUIPMENT/PARTS |
| MIDWEST TURF & IRRIGATION | \$210.43 | DODGE OPERATING EXPENSE |
| MIKALA GOFORTH | \$200.00 | DODGE OPERATING EXPENSE |
| MITCHELL AND ASSOCIATES INC | \$1,200.00 | CONSULTANT |
| MMC MECHANICAL CONTRACTORS, INC. | \$65,828.50 | SERVICE LABOR |
| MOBOTREX INC | \$1,372.80 | SUPPLIES |
| MONROE TRUCK EQUIPMENT, INC. | \$90,446.00 | EQUIPMENT/PARTS |
| MURPHY TRACTOR & EQUIPMENT CO CORP | \$1,170.46 | EQUIPMENT/PARTS |
| MYRON WILDER | \$1,062.50 | PROFESSIONAL SVCS |
| NANCY J JOHNSON | \$86.93 | REFUND |
| NAPA AUTO PARTS | \$5,328.38 | EQUIPMENT/PARTS |
| NATIONWIDE RETIREMENT SOLUTIONS INC | \$98,636.83 | EMPLOYEE CONTRIB |
| NEBRASKA AIR FILTER INC | \$1,365.72 | SUPPLIES |
| NEBRASKA CHILD SUPPORT PAYMENT CTR | \$744.93 | PAYROLL RELATED |
| NEBRASKA DISTRIBUTING | \$47.30 | MAC OPERATING EXPENSE |
| NEBRASKA SALT & GRAIN CO | \$39,638.60 | STREET MAINTENANCE SUPLS |
| NEW COMMUNITY DEVELOPMENT CORPORATION | \$1,000.00 | DEVLPMNT CONTRACT |
| NEXT PHASE ENVIRONMENTAL | \$33,464.93 | GROUNDS MAINTENANCE |
| NMC INC. | \$9,523.76 | EQUIPMENT/PARTS |
| NORMAN OR SHARON SORRELLS | \$84.67 | REFUND |
| OCLC INC | \$1,255.86 | SUBSCRIPTION |

| | | |
|---|----------------|--------------------------|
| ODEYS INC | \$239.85 | EQUIPMENT/PARTS |
| OLD DOMINION BRUSH COMPANY INC | \$805.66 | SUPPLIES |
| OMAHA DOOR & WINDOW CO INC | \$1,269.63 | REPAIRS & MAINTENANCE |
| OMAHA NEON SIGN CO INC | \$261,250.00 | CONTRACT LABOR |
| OMAHA PNEUMATIC EQUIPMENT COMPANY | \$301.07 | SUPPLIES |
| OMNI ENGINEERING | \$2,933.36 | STREET MAINTENANCE SUPLS |
| ONE SOURCE THE BACKGROUND CHECK COMPANY | \$104.00 | PROFESSIONAL SVCS |
| OPTIMUM DATA INC | \$7,360.00 | HARDWARE/SOFTWARE |
| OREGON DEPARTMENT OF JUSTICE | \$554.31 | PAYROLL RELATED |
| O'REILLY AUTOMOTIVE INC | \$386.92 | EQUIPMENT/PARTS |
| OVERDRIVE INC | \$17,125.74 | BOOKS/PERIODICALS/SUB |
| PAPILLION SANITATION | \$9,493.33 | SOLID WASTE DISPOSAL |
| PARAMOUNT GAS PRODUCTS LLC | \$5,117.60 | SAFETY EQUIPMENT |
| PARAMOUNT LINEN & UNIFORMS | \$490.78 | DODGE OPERATING EXPENSE |
| PASSPORT LABS INC | \$768.25 | FEES |
| PATRICK STIBBS | \$11,975.00 | ADVERTISEMENT |
| PAUL THOMAS GALUS | \$220.00 | MAC OPERATING EXPENSE |
| PAY-LESS OFFICE PRODUCTS INC | \$8,603.40 | SUPPLIES |
| PAYPAL INC | \$19.95 | CONTRACTURAL SVC |
| PAYROLL | \$2,987,749.64 | CITY EMPLOYEE PAYROLL |
| PEERLESS WIPING CLOTH CO | \$150.00 | SUPPLIES |
| PEPSI BEVERAGES CO | \$1,520.71 | DODGE OPERATING EXPENSE |
| PETROLEUM TRADERS CORPORATION | \$41,347.08 | FUEL |
| PITNEY BOWES INC. | \$10,000.00 | POSTAGE & LEASE COST |
| POINT CONSTRUCTION | \$670.00 | SERVICE LABOR |
| POLYDYNE INC | \$20,020.00 | SUPPLIES |
| POTTAWATTAMIE COUNTY SHERIFF | \$18,275.00 | INMATE COST |
| POTTAWATTAMIE COUNTY TREASURER | \$335.00 | FEES |
| PREMIER MIDWEST BEVERAGE CO | \$2,701.50 | DODGE OPERATING EXPENSE |
| PRESTIGE FLAG | \$514.62 | DODGE OPERATING EXPENSE |
| PROFESSIONAL AUDIOLOGY AND | \$175.00 | PROFESSIONAL SVCS |
| RADIATOR DEPOT | \$435.00 | EQUIPMENT/PARTS |

| | | |
|--|--------------|-------------------------|
| RASMUSSEN MECHANICAL SERVICES INC | \$1,414.43 | EQUIPMENT/PARTS |
| RDG GEOSCIENCE & ENGINEERING INC | \$227.25 | PROFESSIONAL SVCS |
| RECORDED BOOKS LLC | \$861.01 | DVD/AUDIO/CD |
| REGENTS OF THE UNIVERSITY OF MINNESOTA | \$4,196.00 | SUPPLIES |
| RELIANCE STANDARD LIFE INSURANCE CO | \$40,009.37 | EMPLOYEE INSURANCE |
| RELIANT FIRE APPARATUS INC | \$512.68 | EQUIPMENT/PARTS |
| RESOURCE RENTAL CENTER INC | \$1,733.00 | RENTAL EXPS |
| RESPOND FIRST AID SYSTEMS | \$363.85 | MEDICAL SUPPLIES |
| RICHARD BELT | \$275.00 | PROFESSIONAL SVCS |
| RICHARD L ANDERSEN | \$87.48 | REFUND |
| RICK BRAMMER | \$350.00 | PROFESSIONAL SVCS |
| RICOH USA INC | \$53.93 | CONTRACT AGREEMENT |
| RIVERSIDE BUILDING MAINTENANCE INC | \$1,071.00 | JANITORIAL SERVICE |
| ROBERT E ADAMS | \$153.00 | REFUND |
| ROBERT L WISE | \$280.00 | PROFESSIONAL SVCS |
| ROBERTA J LOWE | \$100.00 | PROFESSIONAL SVCS |
| ROCK MILLS ENTERPRISES INC | \$937.50 | EQUIPMENT/PARTS |
| RONALD NELSON | \$129.93 | DODGE OPERATING EXPENSE |
| ROSANNA M THURMAN | \$1,250.00 | CONSULTANT |
| ROSE EQUIPMENT, LLC | \$259.98 | EQUIPMENT/PARTS |
| ROSE SCHLEMMER | \$71.82 | REFUND |
| RPL UTILITY LLC | \$288,854.66 | CONSTRUCTION |
| SAFETY GUARD INC | \$1,450.00 | REPAIRS & MAINTENANCE |
| SAFETY KLEEN CORPORATION | \$150.00 | SERVICE LABOR |
| SAMPSON CONSTRUCTION CO INC | \$561,919.00 | CONSTRUCTION |
| SANDAU BROS SIGN CO INC | \$530.00 | SUPPLIES |
| SAPP BROTHERS INC | \$316.80 | FUEL |
| SCOTT M POPE | \$300.00 | REIMB EMPLOYEE EXPENSE |
| SCOTT OFFERMAN | \$155.00 | EQUIPMENT/PARTS |
| SHOWER TOWER INC | \$2,762.18 | EQUIPMENT/PARTS |
| SIBBERNSEN EXCAVATING | \$46,977.50 | CONTRACT LABOR |
| SIGN-MOBILE | \$828.00 | PROFESSIONAL SVCS |

| | | |
|--------------------------------------|--------------|-------------------------|
| SILVERSTONE GROUP INC. | \$1,902.00 | INSURANCE |
| SITEONE LANDSCAPE SUPPLY HOLDING LLC | \$126.82 | LANDSCAPING SUPPLIES |
| SJ ELECTRO SYSTEMS INC | \$77,122.61 | EQUIPMENT/PARTS |
| SKARSHAUG TESTING LABORATORY INC | \$73.80 | SAFETY EQUIPMENT |
| SNYDER & ASSOCIATES INC | \$40,034.88 | PROFESSIONAL SVCS |
| SOLARWINDS INC | \$6,417.00 | HARDWARE/SOFTWARE |
| SOUTHWEST IOWA PLANNING COUNCIL | \$23,140.42 | CONTRACTURAL SVC |
| SPRINT SOLUTIONS INC | \$58.96 | CELL PHONE |
| STANEK FIRE PROTECTION | \$139.00 | SAFETY EQUIPMENT |
| STATE LIBRARY OF IOWA | \$3,819.80 | SUBSCRIPTION |
| STERN OIL CO INC | \$5,917.52 | SUPPLIES |
| STETSON BUILDING PRODUCTS INC | \$1,198.50 | SUPPLIES |
| STEVEN J ROSS | \$300.00 | REIMB EMPLOYEE EXPENSE |
| STUDIO 15 COMMERCIAL INTERIORS INC | \$100,978.34 | PROFESSIONAL SVCS |
| SUBSURFACE SOLUTIONS | \$4,597.20 | EQUIPMENT/PARTS |
| SUEZ TREATMENT SOLUTIONS INC | \$15,772.85 | EQUIPMENT/PARTS |
| SUZANNE M SENDEN | \$65.97 | BOOKS/PERIODICALS/SUB |
| SWAGIT PRODUCTIONS LLC | \$1,375.00 | PROFESSIONAL SVCS |
| SYSCO - LINCOLN | \$8,906.38 | DODGE OPERATING EXPENSE |
| T HALL ABC INC | \$637.61 | MAC OPERATING EXPENSE |
| TED'S MOWER SALES & SERVICE INC | \$528.50 | EQUIPMENT/PARTS |
| TERRACON CONSULTANTS INC | \$408.75 | PROFESSIONAL SVCS |
| THE DAVEY TREE EXPERT COMPANY | \$8,800.00 | TREE WORK |
| THE OFFICE CLEANERS | \$2,714.29 | JANITORIAL SERVICE |
| THE RETROFIT COMPANIES INC | \$3,056.25 | SERVICE LABOR |
| THE SCOTTS MIRACLE-GRO COMPANY | \$8,490.15 | SERVICE LABOR |
| THE TRANZONIC COMPANIES | \$264.81 | UNIFORMS |
| THERMAL SERVICES | \$3,614.00 | REPAIRS & MAINTENANCE |
| THERMO KING CHRISTENSEN | \$323.55 | SUPPLIES |
| TITAN MACHINERY INC | \$0.00 | EQUIPMENT/PARTS |
| TODD ARCHER | \$200.00 | REFUND |
| TODD VALLEY FARMS INC | \$730.00 | DODGE OPERATING EXPENSE |

| | | |
|---|--------------|-------------------------|
| TOYNE INC | \$1,352.40 | EQUIPMENT/PARTS |
| TRANS IOWA EQUIPMENT LLC | \$3,337.04 | EQUIPMENT/PARTS |
| TRANSIT AUTHORITY OF THE CITY OF OMAHA | \$64,664.00 | BUS SERVICE |
| TREASURER STATE OF IOWA/SALES TAX | \$7,099.00 | SALES TAX |
| TRIGON CORPORATION | \$604.98 | SUPPLIES |
| TURF CARS LTD | \$590.00 | DODGE OPERATING EXPENSE |
| TWO RIVERS INSURANCE COMPANY, INC. | \$817,410.28 | EMPLOYEE INSURANCE |
| TY'S OUTDOOR POWER & SERVICE | \$224.97 | EQUIPMENT/PARTS |
| U S AUTO FORCE | \$4,035.80 | EQUIPMENT/PARTS |
| UNDERGROUND LOCATION COMPANY | \$947.40 | PROFESSIONAL SVCS |
| UNION BANK & TRUST | \$2.00 | DODGE OPERATING EXPENSE |
| UNION BANK & TRUST FSA | \$3.50 | DODGE OPERATING EXPENSE |
| UNITED HEALTHCARE | \$824.06 | REFUND |
| UNITED PARCEL SERVICE | \$35.75 | FREIGHT/POSTAGE |
| UNIVERSITY OF NEBRASKA AT OMAHA | \$195.00 | TRAINING |
| US BANK | \$82,689.08 | CREDIT CARD PURCHASES |
| USM WEAR TECHNOLOGIES, LLC. | \$352.50 | EQUIPMENT/PARTS |
| VEENSTRA & KIMM INC | \$3,903.00 | PROFESSIONAL SVCS |
| VEHICLE MAINTENANCE PROGRAM INC | \$9,619.00 | SUPPLIES |
| VERIZON WIRELESS SERVICES LLC | \$8,546.96 | CELL PHONE |
| VERNE SIMMONDS COMPANY | \$18,200.00 | SUPPLIES |
| VERTIV CORPORATION | \$3,282.00 | HARDWARE/SOFTWARE |
| VOICE & DATA SYSTEMS INC | \$534.50 | TELEPHONE |
| VOYA RETIREMENT INSURANCE & ANNUITY COMPANY | \$12,060.00 | EMPLOYEE CONTRIB |
| W.W. GRAINGER, INC. | \$402.49 | EQUIPMENT/PARTS |
| WASTE CONNECTIONS OF IOWA | \$296,797.24 | HOUSEHOLD TRASH |
| WASTE CONNECTIONS OF IOWA | \$222.50 | DODGE OPERATING EXPENSE |
| WATER ENGINEERING INC | \$254.57 | GROUNDS MAINTENANCE |
| WATEROUS COMPANY | \$1,462.34 | EQUIPMENT/PARTS |
| WAYNE PETERSON | \$1,139.00 | MOWING/GROUNDS MAINT |
| WEST BROADWAY CLINIC P C | \$2,500.00 | CONSULTANT |
| WEST PUBLISHING CORPORATION | \$952.87 | SUBSCRIPTION |

| | | |
|----------------------------------|-----------------|-------------------------|
| WESTERN ENGINEERING COMPANY INC | \$285,845.61 | CONSTRUCTION |
| WESTERN OILFIELDS SUPPLY COMPANY | \$41,820.90 | RENTAL EXPS |
| WILLCO INC. | \$2,202.25 | EQUIPMENT/PARTS |
| WINDSTREAM CORPORATION | \$2,507.16 | TELEPHONE |
| WOODHOUSE FORD CHRYLSER INC | \$1,979.64 | EQUIPMENT/PARTS |
| YAMAHA MOTOR FINANCE ACH | \$652.24 | DODGE OPERATING EXPENSE |
| YANT EQUIPMENT | \$271.00 | REPAIRS & MAINTENANCE |
| YMCA OF GREATER OMAHA | \$730.00 | DUES/MEMBERSHIP |
| ZIMCO SUPPLY CO | \$11,604.00 | DODGE OPERATING EXPENSE |
| TOTAL | \$13,132,655.77 | |

City of Council Bluffs

**Receipts by Fund
For the Month of August FY20**

| | |
|-----------------------|----------------------------|
| General Fund | 2,139,753.71 |
| Special Revenue | 1,822,376.18 |
| Debt Service | 0.00 |
| Capital Project | 1,050,968.90 |
| Enterprise | 1,462,433.85 |
| Total Receipts | <u>6,475,532.64</u> |

**Expenditures by Fund
For the Month of August FY20**

| | |
|---------------------------|-----------------------------|
| General Fund | 7,348,310.68 |
| Special Revenue | 1,464,453.57 |
| Debt Service | 0.00 |
| Capital Project | 3,377,215.93 |
| Enterprise | 942,675.59 |
| Total Expenditures | <u>13,132,655.77</u> |

Transfer from City Operating Accounts

| | |
|--------------------------------|--------------------|
| to Mid America Center | 0.00 |
| to Dodge Riverside | 0.00 |
| to River's Edge Parking Garage | 0.00 |
| Total Transfers | <u>0.00</u> |

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

CITY CLAIM NO. 19-PW-2036

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Agua Palace LLC DAY PHONE: 712-329-4180
ADDRESS: 810 Woodbury Ave DOB: _____

DATE & TIME OF LOSS/ACCIDENT: _____
LOCATION OF LOSS/ACCIDENT: 810 Woodbury Ave

DESCRIPTION OF LOSS/ACCIDENT: Sewer lines backed up, attempted to have line
flushed, could only go so far, had line scanned with camera,
again could only see so far, had line pumped out (400+ gallons)
found line had been closed off during construction. (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 8825.20
WITNESS(ES) (Name(s), Address(es), Phone No(s)) _____

WAS POLICE REPORT FILED YES NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? YES NO

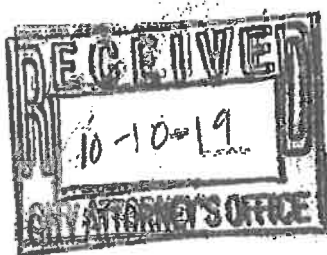
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY
OTHER RELEVANT INFORMATION: _____

LIST INSURANCE PROVIDER AND COVERAGE: _____

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)

10-8-19
DATE

Cindy Rodene, Director
CLAIMANT'S SIGNATURE



CLERK R000
10 OCT 19
PM 3:06

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-2035

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Zambrano-Leal Raymundo A DAY PHONE: 712-242-7397
ADDRESS: 2659 AVE J Council Bluffs IA 51501 DOB: 06/26/77

DATE & TIME OF LOSS/ACCIDENT: 10/10/2019
LOCATION OF LOSS/ACCIDENT: 2659 AVE J CB IA 51501
DESCRIPTION OF LOSS/ACCIDENT: sewer Backup For the 8th time this year had been calling the city several times to fix or help me with the issue.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ _____
WITNESS(ES) (Name(s), Address(es), Phone No(s)): Sonia Zambrano 2659 AVE J Council Bluffs IA 51501

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: Calls Dan in pw when backups. Does have videos he can provide

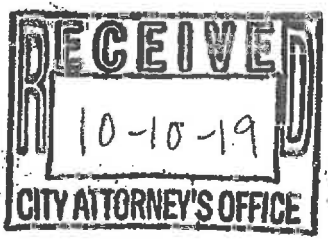
LIST INSURANCE PROVIDER AND COVERAGE: USAA

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)

10/10/2019
DATE

[Signature]
CLAIMANT'S SIGNATURE

CLERK RCD
10 OCT 19
PM 2:09



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-PK-2034

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Independent Owner Operators / Ford Storage DAY PHONE: _____
ADDRESS: 10364 S 136th St, Omaha, NE 68138 DOB: _____
DATE & TIME OF LOSS/ACCIDENT: 2nd Avenue, Council Bluffs, IA 51501
LOCATION OF LOSS/ACCIDENT: → 1:17 p.m.
DESCRIPTION OF LOSS/ACCIDENT: The insured was traveling down 2nd Avenue when a tree struck the truck, damaging the box.

*D.O.B.
(9/16/19)*

TOTAL DAMAGES CLAIMED: \$ 19,558.34 (USE BACK OF FORM, IF NECESSARY)
WITNESS(ES) (Name(s), Address(es), Phone No(s)) _____

WAS POLICE REPORT FILED YES NO Not aware
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: _____

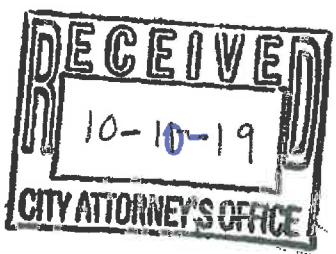
LIST INSURANCE PROVIDER AND COVERAGE: Vanliner Ins Co. / Claim # 181604

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)

10/10/19
DATE

[Signature]
CLAIMANT'S SIGNATURE
Yana Ditchey
Sr Claims Representative
330.523.5724



CLERK RCVD
10 OCT 19
PM 2:00

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-PK-2033

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Raymond & Sharon Points DAY PHONE: 712-256-3365
ADDRESS: 609 N 2nd St CB IA 51503 DOB: 5-23-67, 3-30-61

DATE & TIME OF LOSS/ACCIDENT: 10.5.19 Black Angel by sidewalk
LOCATION OF LOSS/ACCIDENT: Park on side of sidewalk by Angel

DESCRIPTION OF LOSS/ACCIDENT: Tree limb broke down on our ~~car~~ ^{parked} car
our neighbor Cathy called and seen it
(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 2,000-5,000

WITNESS(ES) (Name(s), Address(es), Phone No(s)) Cathy Melbrum - 312 Sherman?
712-322-8797

WAS POLICE REPORT FILED YES NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:
Called Non Em police won't take report

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:

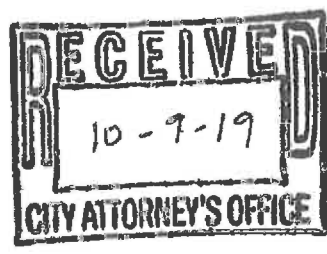
LIST INSURANCE PROVIDER AND COVERAGE: State Farm - Just liability

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)

10-9-19
DATE

Raymond Points, Sharon points
CLAIMANT'S SIGNATURE



CLERK RGD
9 OCT 19
PK2:54

*******NOTICE OF CLAIM*******

Date: 10-01-2019

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

To: CITY OF COUNCIL BLUFFS
CITY CLERK
209 PEARL ST
COUNCIL BLUFFS, IA 51501

CERTIFIED MAIL# 92148901066154000143003520

CLERK RCVD
9 OCT 19

RE: Damage to COX Property

COX Claim Num: UNO000031215151
Damage/Discovery Date: 09-25-2019
Damage Location: 517 9TH AVE, COUNCIL BLUFFS, IA
Damage County: UNKN
Damage Amount: UNDETERMINED

PM2:53

Dear Sir/Madam:

Please be advised that COX Facilities sustained damage as a result of the negligent acts or omissions by employees or agents of CITY OF COUNCIL BLUFFS .

Investigation has revealed that on or about 09-25-2019 employees or agents of CITY OF COUNCIL BLUFFS, MARSON BACKHOE SERVICES WAS WORKING ON WATER/SEWER LINES FOR THE CITY OF COUNCIL BLUFFS AND DAMAGED A COX CABLE in the area of 517 9TH AVE, COUNCIL BLUFFS, IA.

REQUEST FOR GOVERNMENTAL NOTICE FORM

If your Governmental Entity requires the completion of its own form to complete proper notice, please forward a copy to the address listed above. Every good faith effort has been made to identify the proper office and address to perfect our notice. Please forward to your attorney, if misdirected, to contact us. Matters herein stated are alleged on information and belief this pleader believes to be true. If there is insurance to cover this matter, kindly advise as to the name of the insurance company, its address and the claim number assigned. If you have any questions, or need additional information, please contact me at 1-800-321-4158 ext 8232.

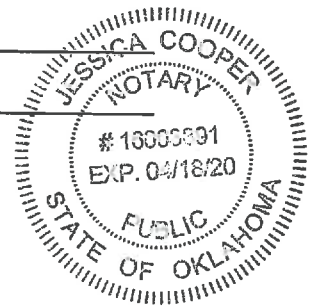
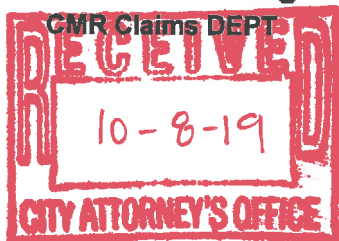
Sincerely,
Chelsea Dongelewic

Chelsea Dongelewic

NOTARY

[Signature]

Commission Expires 4/10/20



CLAIMS MANAGEMENT RESOURCES

City of Council Bluffs Iowa

Office of the Mayor

Proclamation

- WHEREAS,** Council Bluffs, Iowa is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and
- WHEREAS,** Council Bluffs, Iowa is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and
- WHEREAS,** Council Bluffs, Iowa is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and
- WHEREAS,** Council Bluffs, Iowa acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2019.

NOW, THEREFORE, I,

**Matthew J. Walsh, Mayor
of the
City of Council Bluffs, Iowa
do hereby proclaim**

November 1, 2019

As

“EXTRA MILE DAY”

in the City of Council Bluffs, Iowa and urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.



**IN WITNESS WHEREOF, I have hereunto
set my hand and caused the official seal of
the City of Council Bluffs, Iowa to be
affixed this 21st day of October, in the year
Two Thousand Nineteen.**


Matthew J. Walsh, Mayor

City of Council Bluffs Iowa

Office of the Mayor

Proclamation

WHEREAS, lead exposure to children can result from multiple sources and can cause irreversible and life-long health effects; and

WHEREAS, seven percent of all children have been/are lead poisoned in Iowa with over 1,000 children newly poisoned each year; and

WHEREAS, lead is especially dangerous to children under the age of six and women who are pregnant; and

WHEREAS, lead products were used in homes constructed before 1978; and

WHEREAS, nearly 70% of the Council Bluffs housing stock was constructed before 1978; and

WHEREAS, lead poisoning is preventable and through education and awareness of the dangers of lead we can help protect the lives of children living in Council Bluffs.

NOW, THEREFORE, I,

**Matthew J. Walsh, Mayor
of the
City of Council Bluffs, Iowa
do hereby proclaim**

October 20 through October 26, 2019

as

NATIONAL LEAD POISONING PREVENTION WEEK

in the city of Council Bluffs, Iowa, and urge all citizens to learn about lead poisoning and available resources to protect children from further lead poisoning.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 21st day of October, in the year Two Thousand Nineteen.


Matthew J. Walsh, Mayor



Council Communication

Department: Community
Development
Case/Project No.: SUB-19-010
Submitted by: Chris Meeks,
Planner

Resolution 19-238
ITEM 5.A.

Council Action: 10/21/2019

Description

Resolution granting final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. SUB-19-010

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|--|------------|-------------|
| SUB-19-010 Staff Report | Other | 10/11/2019 |
| Attachment A - Location and Zoning Map | Map | 10/11/2019 |
| Attachment B - Letter of Intent | Letter | 10/11/2019 |
| Attachment C - Final Plat | Other | 10/11/2019 |
| Resolution 19-238 | Resolution | 10/16/2019 |

City Council Communication

| | | |
|--|--|--|
| Department: Community Development Department CASES #SUB-19-010 and #PC-19-002 Applicant: Brakes Plus, LLC Attn: Andy Golden 1880 Southpark Drive Birmingham, AL 35244 Owner: Manawa Center Wash-Gas, LLC P.O. Box 536 Atlantic, IA 50022 Engineer: Schemmer Attn: Robert DuVall 1044 N. 115 th Street, Suite 300 Omaha, NE 68154 | Resolution No. _____ Resolution No. _____ | City Council: 10/21/2019 Planning Commission: 10/8/2019 |
|--|--|--|

Subject/Title

Request: Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2.

Location: 3205 and 3207 Manawa Centre Drive

Background/Discussion

The Community Development Department has received an application from Brakes Plus, LLC, represented by Robert DuVall of Schemmer, for final plat approval of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision. The applicant proposes to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station.

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

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

Comments

The following comments have been received from City Departments and utility providers:

1. The Council Bluffs Fire Marshall stated they have no comments.
2. The Council Bluffs Police Department stated they have no comments.
3. The Council Bluffs Public Works Department is requesting that the a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
4. Council Bluffs Water Works stated they have no comments on the proposal.
5. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
6. The Community Development Department has the following comments:
 - a) All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
 - b) The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
 - c) The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32nd Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32nd Avenue to the main entrance to the building.
 - d) The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
 - e) Revise the subdivision name to state “Lake Manawa Centre Subdivision, Replat 2”.
 - f) The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder’s Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such.

Development Plan – The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001). The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2.

1. Site Development

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32nd Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.

- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.
- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

2. Off-Street Parking

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

3. Landscaping – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
- e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

- f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
- g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

4. Signage – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.

- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
- b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
- c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards.

Recommendation

The Community Development Department recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- 2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

Public Hearing

Staff speaker on behalf of request:

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

Speakers in favor:

- 1. Robert DuVall, Schemmer Associates, 1044 N. 115th Street, Suite 300, Omaha, NE 68154

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and

2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried

Attachments

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
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- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-19-010 LOCATION/ZONING MAP

Legend

 Subject Properties

0 30 60
1 Inch = 69 Feet

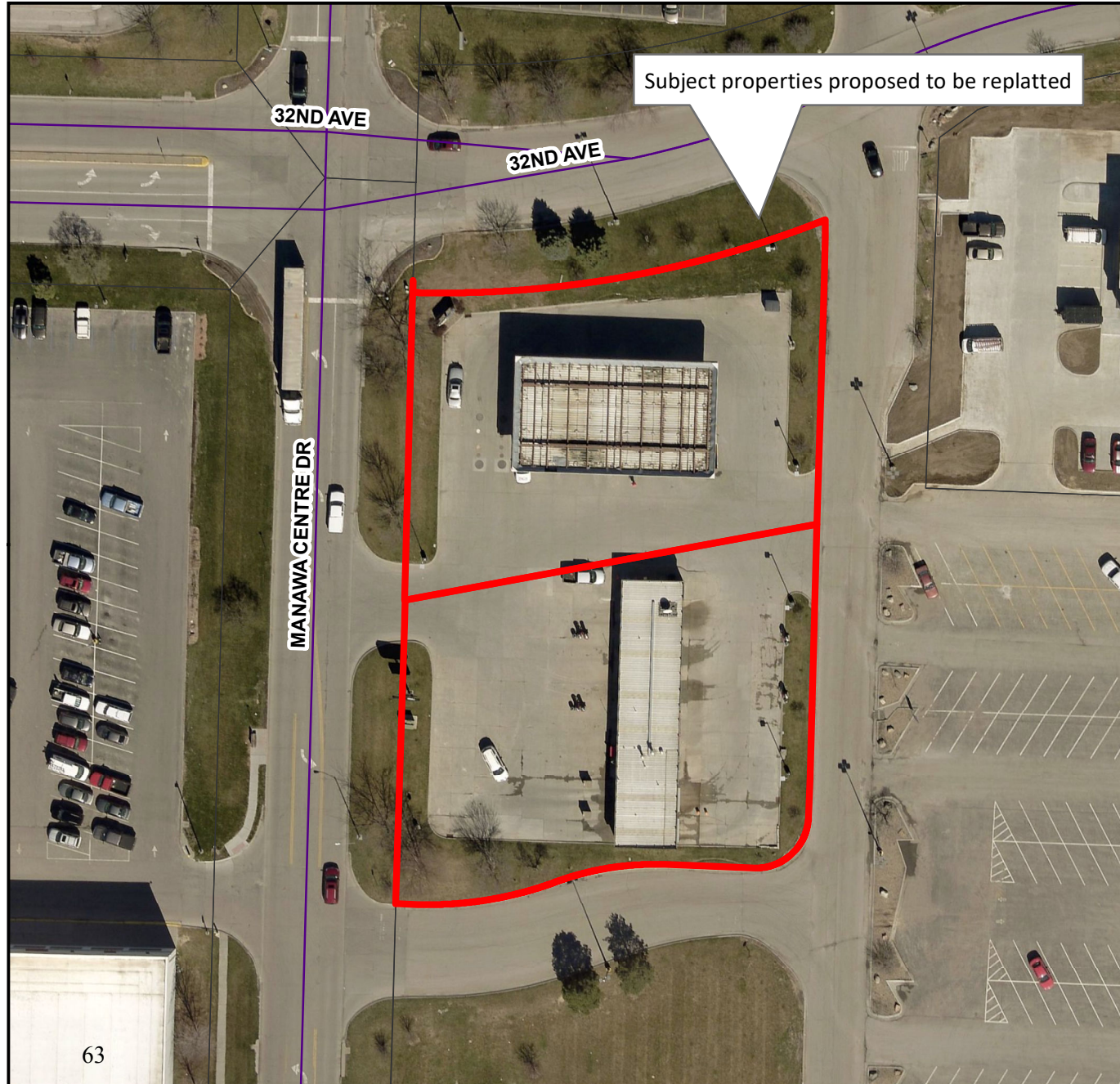


Last Amended: 9/18/19



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; the misuse of the same by the user or anyone else; The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





Design with Purpose. Build with Confidence.

September 9, 2019

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Re: Brakes Plus
Lake Manawa Centre Subdivision, Lots 7A and 7B
Replat Letter of Intent
Schemmer Project No. 07713.001

To Whom It May Concern:

This letter is to inform you of the intentions of the developer of Lots 7A and 7B, Lake Manawa Centre Subdivision regarding the attached application for a Replat of said property.

The subject property is comprised of approximately 1.10 acres of developed property zoned P-C Planned Commercial District. The developer is submitting an application for a replat of the property in order to develop this property in accordance with the City of Council Bluffs standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of an "automobile service establishment" per the City of Council Bluffs zoning code and is a principal use in the P-C zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2020, with a proposed completion date in the fall of 2020.

Given the attached application and documentation, the property owner respectfully requests the Replat of Lots 7A and 7B, Lake Manawa Centre Subdivision.

Please submit all questions and comments to my attention at rduvall@schemmer.com or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

A handwritten signature in blue ink that reads "Robert DuVall". The signature is fluid and cursive.

Robert DuVall, P.E.
Professional Civil Engineer

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

SCHEMMER.COM

FINAL PLAT
LAKE MANAWA
CENTRE SUBDIVISION
LOT 1 REPLAT 2

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN
IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AUDITOR'S OFFICE

THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE
POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR

DATE

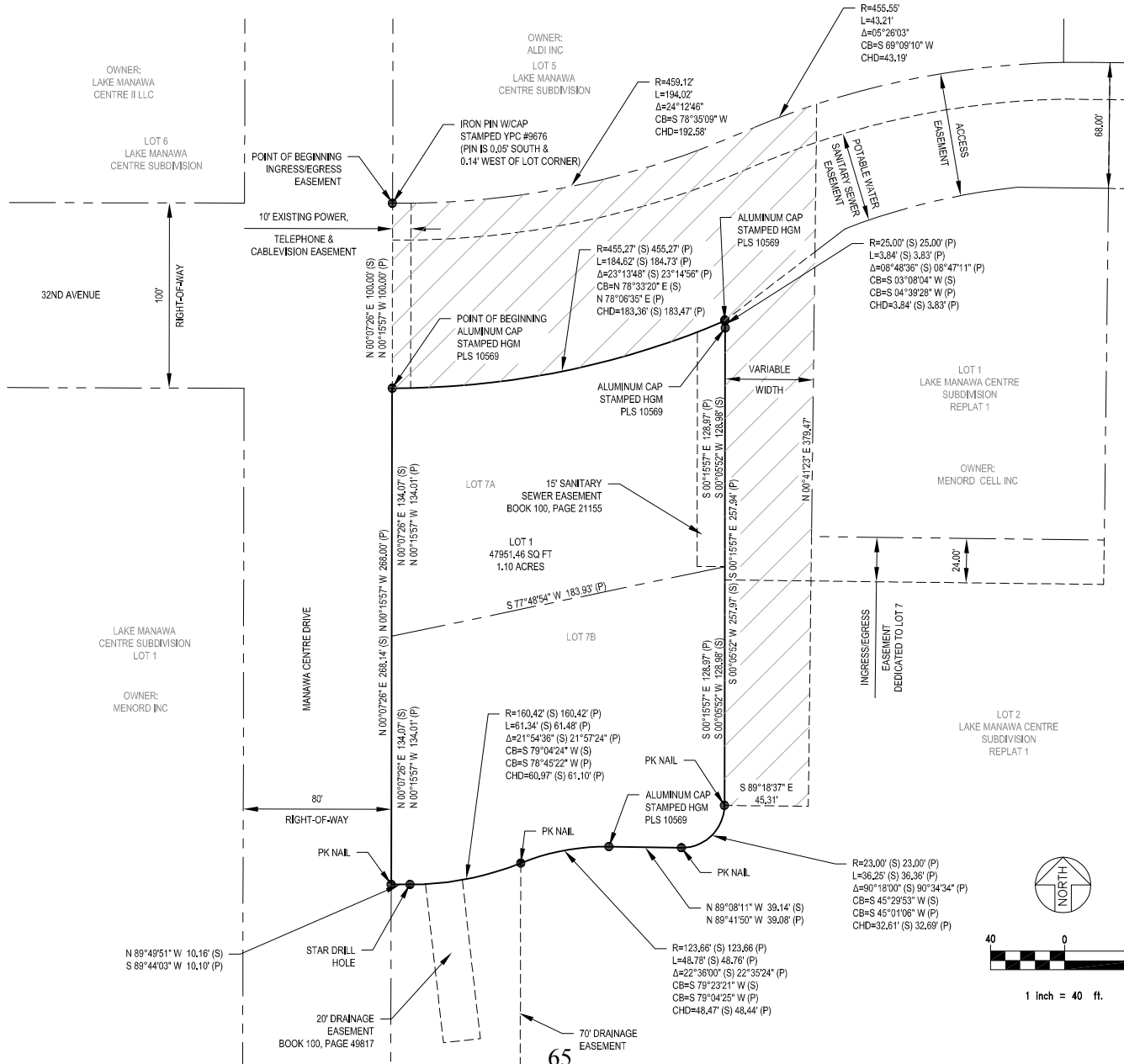
THIS SPACE FOR RECORDERS USE

INDEX LEGEND

LOCATION LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2
REQUESTOR THE CITY OF COUNCIL BLUFFS
PROPRIETOR MANAWA CENTRE WASH AND GAS, LLC.
SURVEYOR DANIEL L. MARTI
SURVEY SCHEMMER & ASSOCIATES
COMPANY VALLEY VIEW VILLAGE 928 VALLEY VIEW DRIVE, SUITE 12
COUNCIL BLUFFS, IA 51503-5288
(712) 329-0300
RETURN TO THE CITY OF COUNCIL BLUFFS

| DESIGNED | DRAWN | CHECKED | D.M. | D.M. | D.M. |
|----------|-------|---------|------|------|------|
| | | | | | |

| DATE | BY | REVISIONS |
|------|----|-----------|
| | | |



OWNER:
MANAWA CENTRE WASH AND GAS, LLC.
3205-3207 MANAWA CENTRE DRIVE
COUNCIL BLUFFS, IA 51501

DEVELOPER:
BRAKES PLUS, LLC.
1880 SOUTHPARK DR.
BIRMINGHAM, AL 35244

SCHEMMER
Design with Purpose. Build with Confidence.

LEGEND

- - CORNERS SET 5/8" REBAR W/PURPLE CAP "#22021"
- - CORNERS FOUND (AS NOTED)
- (P) - PLAT DIMENSION
- (S) - SURVEY DIMENSION



1 inch = 40 ft.

| | |
|--|------------|
| LAKE MANAWA CENTRE SUB LOT 1 REPLAT 2 POTTAWATTAMIE COUNTY, IOWA | FINAL PLAT |
| JOB NO. 07713,001 | |
| SHEET 1 of 2 | |

**FINAL PLAT
LAKE MANAWA
CENTRE SUBDIVISION
LOT 1 REPLAT 2**

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN
IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PROPERTY DESCRIPTION:

LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2:

LOT 1 BEING A REPLAT OF LAKE MANAWA CENTRE SUBDIVISION LOT 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF MANAWA CENTRE DRIVE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 455.27 FEET, A CHORD BEARING (ASSUMED BEARING) OF N78° 33' 20"E, A CHORD LENGTH OF 183.36 FEET, A CURVE LENGTH OF 184.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE WEST LINE OF LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CHORD BEARING S03° 08' 04"W, A CHORD LENGTH OF 3.84 FEET AND A CURVE LENGTH OF 3.84 FEET TO A POINT OF TANGENCY; THENCE S00° 05' 52"W ALONG THE EAST SIDE OF SAID LOT 1, ALSO BEING THE WEST SIDE OF SAID LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, A DISTANCE OF 257.97 FEET; THENCE SOUTH WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LOT LINE OF SAID LOT 2, LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 23.00 FEET, A CHORD BEARING S45° 29' 53"W, A CHORD LENGTH OF 32.61 FEET AND A CURVE LENGTH OF 36.25 FEET TO A POINT OF TANGENCY; THENCE N89° 08' 11"W ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF SAID LOT 2, LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, A DISTANCE OF 39.14 FEET; THENCE CONTINUING FOR THE NEXT THREE CALLS WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF SAID LOT 2, LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 123.66 FEET, CHORD BEARING S79° 23' 21"W, A CHORD LENGTH OF 48.47 FEET, A CURVE LENGTH 48.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 160.42 FEET, A CHORD BEARING S79° 04' 24"W, A CHORD LENGTH OF 60.97, A CURVE LENGTH 61.34; THENCE N89° 49' 51"W, A DISTANCE OF 10.16 FEET TO SAID EAST RIGHT OF WAY LINE OF MANAWA CENTRE DRIVE, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00° 07' 26" E, ALONG THE WEST LINE OF SAID LOT 1, ALSO BEING SAID EAST RIGHT OF WAY LINE OF MANAWA CENTRE DRIVE, A DISTANCE OF 268.14 FEET TO THE POINT OF BEGINNING.

LOT 1 CONTAINS 47951 SQUARE FEET OR 1.10 ACRES MORE OR LESS

INGRESS/EGRESS EASEMENT DESCRIPTION:

BEING PART OF LOT 2 LAKE MANAWA CENTRE SUBDIVISION REPLATE 1 A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE; THENCE S00°07'26"W (ASSUMED BEARING) ALONG THE WEST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2 ALSO THE NORTHWEST CORNER OF LOT 7A IN LAKE MANAWA CENTRE SUBDIVISION ALSO THE SOUTH LINE OF SAID INGRESS/EGRESS EASEMENT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7A, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 455.27 FEET, A CHORD BEARING OF N78° 33' 20" E, A CHORD LENGTH OF 183.36 FEET AND A CURVE LENGTH OF 184.62 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 7A, ALSO BEING THE WEST LINE OF SAID LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CHORD BEARING S03° 08' 04" W, A CHORD LENGTH OF 3.84 FEET AND A CURVE LENGTH OF 3.84 FEET; THENCE S00° 05' 52" W ALONG THE EAST SIDE OF SAID LOT 7A AND LOT 7B, ALSO BEING THE WEST SIDE OF SAID LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, A DISTANCE OF 257.97; THENCE S89° 18' 37"E, A DISTANCE OF 45.31 FEET; THENCE N00°41'23"E, A DISTANCE OF 379.47 FEET TO THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT ALSO SAID SOUTH LINE OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION; THENCE ALONG SAID SOUTH LINE OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 455.55 FEET, A CHORD BEARING OF S69° 09' 10" W, A CHORD LENGTH OF 43.19 FEET AND A CURVE LENGTH OF 43.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID SOUTH LINE OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION ON A TANGENT CURVE WITH A RADIUS OF 459.12 FEET, CHORD BEARING S78°35'09"E, CHORD LENGTH OF 192.58 FEET, A CURVE LENGTH OF 194.02 FEET TO THE POINT OF BEGINNING.
INGRESS/EGRESS EASEMENT CONTAINS 35284.38 SQUARE FEET OR 0.81 ACRES MORE OR LESS

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF LOT 1, LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2 HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

THE HONORABLE MATTHEW J. WALSH, MAYOR _____

DATE _____

ATTEST: JODI QUAKENBUSH, CITY CLERK _____

DATE _____

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF LOT 1, LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2 HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

BRANDON GARRETT, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR _____

DATE _____

COUNTY TREASURER'S CERTIFICATION

I LEA VOSS THE TREASURER OF POTTAWATTAMIE COUNTY IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN LAKE MANAWA CENTRE SUBDIVISION LOT 1, REPLAT 2 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER _____

DATE _____

PROPRIETOR'S STATEMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT BRAKES PLUS, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE REPLATED AS LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2.

A. EASEMENTS RUNS WITH LAND: SEWER EASEMENT

BOOK 100, PAGE 21155 SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON THE GRANTOR AND ON THE GRANTOR'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS.

FOR: BRAKES PLUS, LLC.

AS _____

DATE: _____

OWNERS CERTIFICATION

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. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

BY: _____
ITS: _____

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE OR SHE IS THE _____ AND THAT THE SAID INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF T S DEVELOPMENT, LLC, BY AUTHORITY OF ITS MEMBERS AND SAID THE _____ BY ITS VOLUNTARILY EXECUTED.

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____

| | | | | |
|------------------|-----------|------------------|------|----|
| DESIGNED | DRAWN | CHECKED | D.M. | BY |
| DATE: 09/09/2019 | BOOK: 203 | DATE: 09/09/2019 | | |

SCHEMMER
Design with Purpose. Build with Confidence.

| | |
|--|------------|
| LAKE MANAWA CENTRE SUB LOT 1 REPLAT 2 POTTAWATTAMIE COUNTY, IOWA | FINAL PLAT |
| JOB NO. 07713.001 | |
| SHEET 2 of 2 | |

RESOLUTION NO. 19-238

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A ONE-LOT COMMERCIAL SUBDIVISION TO BE KNOWN AS LAKE MANAWA CENTRE SUBDIVISION, REPLAT 2, LEGALLY DESCRIBED AS BEING A REPLAT OF LOTS 7A AND 7B, LAKE MANAWA CENTRE SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates is requesting final plat approval for this property to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station located at 3205 and 3207 Manawa Centre Drive; and

WHEREAS, The purpose of this subdivision is to create a parcels of land for new a commercial development in the City; and

WHEREAS, The following comments have been received from City Departments and utility providers:

- A. The Council Bluffs Public Works Department is requesting that ~~the~~ a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
- B. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
- C. The Community Development Department has the following comments:
 1. All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
 2. The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
 3. The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32nd Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32nd Avenue to the main entrance to the building.
 4. The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
 5. Revise the subdivision name to state "Lake Manawa Centre Subdivision, Replat 2".

- 6. The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder’s Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such; and

WHEREAS, The Community Development Department recommends approval for final plat of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, with the standards as stated above and the following conditions.

- A. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- B. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

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

That the final plat approval of a one-lot commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, City of Council Bluffs, Pottawattamie County, Iowa and as shown on Attachment ‘C, 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

October 21, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

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

Ordinance 6402
ITEM 6.A.

Council Action: 10/21/2019

Description

Ordinance to Amend Title 3, Business Regulation and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa by repealing existing Chapter 3.58 "Street Sales" and replacing it with a new Chapter 3.58 entitled "Mobile Food Vendors".

Background/Discussion

This ordinance will repeal Chapter 3.58 (Street Sales) and replace/rename it "Mobile Food Vendors."

With mobile food vendors becoming more common in today's marketplace, it made sense to update our code to reflect this growing trend. City legal met with Directors of various departments to address their individual concerns relating to the regulation of mobile food vendors, and we determined it would be best to follow the current code used in Omaha to promote continuity throughout the metro area. This allows vendors on both sides of the river to operate their businesses without too much differentiation and focus primarily on providing quality food service to citizens.

Recommendation

It is our recommendation that this ordinance be passed.

ATTACHMENTS:

| Description | Type | Upload Date |
|----------------|-----------|-------------|
| Ordinance 6402 | Ordinance | 10/9/2019 |

ORDINANCE NO. 6402

AN ORDINANCE TO AMEND TITLE 3 BUSINESS REGULATIONS AND LICENSES OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING CHAPTER 3.58 “STREET SALES” AND REPLACING IT WITH A NEW CHAPTER 3.58 ENTITLED “MOBILE FOOD VENDORS”.

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

SECTION 1. That Title 3 Business Regulations and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Chapter 3.58 “Street Sales” and replacing it with a new Chapter 3.58 entitled “Mobile Food Vendors” to read as follows:

Chapter 3.58 – Mobile Food Vendors.

3.58.010-Adoption; Scope.

This ordinance shall be known as the Council Bluffs Mobile Food Vendor Code and shall apply to Mobile Food Vendors within the city limits of Council Bluffs, Iowa.

3.58.020-Definitions.

For the purpose of this chapter the following terms shall have the meanings respectively ascribed to them:

- (1) “City” means the City of Council Bluffs, Iowa.
- (2) “Director” means the director of the Parks and Recreation Department or his/her authorized designee.
- (3) “Food” means any raw, cooked, or processed edible substance, beverage, ingredient, ice, or water used or intended for use or for sale in whole or in part for human consumption.
- (4) “Mobile Food Vendor” shall mean a person who by traveling from place to place upon the public ways sells or offers for sale food from public or private property to consumers for immediate delivery and consumption upon purchase.
- (5) “Permanent Food Establishment” means a fixed building which a person occupies on a continual basis and from which such person sells or offers to sell food for immediate delivery and consumption upon purchase. Such term shall not include a location where a mobile food vendor sells or offers to sell food.
- (6) “Private Property” means a lot or defined area of land which is not in the ownership of a local, state, or federal government entity.

- (7) “Public Property” means a lot or defined area of land owned by a local, state or federal government entity, including, but not limited to, city parks, the public right-of-way and service area at the rear or side of buildings, generally more narrow than the street, and any land reserved for transportation purposes including public roadways, parking, sidewalks, and alleys.

3.58.030-License Required; Exemptions.

It shall be unlawful for any person to sell or offer for sale food as a Mobile Food Vendor or operate as a Mobile Food Vendor within the City unless such person complies with the requirements and regulations of this article, including holding a valid and active Mobile Food Vendor license issued by the director under this article.

The following activities are excluded from such definition, and, alone, do not subject a Mobile Food Vendor to being covered by such definition:

- (1) Farm Stands-the sale or offer for sale of farm products produced or raised by such a vendor from land occupied and cultivated by him/her, or food that is being sold or attempted to be sold on the same parcel or group of parcels under common ownership on which said food is grown.
- (2) Non-Profit Organizations-Sales activities by a charitable, educational, or religious organization which is exempt from taxation under section 501(c)(3) of the United States Internal Revenue Code when the proceeds thereof shall be applied to the payment of the expenses thereof and the charitable or religious object for which the charitable or religious society exists, provided that such sales are not conducted by such organization in excess of three (3) consecutive days in any seven-day period at the same location.
- (3) Mobile Food Vending Ancillary to a Permanent Food Establishment-A Mobile Food Vendor license shall not be required if the mobile food vending is ancillary to an existing Permanent food Establishment on the same parcel if all of the following conditions are met:
 - (a) There is a primary land use in a building, which is constructed or which is being constructed, on the parcel in which the mobile food vending unit would be located.
 - (b) Sales of food, associated with the Permanent Food Establishment on the parcel would be allowed, or is lawfully occurring on said parcel.
 - (c) The Mobile Food Vendor is the owner of the Permanent Food Establishment on the parcel where the mobile food vending unit or food stand would be located.

3.58.040-Application.

An applicant for a license pursuant to this article shall file with the Director a signed application on a form to be furnished by the Director, which shall contain the following information:

- (1) The applicant's business name, address, and phone number; and e-mail address, if any.
- (2) If the applicant is a corporation, partnership, or other entity, the names of all officers and managers of such entity.
- (3) If food is to be sold from any motor vehicle, the vehicle license numbers and descriptions of all vehicles from which the applicant proposes to sell food, and the names of all persons expected to drive such vehicles.
- (4) The description of the general type of food items to be sold.
- (5) Documentation from the Pottawattamie County Health Department showing its approval of the applicant's sale of food, if required.
- (6) A copy of the State of Iowa sales tax permit, or proof of an applicable sales tax exemption, for the applicant.
- (7) A copy of all certification required by any applicable local, state or federal fire, safety and/or hazardous guidelines related to the sale of food, and the preparation, storage or cooking process thereof.
- (8) A general description of the types of locations the applicant anticipates selling from;
- (9) All necessary written consent from property owners, Permanent food Establishment owners or any other written consent required under this Code.
- (10) Proof of general liability insurance, including products liability coverage, in the amount of \$1,000,000 or more per occurrence and \$1,000,000 for property damage.
- (11) Such other information as the Director may require and as requested in the said application form.

3.58.050-Issuance; Denial.

Upon receipt of a complete application for a license pursuant to this article, the Director shall make or cause to be made any inquiry or investigation that may be necessary to determine whether the applicant is in compliance with the provisions of all applicable laws and this Code. The Director may request and take into consideration the recommendations of other affected departments of the City.

After receipt of the completed application and application fee, the Director shall either approve or deny the application. Grounds for denial may include, but are not limited to, the following:

- (1) A finding that the application is incomplete.
- (2) The nonpayment of applicable fees.
- (3) A finding that the application is not in conformance with any applicable laws or this Code.
- (4) A finding that the applicant has been convicted of three or more separate violations of the provisions of this article within the 12 months preceding the submission of a complete application.

3.58.060-License Fee.

An application for a license under this article shall be accompanied by a nonrefundable processing fee of \$100.00 for each motor vehicle, trailer, cart or other piece of mobile equipment to be utilized in the business. An additional nonrefundable processing fee of \$100.00 shall be paid by a mobile food vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C4 under the Council Bluffs Municipal Code. If such additional fee is paid, such fact shall be noted on the mobile food vendor's license. A mobile food vendor may primarily do business within such area only upon exhibiting a license showing payment of the additional fee. The additional fees paid under this section shall be forwarded by the city over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other mobile food vendor-associated maintenance expenses within the boundaries of the said district.

3.58.070-Renewal.

A license issued under this article shall expire on December 31 of each year, unless renewed for the following year by the permittee. The permittee shall renew the license for the following year by filing with the Director, by December 31, a registration updating or confirming the information provided in the immediately preceding license application or registration. The registration shall be on a form provided by the Director. At the time of registration, the permittee shall pay a renewal fee of \$100.00 per year for each motor vehicle, trailer, cart, or other piece of mobile equipment to be utilized in the business. An additional renewal fee of \$100.00 shall be paid by a Mobile Food Vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C-4/Commercial District under the Council Bluffs Municipal Code. If such additional fee is paid, such fact shall be noted on the receipt or other documentation of renewal issued to the Mobile Food Vendor. A Mobile Food Vendor may primarily do business within such area only upon exhibiting a receipt or other documentation showing payment of the additional fee for that year. The additional fees paid under this section shall be forwarded by the City over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other Mobile Food Vendor -associated maintenance expenses within the boundaries of the said district.

3.58.080-Sales Regulations.

- (1) A Mobile Food Vendor shall not sell nor offer to sell food from a location within 200 feet of a public entrance used by customers to enter or exit a Permanent food Establishment during the hours food is sold within such Permanent food Establishment, unless each such Permanent food Establishment within such area has provided written consent.

- (2) A motor vehicle from which a Mobile Food Vendor sells or offers to sell food shall not exceed 40 feet in length and 96 inches in width. A Mobile Food Vendor selling or offering the sale of food from or using a trailer or other auxiliary equipment shall, during such operations, keep the trailer or auxiliary equipment hitched to an operable motor vehicle towing it, unless otherwise permitted by the City in association with an authorized street show, festival, parade, block party, or similar event. An attached trailer or other auxiliary equipment shall not exceed 96 inches in width, and the combined length of the motor vehicle and trailer or auxiliary equipment shall not exceed 60 feet.
- (3) The maximum dimensions in this subsection may be exceeded by a particular motor vehicle, trailer, or piece of equipment, if approved by the Director upon a Mobile Food Vendor's application for a waiver. If the proposed site of the Mobile Food Vendor shall be in an area designated as City right-of-way, such application for a waiver under this subsection shall also require approval of the Public Works Department, Right-of-Way Division.
- (4) A Mobile Food Vendor may sell or offer to sell food from a motor vehicle at a location in a City right-of-way open to traffic or parking, but only from a motor vehicle parked in a location where a motor vehicle is authorized to park by law, signage, or city permit. Such a motor vehicle and auxiliary equipment shall not be parked at a diagonal parking space. Such a motor vehicle and auxiliary equipment shall not be parked in a parking space adjacent to the corner of a street intersection.
- (5) A Mobile Food Vendor who sells or offers to sell food from a vehicle parked at a metered parking space shall pay the metered parking rate required, at such meter. When parking at a parking space with a meter limited to two hours, a mobile food vendor may park at such space for no longer than four consecutive hours.
- (6) A Mobile Food Vendor shall not sell or offer to sell food from a location which would involve customers to be waited on or served while standing in a portion of a street being traversed by motor vehicle traffic.
- (7) A Mobile Food Vendor shall not sell nor offer to sell food from City park property unless he/she possesses the specific written consent of the Director. Mobile Food Vendors shall be limited to hard-surfaced areas of the park, but this shall not mean within any roadway or parking lot drive aisle, and shall be limited to the park hours of operation set by the City.
- (8) A Mobile Food Vendor shall not sell nor offer to sell food from a school property unless he/she possesses the written consent of an authorized representative of the school and presents such written permission at the time of application.
- (9) A Mobile Food Vendor shall not sell nor offer to sell food from a location within an area authorized for a street show, festival, parade, block party, or similar event, or within 200 feet of any boundary of such authorized area, unless the mobile food vendor is in possession of the written consent of the event permittee to sell or offer to sell food from that location and has provided such written consent as part of the application.

- (10) A Mobile Food Vendor shall possess and be able to exhibit his/her license under this article, all required Pottawattamie County Health Department permits, a State of Iowa sales tax permit or proof of sales tax exemption, and any other written consents or documentation required under this article, at all times during which the mobile food vendor is selling or offering to sell food.
- (11) An authorized employee of the City's Public Works or Police Departments may order a Mobile Food Vendor to move from or leave a specific location, if the operation of the Mobile Food Vendor at that location causes an obstruction to vehicular or pedestrian traffic or otherwise endangers the health, safety, or welfare of the public. The City may tow or otherwise move a Mobile Food Vendor's vehicle or other auxiliary equipment to another location if the vehicle or equipment presents a danger to public safety and the Mobile Food Vendor fails to move the same. The City shall provide to the Mobile Food Vendor a written explanation for any such order, upon written request by the mobile food vendor to the City.
- (12) An individual representative of the Mobile Food Vendor shall be present with the motor vehicle and other auxiliary equipment operated by the Mobile Food Vendor at all times that it is parked in City right-of-way or on City property, and at all times that it is parked on private property at a location where food is or will be offered for sale.
- (13) A Mobile Food Vendor may sell or offer to sell food seven days a week, but only from 6:00 a.m. to 2:30 a.m. It shall be unlawful for a Mobile Food Vendor to sell or offer to sell food at any other times. Notwithstanding this subsection, upon evidence of endangerment of public safety, the chief of police or his/her designee may further limit hours of operation for all mobile food trucks as needed for the protection of public safety.
- (14) A Mobile Food Vendor using a motor vehicle shall maintain a motor vehicle liability insurance policy for such motor vehicle as required by state law, and shall exhibit proof of such policy when requested.
- (15) A Mobile Food Vendor shall maintain in operable condition all fire suppression equipment or devices as required by local, state or federal law.
- (16) It shall be unlawful for a Mobile Food Vendor to sell or offer to sell alcoholic drinks or food.
- (17) A Mobile Food Vendor shall visibly display his/her business name on his/her motor vehicle or auxiliary equipment.
- (18) A Mobile Food Vendor shall provide trash receptacles for the collection of trash and recyclable materials, in sizes sufficient to serve his/her customers. Prior to leaving a location, the Mobile Food Vendor shall pick up and properly dispose of any trash, litter, or recyclable materials within 20 feet of the location. Receptacles and their contents shall be removed from the location for proper disposal or recycling, and contents shall not be deposited in public trash or recycling containers on City right-of-way or City property.

- (19) A Mobile Food Vendor shall not place on City right-of-way or City property any freestanding sign, table, chair, umbrella, electric generator, or other fixture or equipment; provided, that a mobile food vendor may place one identification or menu sign and one table (not for seating customers) on the sidewalk or other area directly adjacent to his/her parked motor vehicle or other equipment.
- (20) A Mobile Food Vendor shall comply with all City ordinances regulating noise.

3.58.090-Revocation; Suspension.

- (1) A license issued under this article may be revoked or suspended by the director for any of the following reasons:
 - (a) Any fraud, misrepresentation, or false statement contained in the application for license;
 - (b) Any fraud, misrepresentation, or false statement made in connection with the selling of food;
 - (c) Any violation of this article or any applicable laws or provisions of this Code.
 - (d) Conducting the business licensed under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or a menace to the health, safety, or general welfare of the public.
- (2) The Director shall revoke a license issued under this article for any Mobile Food Vendor who is convicted of three or more separate violations of the provisions of this article within any consecutive 12-month period. For purposes of this section conviction shall mean any finding of guilt or liability on the part of the Mobile Food Vendor by a court of competent jurisdiction, and shall include any conviction that has previously been set aside.
- (3) To revoke or suspend a license, the Director shall provide written notice to the license holder stating the revocation or suspension action taken, the grounds for such action, and the availability of an appeal under this section. Such notice shall be served personally upon the license holder or sent by regular U.S. mail to the license holder's address as stated in his/her application.

- (4) A license holder aggrieved by either suspension or revocation of his/her license under this Code may appeal such decision to the Council Bluffs City Council by filing, in writing, a written request of appeal to the Director within ten (10) days of receiving written notice. Such appeal hearing shall occur at the next regularly scheduled City Council meeting, and such notice of the hearing shall be mailed to the licensee at the last known address at least five (5) days prior to the date set for the hearing. At the hearing the licensee shall be afforded the opportunity to present evidence and argument. Formal rules of evidence and procedure shall not apply. Within twenty (20) days after the conclusion of a hearing held pursuant to this section, the City Council shall make written findings which shall be based on a preponderance of the evidence as the standard of proof. Any decision rendered pursuant to this section shall be deemed a final action of the City and subject to appeal in accordance with Iowa law. Until an appeal is heard and determined by the City Council, the mobile food vendor shall cease all mobile food vending operations.
- (5) A person whose license has been revoked under this article may not re-apply for a new license for a period of one-year after the effective date of the revocation.

3.58.090-Penalty.

Any person, firm, partnership, corporation or other legal entity found guilty of a civil violation of this chapter shall be subject to the penalties provided in Section 1.95.020 of the Council Bluffs Municipal Code.

3.58.100-Special Districts.

- (1) The City finds that the City's various and diverse neighborhoods and business districts have differing characteristics, and will be affected in varying ways by the operations of Mobile Food Vendors. Thus, it is appropriate to provide for the creation of special districts subject to special rules governing mobile food vendors.
- (2) The City Council may, by Resolution, establish a special district with defined geographic boundaries, and adopt special rules governing Mobile Food Vendors to be applied, based on a reasonable showing of public health and/or public safety concerns demonstrating the need for different operation of Mobile Food Vendor, within such special district. "Special rules" shall mean rules governing Mobile Food Vendors that modify the general rules stated in section 3.58.080, within that special district only. If adopted, such special rules shall take precedence over any conflicting general rules in section 3.58.080. The special rules shall not prevent Mobile Food Vendors from operating within the special district. The general rules in section 3.58.080 shall continue to apply in a special district, unless specifically modified by the special rules.

- (3) An application for the establishment of a special district may be submitted to the Director by a neighborhood association that is registered as such with the planning department, or by a business improvement district. The proposed special district must lie within the geographic boundaries of such neighborhood association or business improvement district. An application by a neighborhood association or business improvement district shall contain:
 - (a) A map indicating the boundaries of the proposed special district.
 - (b) The name of the proposed special district.
 - (c) The text of the proposed special rules to be applicable in the special district.
- (4) A copy of the signed resolution of the governing body of the business improvement district or neighborhood association approving the proposed special district and special rules.
- (5) Documentation showing that an official of the business improvement district or neighborhood association discussed the proposed special district and special rules with Mobile Food Vendors who primarily operate in the proposed special district.
- (6) Enumeration of the specific reason(s) for expansion or limitation of Mobile Food Vendor activity based upon public health and/or public safety concerns.

Upon the filing of such an application, the mayor or any City councilmember may request that a Resolution establishing such a special district and special rules be forwarded to the City Council for consideration and final action.

3.58.110-Periodic Review.

The mayor and/or Director may, in conjunction with the Public Works and Police Departments, a representative from the City Council, a representative of the Mobile Food Vendor industry, and/or other stakeholders as necessary, perform an annual review of Mobile Food Vendor operations, the general rules in this article, and any special rules adopted under this article, and make recommendations as needed to the City Council for amendment of this article.

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

October 21, 2019.

MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 9-23-19 continued
First Consideration: 10-7-19
Second Consideration: 10-21-19
Public Hearing: N/A
Third Consideration: _____

Council Communication

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

Resolution 19-239
ITEM 7.A.

Council Action: 10/21/2019

Description

Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

Background/Discussion

Previous ordinances have allowed the City to place liens against properties in which costs for abatement of weeds and removal of solid waste are unreimbursed by property owners after proper notice was given. A list of properties with clean-up costs is attached.

Recommendation

It is our recommendation that this be authorized.

ATTACHMENTS:

| Description | Type | Upload Date |
|-------------------|------------|-------------|
| Resolution 19-239 | Resolution | 10/16/2019 |

RESOLUTION NO. 19-239

A RESOLUTION AUTHORIZING THE CITY CLERK TO CERTIFY ASSESSMENTS AGAINST PROPERTIES TO THE POTTAWATTAMIE COUNTY TREASURER FOR UNREIMBURSED COSTS INCURRED BY THE CITY FOR THE ABATEMENT OF WEEDS AND THE REMOVAL OF SOLID WASTE NUISANCES UPON PROPERTIES AND DIRECTING THEM TO BE COLLECTED IN THE SAME MANNER AS A PROPERTY TAX.

WHEREAS, Council Bluffs' City Ordinance No. 4849, passed and approved by the Council Bluffs City Council on April 15, 1988, requires all property owners within the City of Council Bluffs, Iowa, to cut or destroy all weeds exceeding 18 inches in height; and

WHEREAS, Council Bluffs' City Ordinance No. 5219 and 5220, passed and approved by the Council Bluffs City Council on May 22, 1995, requires all property owners to abate any solid waste nuisance upon public right-of-way of materials stored for more than 24 hours, or materials stored on private property for more than 3 days; and

WHEREAS, all property owners in Council Bluffs were notified of the above requirements by ordinance and failed to abate or remove the nuisances in the allotted time; and

WHEREAS, the City, through its contractors, has attempted to cut or destroy all weeds exceeding 18 inches and/or has removed all solid waste materials in violation; and

WHEREAS, more than ten days have elapsed since the City has billed each property owner by mail for the cost of abatement of weeds or solid waste materials from their properties; and

WHEREAS, the cost of abatement or removal on these properties has been incurred by the City and remains unpaid; and

WHEREAS, the City Council may have these unpaid costs assessed against the properties pursuant to CBMC 4.19.030 and 10.02.070 as authorized by Iowa Code §364.

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

That the unreimbursed costs incurred by the City for the abatement of weeds and solid waste materials found upon the properties be assessed against said properties; and

BE IT FURTHER RESOLVED

That the City Clerk is hereby authorized, empowered and directed to certify assessments against said properties to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED
AND
APPROVED

October 21, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW21-09
Submitted by: Matthew Cox, Public
Works Director

Resolution 19-240
ITEM 7.B.

Council Action: 10/21/2019

Description

Resolution authorizing the mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase IX. Project # PW21-09

Background/Discussion

The area of East Manawa is very flat with open ditches. There are no storm sewers in this area and the streets are thin asphalt or seal-coated rock roads. During rainfall events, considerable surface ponding occurs due to the poor drainage.

Due to the narrow right-of-way (30 ft.) and the high water table in the area, conventional storm sewer construction is not practical. The use of porous pavement in conjunction with a drainable granular base and shallow subdrain/conveyance system was determined to be the most cost effective means available to improve the area drainage.

The rehab program also includes installation of new sanitary sewers utilizing a vacuum system.

Phase I and II of the program have been completed and included Huron Circle from Navajo to north of Osage Street. Phase III of the program was construction of the sanitary sewer vacuum pump station. Phase IV included the first phase of vacuum sewer installation with the porous pavement and subdrain system on Huron Circle from Navajo to just west of Blackhawk Street. Phase V is complete and continued the rehab along Huron Circle from just west of Blackhawk Street to 585 feet east and Osage Street from Huron Circle to Victor Street. Phases VI and VII are now complete and included Blackhawk Street, Victor Street from Osage to Blackhawk Street, and Aztec Street from Huron Circle to Victor.

Phase VIII is currently under construction and includes Victor Street and Aztec Street from Victor to the south.

This project is planned for the FY21 CIP and includes a budget of \$1,000,000 in Sales Tax Funds. The exact limits for Phase IX will be determined during the project scoping.

EGA was previously selected from the pre-qualified list of engineers because of their successful project history and strong relationship with the Iowa DNR, and subsequently provided engineering services for the previous construction phases. As before, they will be partnering with FOX Engineering who developed the master plan for the East Manawa area, and have been part of the engineering team on each of the previous phases. It is appropriate for the EGA/FOX team to continue their role as project engineers.

Recommendation

Approval of this resolution.

ATTACHMENTS:

| Description | Type | Upload Date |
|-------------------|------------|-------------|
| Agreement | Agreement | 10/8/2019 |
| Resolution 19-240 | Resolution | 10/16/2019 |



PROPOSAL FOR PROFESSIONAL ENGINEERING &
LAND SURVEYING SERVICES
EGA PROJECT NO 191256

October 1, 2019

Mr. Matt Cox, City Engineer
City of Council Bluffs Public Works Department
209 Pearl Street
Council Bluffs, IA 51501

Dear Mr. Cox:

EHRHART GRIFFIN & ASSOCIATES w/ FOX ENGINEERING propose to render professional engineering and land surveying services in connection with that portion of PW 21-09, East Manawa Sewer Rehab, Phase IX.

Our service structure is as follows:

A. Surveying

Provide land surveying services as required to complete the preliminary and final design of the project.

B. Conceptual Phase

Prepare conceptual drawing, cost estimate, and coordinate with the City to define the scope of the Project.

C. Preliminary and Final Design Phases

In consultation with the City, and based on the accepted conceptual plans, prepare Preliminary Design documents consisting of final design criteria and preliminary drawings. Based on the information contained in the Preliminary Design documents, a revised cost estimate will be prepared.

With the approval of the preliminary Design documents, prepare for incorporation in the Contract Documents, final drawings to show the general scope, extent, and character of the work to be furnished and performed by the Contractor(s) including specifications. Provide other services as directed by the City to initiate the Bidding Phase.

D. Bidding Phase

Assist the City in obtaining bids for construction of the Project. Prepare and issue addenda as necessary to interpret, clarify, or expand the Bidding Documents. Attend the Bid opening as requested and assist the City in evaluating the Bids.

E. Construction Phase

Provide construction observation, project management, and construction staking services necessary to determine in general that work by the contractor is proceeding in accordance with the Contract Documents. The City will be kept informed of the progress of the work. Review of shop drawings, coordination of testing services, processing of change orders, and applications for payment will also be provided.

F. Project Management

Provide services as requested by the City not typical to technical design services.

G. Outside Consultants/Testing

Obtain necessary sub-consultants and testing services required for construction to be completed in accordance to the Contract Documents.

H. Right of Way

Coordinate and prepare necessary documentation to obtain right-of-way, easements, outside permits, and assessments.

These Professional Engineering and Land surveying services would be provided at the following fee schedule:

| | | |
|----|------------------------------------|--|
| A. | Surveying | Lump Sum |
| B. | Concept Phase | Hourly, not to exceed a negotiated maximum |
| C. | Preliminary and Final Design Phase | Lump Sum |
| D. | Bidding Phase | Lump Sum |
| E. | Construction Phase | Hourly, not to exceed negotiated maximum |
| F. | Project Management | Hourly, not to exceed negotiated maximum |
| G. | Outside Consultants/Testing | Billed per invoice |
| H. | Right of Way | Hourly |

Hourly and additional or non-customary services will be charged at an hourly rate based on the following Hourly Rate Schedules:

EHRHART GRIFFIN & ASSOCIATES

STANDARD HOURLY RATE SCHEDULE:

| | |
|---------------------------------|------------|
| Principal | 185.00/hr. |
| Engineering Department Manager | 175.00/hr. |
| Sr. Engineering Project Manager | 175.00/hr. |
| Engineering Project Manager | 125.00/hr. |
| Project Engineer | 120.00/hr. |
| Design Engineer | 115.00/hr. |
| Engineering Technician I | 95.00/hr. |
| Engineering Technician II | 105.00/hr. |
| Construction Manager | 110.00/hr. |
| Construction Observer I | 80.00/hr. |
| Construction Observer II | 95.00/hr. |

| | |
|----------------------------|------------|
| Survey Department Manager | 125.00/hr. |
| Professional Land Surveyor | 120.00/hr. |
| Survey Technician | 105.00/hr. |
| Survey Crew Party Chief | 115.00/hr. |
| Survey Crew Tech. W/ EDM | 115.00/hr. |
| Robotic Laser EDM | 115.00/hr. |
| GPS Satellite Receiver | 230.00/hr. |
| Survey Crew W/ Drone | 230.00/hr. |
| Office Clerical | 70.00/hr. |
| Office Manager | 100.00/hr. |

REIMBURSABLE EXPENSES:

| | |
|--------------------------|-----------|
| Federal/Airborne Express | 30.00/ea. |
| Express Messenger | 15.00/ea. |
| Mileage | .57/mi. |
| Mylar Copy (24" x 36") | 7.00/ea. |
| Mylar Copy (30" x 42") | 9.00/ea. |

| | |
|-----------------------|----------|
| Bond Copy (8½x11) | 0.30/ea. |
| Bond Copy (8½x14) | 0.55/ea. |
| Bond Copy (11 x 17) | 0.75/ea. |
| Bond Copy (24 x36) | 4.00/ea. |
| Bond Copy (30 x 42) | 5.00/ea |
| Color Copy (8½x11) | 1.00/ea. |
| Color Copy (8½x14) | 1.25/ea |
| Color Copy (11 x 17) | 1.75/ ea |
| Color Copy (24x36) | 4.00/ea |
| Color Copy (30x42) | 9.00/ea |

2019 Fee Schedule

| <u>Staff Category</u> | <u>Hourly Billing Rate</u> |
|-----------------------------|----------------------------|
| Engineer | \$118.00 |
| Project Engineer | \$146.00 |
| Senior Project Engineer | \$166.00 |
| Project Manager | \$183.00 |
| Senior Project Manager | \$207.00 |
| Principal I | \$218.00 |
| Principal II | \$240.00 |
| Engineering Technician I | \$81.00 |
| Engineering Technician II | \$91.00 |
| Engineering Technician III | \$101.00 |
| Engineering Technician IV | \$121.00 |
| Engineering Technician V | \$138.00 |
| Administrative Assistant I | \$69.00 |
| Administrative Assistant II | \$84.00 |

Hourly billing rates include salary costs, normal employee benefits, overhead, profit, and general office expenses such as telephone, facsimile, photocopy, word processing, postage, and basic supplies.

Listed rates are effective through December 31, 2019.

BILLABLE EXPENSES: Billable expenses include specialty vehicles (\$0.65/mile) and use of personal vehicles (at current IRS rate). A listing of all billable expense charges is available as applicable.

REIMBURSABLE EXPENSES: Reimbursable expenses include costs for meals and lodging when overnight stay is required for the project, costs for special mailing/printing, costs for materials and supplies purchased for specific use on the project, and costs of outside consultants used on the project.

Ehrhart Griffin & Associates will bill the City monthly for services and reimbursable expenses. The aforementioned financial arrangements are on the basis of prompt payment and the orderly and continuous progress of construction.

We would expect to start promptly with the above work upon acceptance of this proposal and to complete our services according to the construction schedule.

If there are protracted delays for reason beyond our control, we would expect to renegotiate with you the basis for our compensation in order to take into consideration changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Should budgetary limitations become a factor in the completion of this work, the City shall so advise Ehrhart Griffin & Associates in writing at the earliest possible date. We will endeavor to work within such limitations.

Ehrhart Griffin & Associates agrees to indemnify and save harmless the City, its officers, agents, and employees from and against any and all claims including reasonable attorneys' fees arising out of the negligent acts, errors, or omissions of Ehrhart Griffin & Associates, its officers, agents, and employees in the execution of the services specified in this contract

In recognition of the relative risks and benefits of the project to both the City and Ehrhart Griffin & Associates, the risks have been allocated such that the City agrees, to the fullest extent permitted by law, to limit the liability of Ehrhart Griffin & Associates and their sub-consultants to the Owner and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Ehrhart Griffin & Associates and their sub-consultants to all those named shall not exceed \$2,000,000.00. Such claims and causes include negligence, professional errors or omissions, strict liability, breach of contract or warranty.

- **INSURANCE**

The Engineer shall maintain insurance to protect the ENGINEER from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the ENGINEER is legally liable. The amounts and extent of such insurance is as follows:

- | | |
|---------------------------------------|---|
| 1. Professional Liability | \$2,000,000 each claim; 2,000,000 aggregate |
| 2. Vehicle Coverage- Bodily Injury | \$1,000,000 combined single limit (each accident) |
| 3. Workmen's Compensation- | \$100,000 each accident |
| 4. General Liability- | \$1,000,000 each occurrence and 2,000,000 aggregate |

- **ARBITRATION**

Any controversy or claim arising out of this Agreement may, if both parties agree, be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

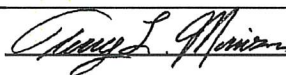
The cost of the arbitration, if any, will be divided equally between the OWNER and the ENGINEER.

- **ENGINEER'S RESPONSIBILITY**

The ENGINEER shall be responsible for the professional quality and technical accuracy of all services furnished by the ENGINEER under this Agreement, except for that work provided by OWNER. The ENGINEER shall, without additional compensation, correct or revise any error or deficiencies in his work. Approval of the OWNER of any such work shall not in any way relieve the ENGINEER of responsibility for the technical accuracy and adequacy of said services. The OWNER'S review, approval or acceptance of, or payment for any of the services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

Refer to the attached APPENDIX "A" which identifies additional responsibilities of the ENGINEER.
This proposal letter represents the entire understanding between the City and Ehrhart Griffin & Associates with respect to the project and may be modified in writing with the signatures of both parties.

If this satisfactorily sets forth your understanding of the arrangement between us, please sign both copies of this letter where indicated. Please retain one copy for your records and return the second copy to this office.

| | |
|----------------------|---|
| OWNER : _____ | A/E: EHRHART GRIFFIN & ASSOCIATES |
| Signature: _____ | Signature:  _____ |
| By: _____ | By: Terry L. Morrison, P.E. _____ |
| Title: _____ | Title: Engineering Department Manager _____ |
| Date: _____ | Date: October 2, 2019 _____ |
| Address: _____ | Address: 142 West Broadway, Suite 136 _____ |
| City, State: _____ | City, State: Council Bluffs, IA 51503 _____ |
| Phone: _____ | Phone: (712) 256-5248 Fax: _____ |
| Email: _____ | Email: tmorrison@ehrhartgriffin.com _____ |

APPENDIX "A"

During the performance of this contract, the engineer, for itself, its assignees and successors in interest (hereinafter referred to as the "Engineer") agrees as follows:

1. Compliance with Regulations: The Engineer shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this contract.
2. Nondiscrimination: The Engineer, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Engineer shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix "B" of the Regulations.
3. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Engineer for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Engineer of the Engineer's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, sex, age, or disability.
4. Information and Reports: The Engineer shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Council Bluffs, the Iowa Department of Transportation or Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of an engineer is in the exclusive possession of another who fails or refuses to furnish this information, the Engineer shall so certify to the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event of the Engineer's noncompliance with the nondiscrimination provisions of this contract, the City of Council Bluffs shall impose such contract sanctions as it, the Iowa Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

- a. withholding of payments to the Engineer under the contract until the Engineer complies; and/or,
 - b. cancellation, termination or suspension of the contract, in whole or in part.
6. Incorporation of Provisions: The Engineer shall include the provisions of Paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Engineer shall take such action with respect to any subcontract or procurement as the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance; provided, however, that, in the event an engineer becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Engineer may request the City of Council Bluffs or the Iowa Department of Transportation to enter into such litigation to protect the interests of the City of Council Bluffs or the Iowa Department of Transportation; and, in addition, the Engineer may request the United States to enter into such litigation to protect the interests of the United States.

**RESOLUTION
NO 19-240**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
EHRHART GRIFFIN & ASSOCIATES FOR ENGINEERING SERVICES
IN CONNECTION WITH THE
EAST MANAWA SEWER REHAB, PHASE IX
PROJECT #PW21-09**

WHEREAS, the city wishes to make improvements known as the East Manawa Sewer Rehab, Phase IX within the city, as therein described; and

WHEREAS, Ehrhart Griffin & Associates has submitted an agreement to provide engineering services for the work necessary for said improvements; and

WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized and directed to execute an agreement with Ehrhart Griffin & Associates for engineering services relative to the East Manawa Sewer Rehab, Phase IX 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

October 21, 2019

Matthew J. Walsh,

Mayor

ATTEST:

Jodi Quakenbush,

City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW21-12
Submitted by: Matthew Cox, Public
Works Director

Resolution 19-241
ITEM 7.C.

Council Action: 10/21/2019

Description

Resolution authorizing the mayor to execute an agreement with Snyder & Associates, Inc. for engineering services in connection with the South 1st Street Neighborhood Rehab, Phase XI. Project # PW21-12

Background/Discussion

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

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

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

The Phase IX project included Iowa Avenue, Palmer Avenue, and Grove Street. Only minor punch list items remain. The Phase X project is currently under construction and include portions of Platner Street and Stutsman Street. This project is scheduled to be completed this November.

This project is planned for the FY21 CIP and includes a budget of \$1,000,000 in Sales Tax Funds. The exact limits for Phase XI will be determined during the project scoping.

Snyder was previously selected to develop a program scope for the South 1st Street neighborhood and has subsequently provided engineering services on all of the prior construction phases. It is appropriate for Snyder to continue their role as project engineer.

Recommendation

Approval of this resolution.

ATTACHMENTS:

| Description | Type | Upload Date |
|-------------------|------------|-------------|
| Agreement | Agreement | 10/8/2019 |
| Resolution 19-241 | Resolution | 10/16/2019 |

PROFESSIONAL SERVICES AGREEMENT
S. 1st STREET NEIGHBORHOOD REHABILITATION – PHASE 11
CITY PROJECT NUMBER PW 21-12
CITY OF COUNCIL BLUFFS, IOWA

I. NAME OF PARTIES OF THE AGREEMENT

This Agreement, made and entered into this ____ day of _____, 2019 by and between, The City of Council Bluffs, Iowa, a Municipal Corporation, hereinafter called "OWNER" and Snyder & Associates, Inc., a corporation, hereinafter called "ENGINEER" as follows:

II. NAME OF PROFESSIONAL SERVICE

The OWNER shall retain the ENGINEER to complete Professional Services for the preparation of engineering surveys, preliminary design, final design, construction plans and specifications, contract documents, and construction services for Phase 11 – Street & Sewer Reconstruction, hereinafter called the "PROJECT"

III. SCOPE OF WORK

A. GENERAL

The ENGINEER shall provide Professional Services as required to complete the preparation and assembly of the PROJECT as named in Article II and as described hereinafter as follows:

1. The PROJECT includes, but is not limited to, design services for Phase 11 for the S. 1st Street Neighborhood generally described as an area from S. 1st Street to Franklin Ave. and from Pierce St. to Palmer Ave.
2. The ENGINEER will complete engineering surveys, design plans and specifications, construction documents, bid letting assistance, construction staking, administration and observation, and final project acceptance for the proposed PROJECT.

B. ENGINEERING SERVICES

The ENGINEER will provide the Engineering Services as follows. Payment shall be made as specified in Article VI of this Agreement.

1. Definition & Scope of Project
2. Survey
3. Design
 - a. Preliminary
 - b. Final

4. Bid Phase
5. Construction
 - a. Observation
 - b. Management
 - c. Staking
6. Outside Consultants/Testing
7. R.O.W., Easements, Outside Permits, Assessments

IV. RESPONSIBILITY OF THE OWNER

At its own expense, the OWNER shall have the following responsibilities regarding the execution of the Contract by the ENGINEER.

A. PROJECT OFFICER

The OWNER shall name a Project Officer to act as the OWNER's representative with respect to the work performed under this Agreement. All correspondence with OWNER relating to PROJECT shall be directed to the Project Officer and the Project Officer shall be invited to all progress meetings and other meetings called during the PROJECT.

B. PROMPT RESPONSE

To prevent an unreasonable delay in the ENGINEER's work, the OWNER will examine all reports, drawings, specifications, and other documents and will provide authorizations in writing to the ENGINEER to proceed with work within a reasonable time period.

V. WORK SCHEDULE

The PROJECT, from design through construction completion, shall be performed by the ENGINEER in accordance with a schedule mutually developed by the OWNER and ENGINEER. Generally, the schedule for the PROJECT is described as follows:

- A. (See attached preliminary schedule)
- B. The ENGINEER shall not be responsible for delays in the schedule which are beyond the ENGINEER's control.

VI. COMPENSATION AND TERMS OF PAYMENT

The OWNER shall pay the ENGINEER in accordance with the terms and conditions of this Agreement.

A. ENGINEERING SERVICES

As set forth in Article III (B) the engineering fee shall be on the following basis:

| SCOPE OF SERVICES | FEE BASIS |
|--|--|
| 1. Definition of Problem scope of Project | Hourly not to exceed negotiated maximum. |
| 2. Survey | Lump Sum |
| 3. Design a. Preliminary b. Final | Lump Sum |
| 4. Bid Phase | Lump Sum |
| 5. Construction a. Observation b. Management c. Staking | Hourly not to exceed negotiated % of con- struction (average of two low bidders). |
| 6. Outside Consultants/Testing | Billed as per invoice. |
| 7. ROW, Easements, Outside permits, Assessment | Hourly |

Actual project fees will be determined at a later date and approved by a supplemental agreement.

B. ADDITIONAL SERVICES

Additional Services shall be performed as requested in writing by the OWNER and shall be in accordance with the current fiscal year Snyder & Associates, Inc. Standard Fee Schedule in affect at the time of actual performance. All services quoted on a lump sum basis shall be valid for one year from the contract date.

VII. METHOD OF PAYMENT

- A. The ENGINEER shall submit billings for Basic, Construction and Additional Services to the OWNER on a thirty (30) day basis under separate cover and shall be paid by the OWNER within fourteen (14) days after approval by the City Council. The OWNER shall pay the ENGINEER a percentage of the total fee for each phase or a cost not to exceed the amount shown in accordance with the schedule shown below.
- B. Billings shall include sufficient documentation to explain the charges. All billing shall be accompanied by a Billings Information Report on a form provided to the ENGINEER by the OWNER.

VIII. TERMINATION OF AGREEMENT

The ENGINEER or OWNER may, after giving seven (7) days written notice to the other party, terminate this agreement and the ENGINEER shall be paid for services provided to the termination notice date, including reimbursable expenses due, plus termination expenses. Termination expenses are defined as reimbursable expenses directly attributed to the termination.

IX. CONFLICT OF INTEREST

No elected official or employee of the OWNER who exercises any responsibilities in review, approval, or carrying out of this Agreement shall participate in any decision relating to this Agreement which affects his or her direct or indirect personal or financial interest.

X. ASSIGNABILITY

The ENGINEER shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the OWNER.

XI. TITLE TRANSFER

All drawings, specifications and other work products of the PROJECT are instruments of services for this PROJECT only and shall remain the property of the ENGINEER. The ENGINEER may deliver to the OWNER, at the OWNER's request, paper or electronic media copies of documents prepared in accordance with this Agreement. The OWNER may make hard copies or electronic copies of these documents for purposes supporting the intended use of the project. Any reuse or modification of the documents supplied by ENGINEER for purposes of the PROJECT, including electronic media will be at the recipient's risk and responsibility. Electronic media will be provided as is without warranty, and it shall be the OWNER'S responsibility to reconcile this electronic data with the paper plans, and that the paper plans shall be regarded as legal documents for this PROJECT.

XII. CONFIDENTIALITY

No reports, information, and/or data given to or prepared or assembled by the ENGINEER under this Agreement shall be made available to any individual or organization by the ENGINEER without prior written approval of the OWNER.

XIII. INDEMNIFICATION

The ENGINEER agrees to indemnify and save harmless the City, its officers, agents, and employees from and against any and all claims including reasonable attorneys' fees and defense costs arising out of the negligent acts, errors, or omissions of the ENGINEER, its officers, agents, and employees in the execution of the services specified in this Agreement.

In recognition of the relative risks and benefits of the project to both the City and ENGINEER, the risks have been allocated such that the City agrees, to the fullest extent permitted by law, to limit the liability of the ENGINEER and their sub-consultants to the OWNER and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the ENGINEER and their sub-consultants to all those named shall not exceed \$2,000,000.00. Such claims and causes include negligence, professional errors or omissions, strict liability, breach of contract or warranty.

XIV. INSURANCE

The ENGINEER shall maintain insurance to protect the ENGINEER from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the ENGINEER is legally liable. The amounts and extent of such insurance is as follows:

- | | |
|-----------------------------|--|
| 1. Professional Liability - | \$ 2,000,000 each claim; 2,000,000 aggregate |
| 2. Vehicle Coverage - | |
| Bodily Injury | \$ 1,000,000 combined single limit (each accident) |
| 3. Worker's Compensation - | \$ 100,000 each accident |
| 4. General Liability - | \$ 1,000,000 each occurrence and 2,000,000 aggregate |

XV. ARBITRATION

Any controversy or claim arising out of this Agreement may, if both parties agree, be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

The cost of the arbitration, if any, will be divided equally between the OWNER and the ENGINEER.

XVI. ENGINEER'S RESPONSIBILITY

The ENGINEER shall be responsible for the professional quality and technical accuracy of all services furnished by the ENGINEER under this Agreement, except for that work provided by OWNER. The ENGINEER shall, without additional compensation, correct or revise any error or deficiencies in his work. Approval of the OWNER of any such work shall not in any way relieve the ENGINEER of responsibility for the technical accuracy and adequacy of said services. The OWNER's review, approval or acceptance of, or payment for any of the services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

XVII. COMPLETENESS OF THE AGREEMENT

This document contains all terms and conditions of this Agreement and any alteration shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement. There are no understandings, representations, or agreements, written or oral, other than those incorporated herein.

XVIII. ENGINEER'S CERTIFICATION OF REPORT

The ENGINEER shall place his certification on the Contract Documents, all in conformity with Chapter 114, Code of Iowa.

XIX. COMPLIANCE & REGULATIONS

During the performance of the contract, the engineer, for itself, its assignees and successors in interest (hereinafter referred to as the "Engineer") agrees as follows:

1. Compliance with Regulations: The Engineer shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the "Regulations"), which are herein incorporated by referenced and made a part of this contract.

2. Nondiscrimination: The Engineer, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Engineer shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix "B" of the Regulations.

3. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Engineer for work to be performed under a subcontract, including procurement of materials or leases or equipment, each potential subcontractor or supplier shall be notified by the Engineer of the Engineer's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, sex, age, or disability.

4. Information and Reports: The Engineer shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Council Bluffs, The Iowa Department of Transportation or Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, order and instructions. Where any information required of an engineer is in the exclusive possession of another who fails or refuses to furnish this information, the Engineer shall so certify to the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance: In the event of the Engineer's noncompliance with the nondiscrimination provisions of this contract, the City of Council Bluffs shall impose such contract sanctions as it, the Iowa Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

- a. withholding of payments to the Engineer under the contract until the Engineer complies; and/or,
- b. cancellation, termination or suspension of the contract, in whole or in part.

6. Incorporation of Provisions: The Engineer shall include the provisions of Paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Engineer shall take such action with respect to any subcontract or procurement as the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance; provided, however, that, in the event an engineer becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Engineer may request the City of Council Bluffs or the Iowa Department of Transportation to enter into such litigation to protect the interest of the City of Council Bluffs or the Iowa Department of Transportation; and , in addition, the Engineer may request the United States to enter into such litigation to protect the interests of the United States.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the day and the year first above written.

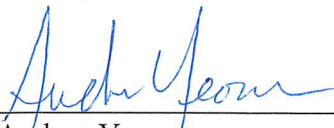
ATTEST:

Jodi Quakenbush, City Clerk

OWNER

By _____
Matthew J. Walsh, Mayor


ATTEST:



Andrea Yeoman

ENGINEER

SNYDER & ASSOCIATES, INC.

By 

Michael G. Geier, Regional Manager

Preliminary Schedule
City of Council Bluffs
S. 1st Street Neighborhood Rehabilitation – Phase 11
City Project Number PW 21-12
Process & Schedule

1. 10/2/19 Prepare “Agreement to Provide Services” (Council Approval 10/21/19)
5 days after council approval
2. TBD Meet with staff to discuss project scope
10 days
3. TBD Submit “Project Scoping” proposal (Hourly NTE)
5 days after approval of scoping proposal
4. TBD Submit “Project Scope & Estimate of Construction Costs”
5 days after approval of scope & costs
5. TBD Submit “Proposal for Services & Fees”
6. TBD 35% Concept Preliminary Design
7. TBD 60% Progress Submittal
8. TBD 95-98% Plans – Set Public Hearing.
9. TBD 100% Plans – Hold Public Hearing
10. TBD Letting
11. TBD Award

SNYDER & ASSOCIATES, INC.
2019-20
STANDARD FEE SCHEDULE

| Billing Classification/Level | Billing Rate | |
|---|----------------------------------|-------|
| Professional | | |
| <i>Engineer, Landscape Architect, Land Surveyor, Legal, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way Agent, Graphic Designer</i> | | |
| Principal II | \$208.00 | /hour |
| Principal I | \$197.00 | /hour |
| Senior | \$177.00 | /hour |
| VIII | \$163.00 | /hour |
| VII | \$155.00 | /hour |
| VI | \$148.00 | /hour |
| V | \$138.00 | /hour |
| IV | \$128.00 | /hour |
| III | \$116.00 | /hour |
| II | \$106.00 | /hour |
| I | \$93.00 | /hour |
| Technical | | |
| <i>Technicians--CADD, Survey, Construction Observation</i> | | |
| Lead | \$125.00 | /hour |
| Senior | \$119.00 | /hour |
| VIII | \$111.00 | /hour |
| VII | \$103.00 | /hour |
| VI | \$92.00 | /hour |
| V | \$82.00 | /hour |
| IV | \$76.00 | /hour |
| III | \$64.00 | /hour |
| II | \$56.00 | /hour |
| I | \$48.00 | /hour |
| Administrative | | |
| II | \$64.00 | /hour |
| I | \$52.00 | /hour |
| Reimbursables | | |
| Mileage | <i>current IRS standard rate</i> | |
| Outside Services | <i>As Invoiced</i> | |

**RESOLUTION
NO 19-241**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
SNYDER & ASSOCIATES, INC. FOR ENGINEERING SERVICES
IN CONNECTION WITH THE
SOUTH 1ST STREET NEIGHBORHOOD REHAB, PHASE XI
PROJECT #PW21-12**

WHEREAS, the city wishes to make improvements known as the South 1st Street Neighborhood Rehab, Phase XI within the City, as therein described; and

WHEREAS, Snyder & Associates, Inc. has submitted an agreement to provide engineering services for the work necessary for said improvements; and

WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized and directed to execute an agreement with Snyder & Associates, Inc. for engineering services relative to the South 1st Street Neighborhood Rehab, Phase XI 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

October 21, 2019

Matthew J. Walsh,

Mayor

ATTEST:

Jodi Quakenbush,

City Clerk

Council Communication

Department: Community
Development

Case/Project No.: OTB-19-026
Submitted by: Courtney Harter,
Community Development Project
Coordinator

Resolution 19-242
ITEM 7.D.

Council Action: 10/21/2019

Description

Resolution to dispose of City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|-------------------------------|------------|-------------|
| Case #OTB-19-026 Staff Report | Other | 10/11/2019 |
| Case #OTB-19-026 Attachment A | Map | 10/11/2019 |
| Resolution 19-242 | Resolution | 10/16/2019 |

Council Communication

| | | |
|--|---|------------------------------|
| Department: Community Development CASE # OTB-19-026 Applicant: Miguel Santacruz USA Builders LLC 2423 S 8 th Street Council Bluffs, Iowa 51501 | Resolution of Intent No. _____ Resolution to Dispose No. _____ | Public Hearing: 10/21/19 |
|--|---|------------------------------|

Subject/Title

Request of the Community Development Department to dispose of the property generally located at 1212 17th Avenue to USA Builders, LLC (Miguel Santacruz) for the construction of a new single-family house to be sold to a family at or below 80% of the median family income.

Location

Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is locally known as 1212 17th Avenue.

Background/Discussion

In 2018, the Community Development Department acquired the house located at 1212 17th Avenue through the Community Development Block Grant (CDBG) program as part of its continued efforts in the Sunset Park neighborhood. The previous dilapidated house was demolished and the land prepped for new development. On September 4, 2019, the City released a Request for Proposals from developers to construct a new single-family unit on the property that would be sold to a family at or below 80% of the median family income to meet CDBG program guidelines. On September 25, 2019, RFP responses were due and USA Builders, LLC submitted the only proposal.

The property is classified as ‘buildable’ and ‘transitional preserve.’ The ‘preserve’ designation allowed Community Development staff to complete the required CDBG disposition process. The applicant commits to constructing a new, affordable residential unit within one year that will be sold to a homebuyer meeting the CDBG income guidelines.

The applicant’s RFP response requested the lot be sold for \$14,000 with a home sales price of \$163,000. However, Community Development staff questioned the affordability of this sales price to someone at or below 80% of the median family income. As negotiated between CD Staff and Mr. Santacruz, he will lower his maximum sales price to \$149,000 with the \$14,000 lot price being forgivable. This is a reasonable solution given the federal restrictions on the use of the lot.

The subject property is 78 feet wide by 142 feet deep, and is 10,244 square feet in size, which exceeds all site development standards for a property located in the R-3/Low Density Multi-Family Residential District. The property is large enough to accommodate a residential dwelling, as the applicant has proposed. The property is located in the Flood Zone X protected by the levee.

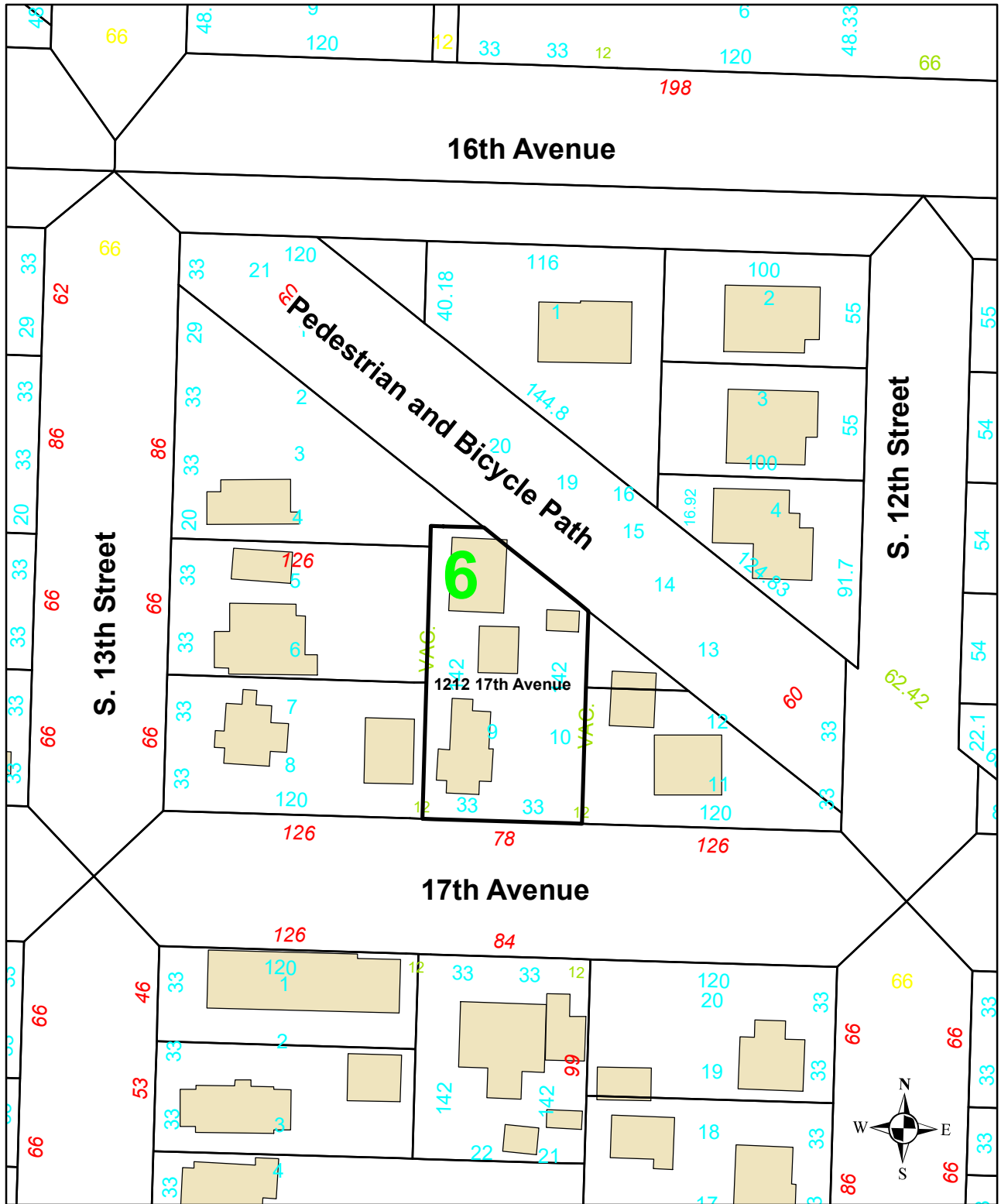
Recommendation

The Community Development Department recommends disposing of the property described above to USA Builders, LLC, Miguel Santacruz, subject to the following conditions:

1. The purchase price shall be \$14,000, secured by a forgivable mortgage.
2. USA Builders, LLC shall construct a new, single family house on the property within one (1) year of disposition.
3. The maximum sale price of the newly constructed home shall be \$149,000.
4. The unit shall be sold to a family at or below 80% of the median family income as approved by the Community Development Department.

Attachment A: Location map

Prepared By: Courtney Harter, Community Development Project Coordinator



RESOLUTION NO. 19-242

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 6 AND THE EAST ½ OF THE VACATED ALLEY ON THE WEST AND THE WEST ½ OF THE ADJACENT ALLEY ON THE EAST LYING SOUTH OF THE RAILROAD, HOWARDS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of City owned property legally described as the portion of Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on October 21, 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:

USA Builders, LLC, Miguel Santacruz, and all successors in interest: Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$14,000 to be secured with a forgivable mortgage which will be released upon sale of the home to an eligible buyer. The Developer commits to building a single-family home which will be sold to a household at or below 80% of the median family income as approved by the Community Development Department.

ADOPTED
AND
APPROVED: October 21, 2019.

Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community
Development
Case/Project No.:
Submitted by: Community
Development

Resolution 19-243
ITEM 7.E.

Council Action: 10/21/2019

Description

Resolution approving Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|-----------------------|------------|-------------|
| Staff Report | Other | 10/11/2019 |
| Request for Proposals | Other | 10/11/2019 |
| Resolution 19-243 | Resolution | 10/16/2019 |

Council Communication

| | | |
|--|----------------------|--------------------------------|
| Department: Community Development | Resolution No.: 19 - | City Council: October 21, 2019 |
| Subject/Title | | |
| <ol style="list-style-type: none">1. Approval of the request for proposal for the redevelopment of approximately 2.5 acres of land at 28th Street and 2nd Avenue; and2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the West Broadway Urban Renewal Area and soliciting proposals in accordance with the request for proposals. | | |
| Background/ Discussion | | |
| <p><u>Background</u></p> <p>In August 2013, the City acquired 110 South 28th Street (28th Street and 2nd Avenue). This property consisted of a vacant industrial facility and is approximately 2.5 acres in size. Demolition of the structure occurred in November 2014. The City utilized Community Development Block Grant (CDBG) funds for both acquisition and demolition. The property is located in the West Broadway Urban Renewal Area. In 2015, the City completed an RFP on the property and selected Brinshore Development to construct a multi-family housing project. Unfortunately, after three failed attempts to secure low income housing tax credits, they returned the property to the City. Staff believes it is in the best interest of the City to again request proposals for the redevelopment of the site through a RFP process requesting development designs for multi-family project.</p> <p>Because CDBG funds were used to acquire and demolish the property, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).</p> <p><u>Discussion</u></p> <p>In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>Attached is a copy of the request for proposal that will be direct mailed and/or emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.</p> <p>A separate resolution also directs the City Clerk to publish notice inviting redevelopment proposals to be submitted. Proposals are due by 5:00 p.m. on November 27, 2019 to the Community Development Department. Lastly, the resolution approves December 16, 2019 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted.</p> | | |
| Attachments | | |
| The request for proposal for the redevelopment of approximately 2.5 acres of land at 28 th Street and 2 nd Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals. | | |

City of Council Bluffs, Iowa
Request for Proposals
Redevelopment of Land Located at South 28th Street and 2nd Avenue
Proposal Due Date: November 27, 2019

The City of Council Bluffs through its Community Development Department is accepting proposals for the purchase and development of 2.54 acres of real estate located in west Council Bluffs for the development of a multi-family housing development with roughly between 80 and 100 units. The subject property is located north of 2nd Avenue between South 28th Street and South 29th Street (See Attachment A).

Because the block is between the commercial district to the north and single-family neighborhood to the south, the City wishes to increase density along the 1st Avenue but be sensitive to the aesthetics of the original neighborhood. In 2020, the City plans to begin the construction of a trail while also exploring a new public transportation mode in the 1st Avenue corridor. To create an urban environment, the northern half of the block should be higher density in nature creating an edge to the development. The southern half should be a lower density style that provides a transition to the single-family neighborhood.

City Objectives

The city is seeking proposals to develop the site in conformance with applicable ordinances, as well as in compliance with the following stated objectives. These objectives include, but are not limited to:

- To meet the objectives of the U.S. Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) and HOME programs and cause the construction of housing units for low and moderate income persons. Proposals may be submitted for the development of a mix of unit types.
- To cause the construction of new affordable housing units with occupancy on or before June 30, 2021.
- To provide a positive impact on the city resulting in increased tax revenues and contribute to the city’s long term economic and community growth objectives.
- To implement the recommendations contained in the West Broadway Urban Renewal Plan and the West Broadway Corridor Plan. Information is available online at <https://www.councilbluffs-ia.gov/2347/West-Broadway-1st-Avenue-Corridor>.

Site Description

The land was acquired by the City utilizing CDBG funds for the purposes of blight removal and redevelopment. All structures have been removed and the property is vacant. The property will be conveyed in an as-is condition. The CDBG funds require at least 51% of the units be rented to persons at or below 80% of the median family income (MFI). The City intends to also commit HOME funds to the project which will require a minimal number of units to be rented to persons at both the 50% and 60% MFI (Attachment B).

The parcel is served with water, sanitary sewer, storm sewer, and street paving, but individual service lines may need to be extended to accommodate the project. The city will install underground stormwater detention for the development as a separate but cooperative part of the residential project.

The property is currently zoned R-4 High Density Multi-Family Residential District with an appended Planned Residential Overlay (Attachments C & D). Additionally, the frontages of the property along South 28th and South 29th Streets are located within a Corridor Design Overlay (Attachment E). The selected developer will be required to submit a set of detailed development plans that address all R-4 District, PR

Overlay, and CDO standards, and said plans must be reviewed by the City Planning Commission and approved by City Council prior to any construction activity occurring on this site.

The property is located in the Zone X (protected by the levee). Since Zone X is protected by the levee, there are not additional flood development requirements.

Value of the Property

The appraised value of the property is \$225,000. The property will be disposed of at market value.

Site Condition

A Phase I Environmental Site Assessment (ESA) was completed in 2014 and is available upon request.

Inquiries, Questions and Deadlines

All inquiries/questions regarding this RFP must be directed to Courtney Harter via email. Any changes or additions to the RFP information will be emailed to each Developer who has submitted an email of interest with pertinent contact information. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: October 22, 2019

Q&A Ends: November 13, 2019 at 3:00 pm (CST)

Answers to all questions will be posted no later than November 18, 2019 at 3:00 pm (CST).

RFP Due: November 27, 2019 by 5:00 p.m. (CST)

Responses should be in sealed packages, clearly marked with the Developer name and “South 28th Street and 2nd Avenue Redevelopment” as the proposal name. Proposal can be mailed or hand delivered to the addresses below:

Mailing Address:
City of Council Bluffs
Attn: Courtney Harter, Project Coordinator
209 Pearl Street
Council Bluffs, Iowa 51503

Hand Delivery:
City of Council Bluffs
Community Development Department
403 Willow Avenue
Council Bluffs, Iowa 51503

Proposals submitted by facsimile transmission (fax) or electronic mail (email) will *not* be accepted. Proposals received after the submission deadline will not be accepted.

Proposal and Submittal Requirements

In a clear and concise manner, developers must submit proposals that demonstrate the developer’s capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. Developers are required to submit **four** hard copy sets and **one** electronic set of the proposals and must include the following information to be submitted for consideration:

1. Application – must be completed and attached as proposal cover page (see Attachment F).
2. Project Summary – A brief written description of the project.

3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.
4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.
5. Project Timeline – A timeline for the project design, bidding and construction.
6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured.
7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

Special Conditions

Any proposed construction project must adhere to the following requirements:

- The construction project is exempt from federal labor standards.
- A HUD environmental review will be required and must be completed prior to construction commencement. This review will be done by the developer and the city.
- At least 51% of the units must be at or below 80% MFI. The City intends to also commit HOME funds to the project which will require a minimal number of units to be rented to persons at both the 50% and 60% MFI.
- All newly constructed housing must meet all locally adopted and enforced building codes, standards and ordinances of the City of Council Bluffs.
- All newly constructed housing must meet the requirements of the 2012 International Energy Conservation Code as adopted and amended.
- The successful proposal shall be required to comply with additional provisions for projects utilizing federal funding as specified in Attachment G.

Proposal Evaluation

The project proposals will be reviewed based on the following evaluation criteria:

1. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): As the first affordable redevelopment project along the corridor, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:
 - a. Create an urban environment with a higher density style building on the northern half of the block and a lower density style building on the southern half, providing a transition to the single-family neighborhood.
 - b. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the “architectural standards” of the corridor design overlay (Attachment D). A list of materials and visual

renderings of the site layout, units and exterior design must be provided as a part of this submittal.

- c. Maximize the “exterior construction (durability)” points in the IFA 2020-2021 QAP.
2. Developer’s Experience and Capacity (30%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
3. Number of Units Proposed, Unit Sizes and Timeline (15%):
 - a. Preference will be given to developers who maximize the number of units as well as the number of market rate units. A maximum of 80 affordable units will be allowed. Affordable is defined as at or below 80% of the median family income. Provide a target resident type (senior, family, etc.) if applicable. Maximize the “market rate incentive” points in the IFA 2020-2021 QAP.
 - b. Proposals will also be scored on the length of time it will take to construct and occupy the project.
4. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

Potential Development Incentives Available

The City will work to support the selected developer in applying for any and all applicable federal, state or local incentive applications. These applications must be completed by the selected developer with assistance from the City.

- Brownfield/Grayfield Tax Credits through the Iowa Economic Development Authority may be available. Tax credits of up to 24% for qualifying costs of a Brownfield project and 30% if the project meets green building requirements. Tax credits of up to 12% of qualifying costs of a Grayfield project and 15% if the project meets green building requirements. Tax credits are available on an annual basis, with a maximum tax credit per project of \$1,000,000 (<http://www.iowaeconomicdevelopment.com/Regulatory/brownfield>).
- Possible energy incentives may be obtained from MidAmerican Energy and Black Hills Energy depending on project design. Consultation should be initiated with each company prior to final design.
- Municipal Housing Agency (MHA) of Council Bluffs has project-based vouchers available to potential developers. Consultation should be initiated with MHA for additional information.
- The QAP for LIHTC has set aside 7% of all available tax credits to projects located in a county impacted by a federal disaster declaration on or after March 12, 2019 and that is also a county in

which individuals are eligible for federal individual assistance. Pottawattamie County meets this criteria.

- The property may be eligible for Tax Increment Financing and/or property tax exemption, and will be negotiated by the city on a project specific basis.
- Possible land contribution or reduced purchase price.
- The City will install underground stormwater detention for the site. This will be constructed in cooperation with the selected developer.
- The City of Council Bluffs is an entitlement community under the CDBG program, which results in annual funding from the HUD. The city has also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME). The city anticipates receiving a total of approximately \$500,000 in HOME funding, a portion of which may be available for this project. A separate application process will be required in order to apply for the HOME funds.

General Provisions

- 1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Council Bluffs. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not the submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.
- 2) Non-Warranty of Request for Qualifications: The City shall not be responsible for any errors or omissions in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.
- 3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.
- 4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgment, best serve the interest of the City of Council Bluffs.

The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

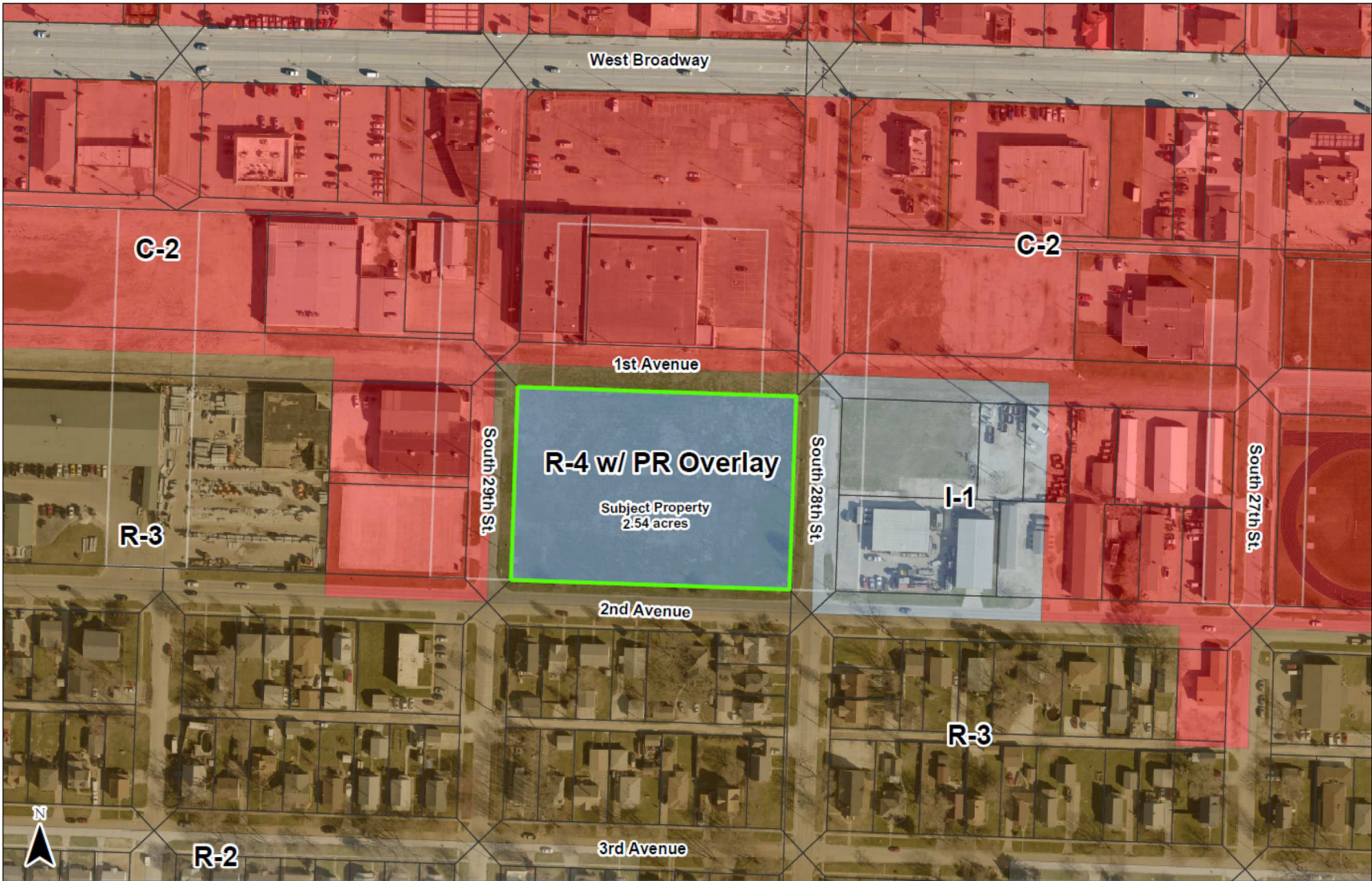
- 5) Indemnification: The selected Developer shall: (1) faithfully perform said Contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City from all costs and damages which said City may suffer by reason of failure to do so; and (3) fully reimburse and repay said City all outlay and expenses which said City may incur in making good any default.

The selected Developer shall protect, defend, indemnify and save harmless the City, its agents, boards and employees, collectively referred to as "Indemnitees", from and against costs and suits, actions, claims, losses, liability or damage of any character, and from and against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in

failure of performance of any work or services called for by the Contract, or from conditions created by the performance or non-performance of said work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnitees.

- 6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Council Bluffs. Specific amounts and types of insurance will be detailed in the negotiated development agreement.
- 7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion or fraud.
- 8) Consideration of Submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.
- 9) Discrimination Clause: According to the City of Council Bluffs Municipal Code 1.40, discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligations.

Attachment A
Site Map



Attachment B
HUD Income Limits for CDBG and HOME

HUD INCOME LIMITS FOR CDBG

MSA: Omaha, NE - IA FY2019 Median Family Income \$86,000

Effective: June 28, 2019

| | <u>30% Limits</u> | <u>50% Limits</u> | <u>60% Limits</u> | <u>80% Limits</u> |
|-----------------|-------------------|-------------------|-------------------|-------------------|
| 1 Person | \$18,100 | \$30,100 | \$36,120 | \$48,200 |
| 2 Person | \$20,650 | \$34,400 | \$41,280 | \$55,050 |
| 3 Person | \$23,250 | \$38,700 | \$46,440 | \$61,950 |
| 4 Person | \$25,800 | \$43,000 | \$51,600 | \$68,800 |
| 5 Person | \$27,900 | \$46,450 | \$55,740 | \$74,350 |
| 6 Person | \$29,950 | \$49,900 | \$59,880 | \$79,850 |
| 7 Person | \$32,000 | \$53,350 | \$64,020 | \$85,350 |
| 8 Person | \$34,100 | \$56,800 | \$68,160 | \$90,850 |

HUD INCOME LIMITS FOR HOME

MSA: Omaha, NE - IA FY2019 Median Family Income \$72,100

Effective: June 28, 2019

| | <u>30% Limits</u> | <u>50% Limits</u> | <u>60% Limits</u> | <u>80% Limits</u> |
|-----------------|-------------------|-------------------|-------------------|-------------------|
| 1 Person | \$18,100 | \$30,100 | \$36,120 | \$48,200 |
| 2 Person | \$20,650 | \$34,400 | \$41,280 | \$55,050 |
| 3 Person | \$23,250 | \$38,700 | \$46,440 | \$61,950 |
| 4 Person | \$25,800 | \$43,000 | \$51,600 | \$68,800 |
| 5 Person | \$27,900 | \$46,450 | \$55,740 | \$74,350 |
| 6 Person | \$29,950 | \$49,900 | \$59,880 | \$79,850 |
| 7 Person | \$32,000 | \$53,350 | \$64,020 | \$85,350 |
| 8 Person | \$34,100 | \$56,800 | \$68,160 | \$90,850 |

Attachment C
Zoning

Chapter 15.11 - R-4/HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

15.11.010 - Statement of intent.

This district is intended to provide for development of high density multiple-family housing. This district allows for a mixture of compatible uses with high density urban neighborhoods. This district is most appropriate in central areas of the community or in areas which have full services.

(Ord. 5308 § 1 (part), 1996).

15.11.020 - Principal uses.

The following principal uses shall be permitted outright in an R-4 district:

- (1) Boarding, lodging rooming house, or bed and breakfast;
- (2) Business, professional office;
- (3) Community recreation services;
- (4) Congregate housing, life care facility or nursing home;
- (5) Consumer service establishment;
- (6) Day care services;
- (7) Dwelling, multifamily;
- (8) Dwelling, single-family attached;
- (9) Dwelling, single-family detached;
- (10) Dwelling, townhouse;
- (11) Dwelling, two-family;
- (12) Family home;
- (13) Group care home;
- (14) Local utility services;
- (15) Park and recreation services;
- (16) Private parking lot;
- (17) Public parking lot;
- (18) Public safety services;
- (19) Religious assembly;
- (20) School.

(Ord. 5918 § 1, 2007).

15.11.030 - Conditional uses.

The following conditional uses shall be permitted in an R-4 district, when authorized in accordance with the requirements set forth in Chapter 15.21:

- (1) Cemetery;
- (2) College or universities;
- (3) Commercial recreation (indoor and outdoor);
- (4) Cultural service;
- (5) Commercial storage;
- (6) Governmental maintenance facility.

(Ord. 5918 § 2, 2007).

15.11.040 - Accessory uses.

The following uses shall be permitted in an R-4 district:

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

(Ord. 5308 § 1 (part), 1996).

15.11.050 - Site development regulations.

Minimum Lot Size

| Use | Lot Area |
|---|---|
| Single-family detached | 5,000 square feet |
| Single-family attached and two-family dwellings | 5,000 square feet except when a single-family attached or two-family dwelling is divided by a lot line coinciding with the common wall separating the two units. The minimum lot area shall be 2,500 square feet. |
| Townhouse dwelling | 7,500 square feet except when a townhouse dwelling unit is divided by a lot line coinciding with the common wall separating the units, the minimum lot area shall be 2,500 square feet |
| Multifamily dwelling | |
| (3 to 4 units) | 7,500 square feet |
| (5 or more units) | 9,000 square feet plus an increase of 750 square feet per each additional unit |

| Minimum Setbacks | Principal Structure | Accessory Structure |
|------------------------------|--|--|
| Front yard: | 20 feet | Greater of 20 feet or existing front setback line of principal structure |
| Street side yard: | 15 feet | 15 feet |
| Interior side yard: | 5 feet with one foot indentation for every story above the first floor | 3 feet |
| Rear yard: | 20 feet | 3 feet |
| Maximum height: | 100 feet | 18 feet |
| Lot coverage: all structures | 60% maximum | |

(Ord. 5308 § 1 (part), 1996).

15.11.060 - Additional regulations.

01. Reserved.

(Ord. 5308 § 1 (part), 1996).

15.11.070 - Signs.

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

(Ord. 5308 § 1 (part), 1996).

Attachment D
Planned Residential Overlay

Chapter 15.28 - P-R/PLANNED RESIDENTIAL OVERLAY

15.28.010 - Statement of intent.

The planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone would not be inconsistent with the comprehensive plan or harmful to the neighborhood in which it is located. This overlay is intended to:

01. Provide flexibility in the design, placement of buildings, use of open space, provisions of circulation facilities and parking, and related site and design considerations;
02. Encourage the preservation and use of existing landscape features;
03. Promote efficient land use with smaller networks of utilities and streets;
04. Promote an attractive and safe living environment which is compatible with surrounding residential developments;
05. Provide an alternative method for redeveloping older residential areas and to encourage infill development.

(Ord. 5309 § 1 (part), 1996).

15.28.020 - Applicability.

The planned residential overlay shall be permitted in conjunction with the R-1E, R-1, R-2, R-3, and R-4 districts. The minimum tract of land considered for a PR overlay shall be one and one-half acres. The minimum tract of land considered for a PR overlay including commercial facilities shall be ten (10) acres.

(Ord. 5309 § 1 (part), 1996).

15.28.030 - Height and setback requirements.

The maximum height and minimum yard requirements of the zoning district in which the development is located shall apply except where exempted by the city council through the adoption of a development plan.

(Ord. 5743 § 1, 2002).

15.28.040 - Lot coverage.

The lot coverage requirements of the zoning district in which the development is located shall apply except where exempted by the provisions of this chapter.

(Ord. 5309 § 1 (part), 1996).

15.28.050 - Density requirements.

The maximum number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. Net development area shall be determined by subtracting the area set aside for public and private streets from the gross development area. The area of land set aside for common land and open space shall be included in determining the number of dwelling units permitted. The maximum number and type of multiple dwelling units permitted shall be determined by the zoning district in which the development is located and in accordance with the following chart. The maximum amount of commercial usage allowed shall be determined by multiplying the net development area by the percentage in column (g) based upon the district in which the area is located.

| (a) | (b) | (c) | (d) | (e) | (f) | (g) |
|-----------------|--|--|---|--|---|---|
| Zoning District | % of total units allowable as single-family detached | % of total units allowable as single-family attached | % of total units allowable as townhouse residential | % of total units allowable as two-family | % of total units allowable as multifamily | % of net development area allowable as commercial |
| R-1E | 100% | - | - | 10% | 10% | 4% |
| R-1 | 100% | 100% | 100% | 30% | 30% | 8% |
| R-1M | N/A | N/A | N/A | N/A | N/A | N/A |
| R-2 | 100% | 100% | 100% | 100% | 50% | 12% |
| R-3 | 100% | 100% | 100% | 100% | 100% | 16% |
| R-4 | 100% | 100% | 100% | 100% | 100% | 22% |

If the development area contains two or more different classifications, the number of dwelling units permitted, the percentage of multiples, and the percentage of commercial area allowable shall be determined in direct proportion to the area of each zoning classification contained in the entire tract.

(Ord. 5309 § 1 (part), 1996).

15.28.060 - Development plan review procedure.

01. Application. A development plan shall be submitted to the community development department, along with a filing fee as specified by this title. Upon application submittal, the development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:
 - (a) A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and phasing;
 - (b) The development name and legal description of the boundary;
 - (c) A north arrow, scale, bar scale and date;
 - (d) The names and addresses of the owner, and the architect or engineer preparing the plan;
 - (e) A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas;
 - (f) All established floodway or floodway fringe encroachment limits;
 - (g) A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development;
 - (h) Location and size of any sites to be considered for dedication to public use;
 - (i) Layout, numbers and dimensions of proposed lots;
 - (j) The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;
 - (k) The location and width of other public ways, railroad rights-of-way, utility and all other easements, existing or proposed within the development and within two hundred (200) feet;
 - (l) Existing and proposed contour intervals of not more than five feet;
 - (m) All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
 - (n) The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets and landscaping;
 - (o) Location and area proposed as open space;
 - (p) The number of dwelling units proposed for the development and the general arrangement of buildings;
 - (q) Visual documents which illustrate the general building design.
02. Review by Community Development Department. The community development director shall determine the adequacy and completeness of the development plan application. The community development director may require additional information prior to scheduling review by the city planning commission. The application shall be accompanied by ten (10) copies and two transparencies of the preliminary development plan for the entire development.
03. Review by the City Planning Commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In

addition to the proposed use meeting the general requirements as set forth, the commission in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, and required screening and landscaping where necessary to reduce noise and glare, and designation and responsibility for maintenance of the property.

04. Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
05. Building Permit Review. The community development director shall review all grading, building, and public works construction permits for compliance with the approved development plan. No grading, building, or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. However, the community development director shall have the authority to approve minor changes to the development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.
06. Amendment to Development Plan. Any proposed amendments to the approved development plan shall be submitted to the community development director. The review procedures for proposed amendments shall be as outlined in Section 15.12.060.

(Ord. 5309 § 1 (part), 1996).

15.28.070 - Development plan completion.

If the improvements identified in the development plan have not been completed within five years from the date of the city council approval, the development plan shall be void unless an extension of time has been granted prior to the expiration date. The city planning commission may grant a two year extension. In reviewing a request for extension of time, the commission shall consider whether the development plan is in compliance with applicable ordinances, standards for public improvements and the comprehensive plan of the city.

(Ord. 5309 § 1 (part), 1996).

15.28.080 - Termination of the planned residential overlay.

If no substantial development has taken place in a PR overlay for five years following approval of the development plan, the city planning commission shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property.

(Ord. 5309 § 1 (part), 1996).

Attachment E
Corridor Design Overlay

Chapter 15.32 - CDO/CORRIDOR DESIGN OVERLAY

Sections:

15.32.010 - Statement of intent.

The purpose and intent of this chapter is to ensure consistent site development of properties located within the boundaries as defined in Section 15.32.030. The minimum standards below will aid to unify the appearance of the corridor.

(Ord. 5955 § 2 (part), 2007).

15.32.020 - Establishment of a corridor design overlay.

The CDO overlay is established as part of this title. The CDO shall overlay all other zoning districts established within the boundaries as described in Section 15.32.030 following. One and two family uses are exempted from the regulations of this chapter. The requirements apply to all:

01. New construction of commercial, industrial and multifamily structures and sites;
02. Substantial rehabilitation of or additions to commercial, industrial and multifamily structures and sites. Substantial rehabilitation shall be defined as modifications equal to fifty (50) percent of the assessed value of the structure or structures on a lot, exclusive of land assessed value, in a twenty-four (24) month period of time. The assessed value shall be as most recently established by the Pottawattamie County assessor;
03. The reoccupancy of fifty (50) percent or more of any commercial, industrial, and multifamily structure or site which has been vacant for a period of six months. Once fifty (50) percent or more of a building has been vacant for six months or more, it may not be reoccupied until such time that the entire structure has been brought into compliance;
04. All new signage and sign refacing requiring a permit shall comply with the limitations of Section 15.32.080; and
05. Exterior modifications which equal to fifty (50) percent of the structure's total street facade shall comply with the limitations of Section 15.32.090.

(Ord. 5955 § 2 (part), 2007).

15.32.030 - Overlay boundaries.

The boundaries of the CDO overlay are described as follows:

01. West Broadway Corridor. All properties abutting West Broadway between Interstate 29 on the west end and 13th Street and Indian Creek on the east and all properties abutting streets which intersect with West Broadway including 13th Street through 36th Street between Avenue A to the north and Second Avenue to the south.

(Ord. 5955 § 2 (part), 2007).

15.32.040 - Curb cuts.

01. Either one two-way curb cut or two one-way curb cuts are allowed on the applicable corridor street where property has one hundred fifty (150) feet or more of street frontage. One curb cut is allowed on the applicable corridor street where property has less than one hundred fifty (150) feet of frontage.
02. For corner lots, a maximum of one curb cut is allowed on each intersecting side street (other than the applicable corridor street) that each property has frontage on regardless of the length of the frontage.
03. Curb cut widths and design shall be in accordance with adopted public works standards.
04. The applicable corridor street curb cuts shall be located not less than seventy-five (75) feet from the intersecting street's curb. Side street curb cuts shall be located not less than twenty-eight (28) feet on un-signalized intersections and seventy-five (75) feet on signalized intersections from the applicable corridor street's curb.
05. Shared curb cuts (between properties) are encouraged.

(Ord. 5955 § 2 (part), 2007).

15.32.050 - Pedestrian facilities.

01. A five feet wide as constructed or designated, accessible, pedestrian route shall be installed on each property to connect each building's front door with the public sidewalk on the applicable corridor street (and adjacent side street on corner lots). An accessible route may be designated with painted markings on parking lot pavement.
02. The sidewalk on the applicable corridor street shall be a minimum of eight feet wide, as measured from back of curb. At least four feet of that width, as measured from the back of sidewalk, shall be free of vertical or horizontal obstructions and have a maximum cross slope of two percent.
03. Construction or reconstruction of sidewalks and decorative street improvements shall be in accordance with adopted public works standards.

(Ord. 5955 § 2 (part), 2007).

15.32.060 - Planting.

01. A ten (10) feet wide landscape frontage strip shall be installed on each property abutting the applicable corridor street as measured from the back of sidewalk or property line, whichever is farther from the curb.
02. A five feet wide intersecting street landscape frontage strip shall be installed as measured from the back of sidewalk or property line, whichever is farther from the intersecting street's curb on all streets intersecting the applicable corridor street.
03. Planting in the landscape frontage strips shall include not less than the following:
 - (a) One large deciduous shade tree for each thirty-five (35) feet of frontage.
 - (b) A minimum of one deciduous or evergreen shrub per two lineal feet of street frontage shall be planted in the landscaping frontage strip and a minimum of one deciduous or evergreen shrub per three lineal feet of side street frontage shall be planted in the intersecting street landscaping frontage strip. Shrub species shall be selected from the attached plant list and conform to the minimum sizes specified therein.

04. Automatically controlled underground irrigation shall be installed for all lawns and planting in the landscape frontage strips.
05. Site planting requirements:
 - (a) At least ten (10) percent of the gross site square footage shall be pervious, unpaved planted surfaces. Any frontage or side street planting strips shall be included in the calculation of planted areas.
 - (b) All planted surfaces shall be planted with grasses, shrubs, perennials, or groundcover plants so that they shall be completely covered by installed plants within three years of the planting date. Open mulch or rock beds shall not be accepted as planting area.
 - (c) Large deciduous shade trees shall be installed in parking lots in excess of thirty (30) spaces. The trees shall be located in planting areas of not less than fifty (50) square feet of unpaved surface per tree and at least one tree shall be planted for each three thousand (3,000) square feet of paving on site.
 - (d) Public right-of-way areas that are disturbed by construction on private sites shall be graded smooth and planted with sod.
 - (e) Maintenance: property owners shall maintain all planting and irrigation systems located on private property. All planting shall respect city codes for sight lines at intersections and electric line restrictions.

(Ord. 5955 § 2 (part), 2007).

15.32.070 - Screening and buffering.

01. Planting shall be accepted in lieu of the required fencing for buffering the back of commercial buildings abutting residential zones.
 - (a) Screening planting shall include a six feet minimum width planting strip with a tall hedge as defined in the attached plant list. The hedge shall include deciduous or evergreen shrubs in a double row planted in a triangular spacing. Shrub species shall be selected from the attached plant list and conform to the minimum sizes and spacing specified therein.
02. All dumpsters and exterior trash storage shall be screened using walls or fences that are a minimum of six feet in height. The walls and fences shall be fabricated and finished using the same materials and colors as the adjacent building, and shall include a matching lockable gate that when closed, completely eliminates the view of the trash area and its contents.

(Ord. 5955 § 2 (part), 2007).

15.32.080 - Signs.

01. The on-premises sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the corridor overlay district.
02. A total of one detached on-premises sign shall be allowed for each property.
03. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed five feet in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable height and area of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure

to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.

04. Off-premises signs are not permitted within the district.
05. All signs shall be removed within ninety (90) days after abandonment of the business use. Removal shall include the sign face, all supports, poles and framing.
06. Refacing existing signs are allowed only in conformance with this chapter.

(Ord. 5955 § 2 (part), 2007).

15.32.090 - Architecture.

01. Commercial building wall materials shall be brick, stone masonry, stucco like exterior systems, architectural CMU block, pre-cast concrete wall panels, or other like material. Painted concrete block or flat poured concrete walls are not allowed unless the blocks include an architectural finish and an articulated pattern that varies the block sizes, horizontal face alignment, and/or the coursing and vertical joints. Building walls may also be constructed of wood, fiber cement board, vinyl, aluminum, or steel lap siding, or corrugated metal only when at least eighty (80) percent of the street facade is constructed of approved masonry.
02. Walls shall extend above flat roofs as necessary to screen views of roof-mounted equipment. Cornice lines will be established using metal materials and shall be straight and true.
03. Awnings and architectural features shall not extend beyond property lines. They shall not be installed higher than building roof lines. They shall be lit indirectly without the use of ground-mounted floodlights.

(Ord. 5955 § 2 (part), 2007).

15.32.100 - Lighting.

01. Light poles on private property shall not exceed twenty-five (25) feet in height from existing grade.
02. Light pole materials shall be painted or finished aluminum or steel. Wood poles shall not be accepted.

(Ord. 5955 § 2 (part), 2007).

Attachment F
Proposal Cover Page

City of Council Bluffs, Iowa
Request for Proposals Cover Page

Project Information

Project Name _____

Organization Information

Name of Developer _____

Mailing Address _____

Contact Person _____

Telephone _____ Fax _____

Email Address _____

Employer Identification Number _____ MBE/WBE Owned? _____

DUNS Number _____

Partners

| Type | Name and Address | Contact Person |
|---------------------|------------------|----------------|
| Project Development | | |
| Architectural Firm | | |
| Engineering Firm | | |
| Lender | | |
| Other (specify) | | |
| Other (specify) | | |

Attachment G
Additional Provisions for Projects
Utilizing Federal Funding

Required Contract Language

All project contracts shall contain at a minimum the following provisions, as appropriate. ALL CONTRACTS

1. Access and Maintenance of Records

The contractor must maintain all required records for five years after final payments are made and all other pending matters are closed. At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the City of Council Bluffs, the State Auditor, the General Accounting Office, and the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.

2. Civil Rights

The Contractor must comply with the following laws and regulations:

- Title VI of the Civil Rights Act of 1964 (P.L. 88-352).
States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, or national origin.
- Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.
- Iowa Civil Rights Act of 1965. This Act mirrors the Federal Civil Rights Act.
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309).
Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under Title I of the Act.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.)
Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794).
Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance.
- Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213)
Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.
- Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Provides to the greatest extent feasible, that training and employment opportunities be made available to lower-income residents of project areas and that contracts be awarded to small businesses located within the project area or owned in substantial part by project area residents.

- Federal Executive Order 11246, as amended by Executive Order 11375. Provides that no one be discriminated in employment.
- Federal Executive Order 11063, as amended by Executive Order 12259.

3. Termination Clause

All contracts utilizing CDBG funds must contain a termination clause that specifies the following:

- Under what conditions the clause may be imposed.
- The form the termination notice must take (e.g., certified letter).
- The time frame required between the notice of termination and its effective date.
- The method used to compute the final payment(s) to the contractor.

4. Certification regarding government-wide restriction on lobbying.

All contracts utilizing CDBG funds must contain the following certification concerning restriction of lobbying:

"The Recipient certifies, to the best of his or her knowledge and belief, that:

- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.
- iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

5. Lead-Safe Housing Regulations (As applicable)

24 CFR Part 35 et. al.

Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Properties and Housing Receiving Federal Assistance, Final Rule

6. Standards and Policies Relating to Energy Efficiency

Pub. L. 94-163, 89 Stat. 871

Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

7. Notice of Awarding Agency Requirements and Regulations Pertaining to Reporting

The Contractor must provide information as necessary and as requested by the City of Council Bluffs for the purpose of fulfilling all reporting requirements related to the CDBG program.

ALL CONTRACTS IN EXCESS OF \$10,000

In addition to the preceding provisions, all contracts in excess of \$10,000 must include the following language, pursuant to Federal Executive Orders 11246 and 11375:

"During the performance of this contract, the contractor agrees as follows:

- 1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take a Developerative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- 2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of the Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 4) The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive

Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

- 7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

ALL CONTRACTS IN EXCESS OF \$100,000

In addition to the preceding provisions, contracts in excess of \$100,000 shall require compliance with the following laws and regulations:

- Section 306 of the Clean Air Acts (42 U.S.C. 1857(h)).
- Section 508 of the Clean Water Act (33 U.S.C. 1368).
- Executive Order 11738.
- EPA Regulations - 40 CFR, Part 15.

Clean Air and Water Acts - required clauses:

This clause is required in all third party contracts involving projects subject to the Clean Air Act (42 U.S.C. 1857 et seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), and the regulations of the Environmental Protection Agency with respect to 40 CFR Part 15, as amended. It should also be mentioned in the bid document.

During the performance of this contract, the CONTRACTOR agrees as follows:

- 1) The CONTRACTOR will certify that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the Excluded Party Listing System pursuant to 40 CFR 32.
- 2) The CONTRACTOR agrees to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- 3) The CONTRACTOR agrees that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, Environmental Protection Agency, indicating that a facility utilized or to be utilized for the contract is under consideration to be listed on the Excluded Party Listing System.
- 4) The CONTRACTOR agrees that it will include or cause to be included the criteria and requirements in Paragraph (1) through (4) of this section in every nonexempt subcontract and require every subcontractor to take such action as the Government may direct as a means of enforcing such provisions.

ALL CONSTRUCTION CONTRACTS IN EXCESS OF \$2,000

In addition to the preceding provisions, all construction contracts in excess of \$2,000 must include the Federal Labor Standards Provisions as provided.

HOUSING AND URBAN DEVELOPMENT ACT OF 1968 SAMPLE SECTION 3 CLAUSE

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding if any, a notice advising said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract; for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the Subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Section 3. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Section 3 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through Federal assistance is provided, and to such sanctions as are specified by 24 CFR Section 135.135.

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

October 21, 2019

7:00 P.M.

West Broadway Urban Renewal Plan

- Resolution approving request for proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue
- Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the request for proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 21, 2019

The City Council of the City of Council Bluffs in the State of Iowa, met in regular session, in City Hall, City Council Chambers, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

- Council Member _____ introduced the following proposed Resolution entitled “RESOLUTION APPROVING REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.5 ACRES OF LAND AT 28TH STREET AND 2ND AVENUE” and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 19-243

RESOLUTION APPROVING REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.5 ACRES OF LAND AT 28TH STREET AND 2ND AVENUE

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 87-570 in 1987, approved and adopted the West Broadway Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Broadway Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has been amended five times by amendments adopted in 1988, 2001, 2002, 2014, and 2015; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, the City desires to sell the Development Property to a private developer for development into multi-family housing; and

WHEREAS, City staff has caused a Request for Proposals to be prepared, attached hereto as Exhibit 1 and made a part hereof, which sets forth information regarding the Development Property and requirements and evaluation criteria for proposals to develop the Development Property; and

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to offer the Development Property for redevelopment as set out herein.

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

1. That the form and content of the Request for Proposal attached hereto, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed.
2. That City staff is are hereby authorized, empowered, and directed to do all such acts and things as may be necessary to carry out and comply with the provisions of the Request for Proposals, and the City's receipt of proposals thereunder.
3. The Development Property offered for sale and redevelopment in accordance with the Request for Proposals is legally described as follows:

Lots 1 thru 16, Block 12 and all of the vacated alley, Bryant and Clark Addition

PASSED AND APPROVED this 21st day of October, 2019.

Matthew J. Walsh, Mayor

ATTEST:

Allison Head

CERTIFICATE

STATE OF IOWA)
) SS
 COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of said City showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individual named therein as officers to their respective positions.

WITNESS my hand and the seal of said Council hereto affixed this _____ day of _____, 2019.

 City Clerk, City of Council Bluffs, Iowa

(SEAL)

ATTACH REQUEST FOR
PROPOSALS AS
EXHIBIT 1

01623253-1\10342-101

Council Communication

Department: Community
Development
Case/Project No.:
Submitted by: Community
Development

Resolution 19-244
ITEM 7.F.

Council Action: 10/21/2019

Description

Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|-------------------------------------|------------|-------------|
| Staff Report | Other | 10/11/2019 |
| Certificate of Publishers Affidavit | Other | 10/11/2019 |
| Resolution 19-244 | Resolution | 10/16/2019 |

Council Communication

| | | |
|--|----------------------|--------------------------------|
| Department: Community Development | Resolution No.: 19 - | City Council: October 21, 2019 |
| Subject/Title | | |
| <ol style="list-style-type: none">1. Approval of the request for proposal for the redevelopment of approximately 2.5 acres of land at 28th Street and 2nd Avenue; and2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the West Broadway Urban Renewal Area and soliciting proposals in accordance with the request for proposals. | | |
| Background/ Discussion | | |
| <p><u>Background</u></p> <p>In August 2013, the City acquired 110 South 28th Street (28th Street and 2nd Avenue). This property consisted of a vacant industrial facility and is approximately 2.5 acres in size. Demolition of the structure occurred in November 2014. The City utilized Community Development Block Grant (CDBG) funds for both acquisition and demolition. The property is located in the West Broadway Urban Renewal Area. In 2015, the City completed an RFP on the property and selected Brinshore Development to construct a multi-family housing project. Unfortunately, after three failed attempts to secure low income housing tax credits, they returned the property to the City. Staff believes it is in the best interest of the City to again request proposals for the redevelopment of the site through a RFP process requesting development designs for multi-family project.</p> <p>Because CDBG funds were used to acquire and demolish the property, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).</p> <p><u>Discussion</u></p> <p>In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>Attached is a copy of the request for proposal that will be direct mailed and/or emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.</p> <p>A separate resolution also directs the City Clerk to publish notice inviting redevelopment proposals to be submitted. Proposals are due by 5:00 p.m. on November 27, 2019 to the Community Development Department. Lastly, the resolution approves December 16, 2019 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted.</p> | | |
| Attachments | | |
| The request for proposal for the redevelopment of approximately 2.5 acres of land at 28 th Street and 2 nd Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals. | | |

CERTIFICATE OF PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Council Bluffs, in the County of Pottawattamie, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

RESOLUTION NO. _____

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the NonPareil, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2019.

WITNESS my official signature at Council Bluffs, Iowa, this _____ day of _____, 2019.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

October 21, 2019

7:00 P.M.

West Broadway Urban Renewal Plan

- Resolution approving request for proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue
- Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the request for proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 21, 2019

The City Council of the City of Council Bluffs in the State of Iowa, met in regular session, in City Hall, City Council Chambers, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Council Member _____ introduced the following proposed Resolution entitled “RESOLUTION APPROVING MINIMUM DEVELOPMENT REQUIREMENTS, COMPETITIVE CRITERIA, AND PROCEDURES FOR DISPOSITION OF CERTAIN PROPERTY LOCATED WITHIN THE URBAN RENEWAL AREA; AND SOLICITING PROPOSALS IN ACCORDANCE WITH THE REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.5 ACRES OF LAND AT 28TH STREET AND 2ND AVENUE” and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYS: _____

WHEREUPON, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 19-244

RESOLUTION APPROVING MINIMUM DEVELOPMENT REQUIREMENTS, COMPETITIVE CRITERIA, AND PROCEDURES FOR DISPOSITION OF CERTAIN PROPERTY LOCATED WITHIN THE URBAN RENEWAL AREA; AND SOLICITING PROPOSALS IN ACCORDANCE WITH THE REQUEST FOR PROPOSALS

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 87-570 in 1987, approved and adopted the West Broadway Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Broadway Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has been amended five times by amendments adopted in 1988, 2001, 2002, 2014, and 2015; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area consisting of the 2800 block between 1st and 2nd Avenues, approximately 2.5 acres in size (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, the City desires to sell the Development Property to a private developer for development into multi-family housing in accordance with the provisions of the Request for Proposals approved by this Council on October 21, 2019 for the Development Property, which sets forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; and

WHEREAS, in order to comply with Iowa Code Section 403.8, the City is establishing reasonably competitive bidding procedures for the disposition of the Development Property and all developers interested in submitting a proposal to compete for the sale and redevelopment of the Development Property must submit a proposal meeting the requirements set forth in the Request for Proposal and set forth herein; and

WHEREAS, to give full and fair opportunity for developers interested in submitting a proposal for the sale and redevelopment of the Development Property, this Council should by this Resolution:

1. Approve the minimum requirements for the sale of and redevelopment of the Development Property.
2. Set a date for receipt of competing proposals and the opening thereof; and provide for review of such proposals with recommendations to this Council in accordance with established procedures.

3. Approve and direct publication of a notice to advise any would-be bidders of the opportunity to compete for the sale of the Development Property on the terms and conditions set forth herein.

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to offer the Development Property for redevelopment as set out herein.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in this Resolution, the Plan, and the Request for Proposals is legally described as follows:

Lots 1 thru 16, Block 12 and all of the vacated alley, Bryant and Clark Addition

2. It is hereby determined that the requirements set forth in the Request for Proposals shall be considered the minimum development requirements, which requires that each proposal must (1) provide for a minimum of 80 residential units with at least 51% being affordable, (2) include and provide for the developer's purchase of the Development Property at not less than the fair value for use in accordance with the Plan, and (3) include the following information:

- a. Application – Included in the Request for Proposals;
- b. Project Summary – A brief written description of the project;
- c. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.;
- d. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development;
- e. Project Timeline – A timeline for the project design, bidding, construction and occupancy;
- f. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured; and

- g. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation;
3. It is hereby determined that the evaluation criteria set forth in the Request for Proposals shall constitute the competitive criteria by which any proposals submitted shall be evaluated, which includes the following criteria:
- a. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): As the first affordable redevelopment project along the corridor, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:
- i. Create an urban environment with a higher density style building on the northern half of the block and a lower density style building on the southern half, providing a transition to the single-family neighborhood.
 - ii. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the “architectural standards” of the corridor design overlay. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.
 - iii. Maximize the “exterior construction (durability)” points in the IFA 2020-2021 QAP.
- b. Developer’s Experience and Capacity (30%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
- c. Number of Units Proposed, Unit Sizes and Timeline (15%):
- i. Preference will be given to developers who maximize the number of units as well as the number of market rate units. A maximum of 80 affordable units will be allowed. Affordable is defined as at or below 80% of the median family income. Provide a target resident type (senior, family, etc.) if applicable. Maximize the “market rate incentive” points in the IFA 2020-2021 QAP.
 - ii. Proposals will also be scored on the length of time it will take to construct and occupy the project.
- d. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.
4. This action of the Council shall be considered to be and does hereby constitute notice to all concerned of the intention of this Council to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set

forth in this Resolution and in the Request for Proposals, which Request for Proposals is on file for public inspection at the office of the City Clerk, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

7. The City Clerk is authorized and directed to secure immediate publication of the text of this Resolution in the NonPareil, a newspaper having general circulation in the community.
8. Written proposals for the purchase of the Development Property must be received by the City's Community Development Department at or before 5:00 P.M. on November 27, 2019. Said proposals must be mailed or delivered in accordance with the instructions set forth in the Request for Proposals. The Community Development Director, or his designee, is hereby authorized and directed to make a preliminary analysis of each such proposal for compliance with the minimum requirements established by this Resolution and by the Request for Proposals, and to advise the Council with respect thereto. Proposals meeting the minimum requirements will then be presented to the City Council at 7:00 P.M. on December 16 2019, at its meeting to be held in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503. The Council shall judge the strength of the proposals meeting the foregoing minimum requirements by the criteria set forth above and shall make the final evaluation and selection of a proposal.
9. The minimum development requirements, competitive criteria, and procedures set forth in this Resolution and in the Request for Proposals are hereby determined to be "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8. If there is any discrepancy between this Resolution and the Request for Proposal, the more detailed Request for Proposal shall control.
10. In the event qualified proposals are timely submitted and the City Council accepts a proposal, the City will file or publish notice of the intent of the City of Council Bluffs, Iowa to accept a proposal, to the extent required by law.

PASSED AND APPROVED this 21st day of October, 2019.

Matthew J. Walsh, Mayor

ATTEST:

Allison Head

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of said City showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individual named therein as officers to their respective positions.

WITNESS my hand and the seal of said Council hereto affixed this _____ day of _____, 2019.

City Clerk, City of Council Bluffs, Iowa

(SEAL)

Council Communication

Department: Human Resources
Case/Project No.:
Submitted by: Jon Finnegan

Resolution 19-245
ITEM 7.G.

Council Action: 10/21/2019

Description

Resolution appointing Jon Finnegan as the City's representative to engage in collective bargaining negotiations.

Background/Discussion

The Agreements by and between the City of Council Bluffs and:

- * FRATERNAL ORDER OF POLICE, LODGE #1,
- * COMMUNICATION WORKERS OF AMERICA (AFL/CIO),
- * COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS LOCAL 15, and
- * AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME, Local 2844)

expire on June 30, 2020.

It is the recommendation of the Mayor that Jon Finnegan be appointed the City's Representative to negotiate on its behalf, and it is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City's Representative.

Recommendation

Approval of this resolution.

ATTACHMENTS:

| Description | Type | Upload Date |
|-------------------|------------|-------------|
| Resolution 19-245 | Resolution | 10/16/2019 |

RESOLUTION NO. 19-245

A RESOLUTION CONFIRMING THE APPOINTMENT OF JON FINNEGAN AS THE CITY’S REPRESENTATIVE TO ENGAGE IN COLLECTIVE BARGAINING NEGOTIATIONS WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME, LOCAL 2844), COMMUNICATIONS WORKERS OF AMERICA (AFL/CIO), COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS – LOCAL 15, AND FRATERNAL ORDER OF POLICE, LODGE #1.

WHEREAS, It is the recommendation of the Mayor that Jon Finnegan be appointed the City’s Representative to negotiate on its behalf; and

WHEREAS, The Agreements by and between the American Federation of State, County and Municipal Employees (AFSCME, Local 2844), Communications Workers of America (AFL/CIO), Council Bluffs Association of Professional Firefighters – Local 15, and Fraternal Order of Police, Lodge #1 expire on June 30, 2019;

WHEREAS, It is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City’s Representative.

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

That upon the recommendation of the Mayor, the appointment of Jon Finnegan as the City’s Representative is hereby confirmed and ratified.

ADOPTED
AND
APPROVED

October 21, 2019

Matthew J. Walsh Mayor

Attest:

Jodi Quakenbush City Clerk

Council Communication

Department: Community
Development
Case/Project No.: PC-19-002
Submitted by: Chris Meeks,
Planner

Resolution 19-246
ITEM 7.H.

Council Action: 10/21/2019

Description

Resolution adopting the planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. PC-19-002

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|--|------------|-------------|
| PC-19-002 Staff Report | Other | 10/11/2019 |
| Attachment A - Location and Zoning Map | Map | 10/11/2019 |
| Attachment B - Letter of Intent | Letter | 10/11/2019 |
| Attachment C - Final Plat | Other | 10/11/2019 |
| Attachment D - Grading and Drainage Plan | Other | 10/11/2019 |
| Attachment E - Landscaping Plan | Other | 10/11/2019 |
| Attachment F - Layout and Paving Plan | Other | 10/11/2019 |
| Attachment G - Utility Plan | Other | 10/11/2019 |
| Attachment H - Building Elevation | Other | 10/11/2019 |
| Attachment I - Signage Plan | Other | 10/11/2019 |
| Resolution 19-246 | Resolution | 10/16/2019 |

City Council Communication

| | | |
|--|--|--|
| Department: Community Development Department CASES #SUB-19-010 and #PC-19-002 Applicant: Brakes Plus, LLC Attn: Andy Golden 1880 Southpark Drive Birmingham, AL 35244 Owner: Manawa Center Wash-Gas, LLC P.O. Box 536 Atlantic, IA 50022 Engineer: Schemmer Attn: Robert DuVall 1044 N. 115 th Street, Suite 300 Omaha, NE 68154 | Resolution No. _____ Resolution No. _____ | City Council: 10/21/2019 Planning Commission: 10/8/2019 |
|--|--|--|

Subject/Title

Request: Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2.

Location: 3205 and 3207 Manawa Centre Drive

Background/Discussion

The Community Development Department has received an application from Brakes Plus, LLC, represented by Robert DuVall of Schemmer, for final plat approval of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision. The applicant proposes to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station.

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

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

Comments

The following comments have been received from City Departments and utility providers:

1. The Council Bluffs Fire Marshall stated they have no comments.
2. The Council Bluffs Police Department stated they have no comments.
3. The Council Bluffs Public Works Department is requesting that the a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
4. Council Bluffs Water Works stated they have no comments on the proposal.
5. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
6. The Community Development Department has the following comments:
 - a) All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
 - b) The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
 - c) The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32nd Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32nd Avenue to the main entrance to the building.
 - d) The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
 - e) Revise the subdivision name to state "Lake Manawa Centre Subdivision, Replat 2".
 - f) The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder's Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such.

Development Plan – The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001). The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2.

1. Site Development

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32nd Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.

- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.
- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

2. Off-Street Parking

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

3. Landscaping – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
- e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

- f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
- g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

4. Signage – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.

- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
- b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
- c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards.

Recommendation

The Community Development Department recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- 2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

Public Hearing

Staff speaker on behalf of request:

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

Speakers in favor:

- 1. Robert DuVall, Schemmer Associates, 1044 N. 115th Street, Suite 300, Omaha, NE 68154

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and

2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried

Attachments

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-19-010 LOCATION/ZONING MAP

Legend

 Subject Properties

0 30 60
1 Inch = 69 Feet



Last Amended: 9/18/19



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; the misuse of the same by the user or anyone else; The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





Design with Purpose. Build with Confidence.

September 9, 2019

City of Council Bluffs
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

Re: Brakes Plus
Lake Manawa Centre Subdivision, Lots 7A and 7B
Replat Letter of Intent
Schemmer Project No. 07713.001

To Whom It May Concern:

This letter is to inform you of the intentions of the developer of Lots 7A and 7B, Lake Manawa Centre Subdivision regarding the attached application for a Replat of said property.

The subject property is comprised of approximately 1.10 acres of developed property zoned P-C Planned Commercial District. The developer is submitting an application for a replat of the property in order to develop this property in accordance with the City of Council Bluffs standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of an "automobile service establishment" per the City of Council Bluffs zoning code and is a principal use in the P-C zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2020, with a proposed completion date in the fall of 2020.

Given the attached application and documentation, the property owner respectfully requests the Replat of Lots 7A and 7B, Lake Manawa Centre Subdivision.

Please submit all questions and comments to my attention at rduvall@schemmer.com or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

A handwritten signature in blue ink that reads "Robert DuVall".

Robert DuVall, P.E.
Professional Civil Engineer

PHONE 402.493.4800
FAX 402.493.7951

1044 North 115th Street, Suite 300
Omaha, Nebraska 68154-4436

SCHEMMER.COM

FINAL PLAT
LAKE MANAWA
CENTRE SUBDIVISION
LOT 1 REPLAT 2

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AUDITOR'S OFFICE
THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR

DATE

THIS SPACE FOR RECORDERS USE

INDEX LEGEND

LOCATION LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2
REQUESTOR THE CITY OF COUNCIL BLUFFS
PROPRIETOR MANAWA CENTRE WASH AND GAS, LLC.
SURVEYOR DANIEL L. MARTI
SURVEY SCHEMMER & ASSOCIATES
COMPANY VALLEY VIEW VILLAGE 928 VALLEY VIEW DRIVE, SUITE 12
COUNCIL BLUFFS, IA 51503-5288
(712) 329-0300
RETURN TO THE CITY OF COUNCIL BLUFFS

| | | | | |
|----------|-------|---------|------|----|
| DESIGNED | DRAWN | CHECKED | D.M. | BP |
| | | | | |

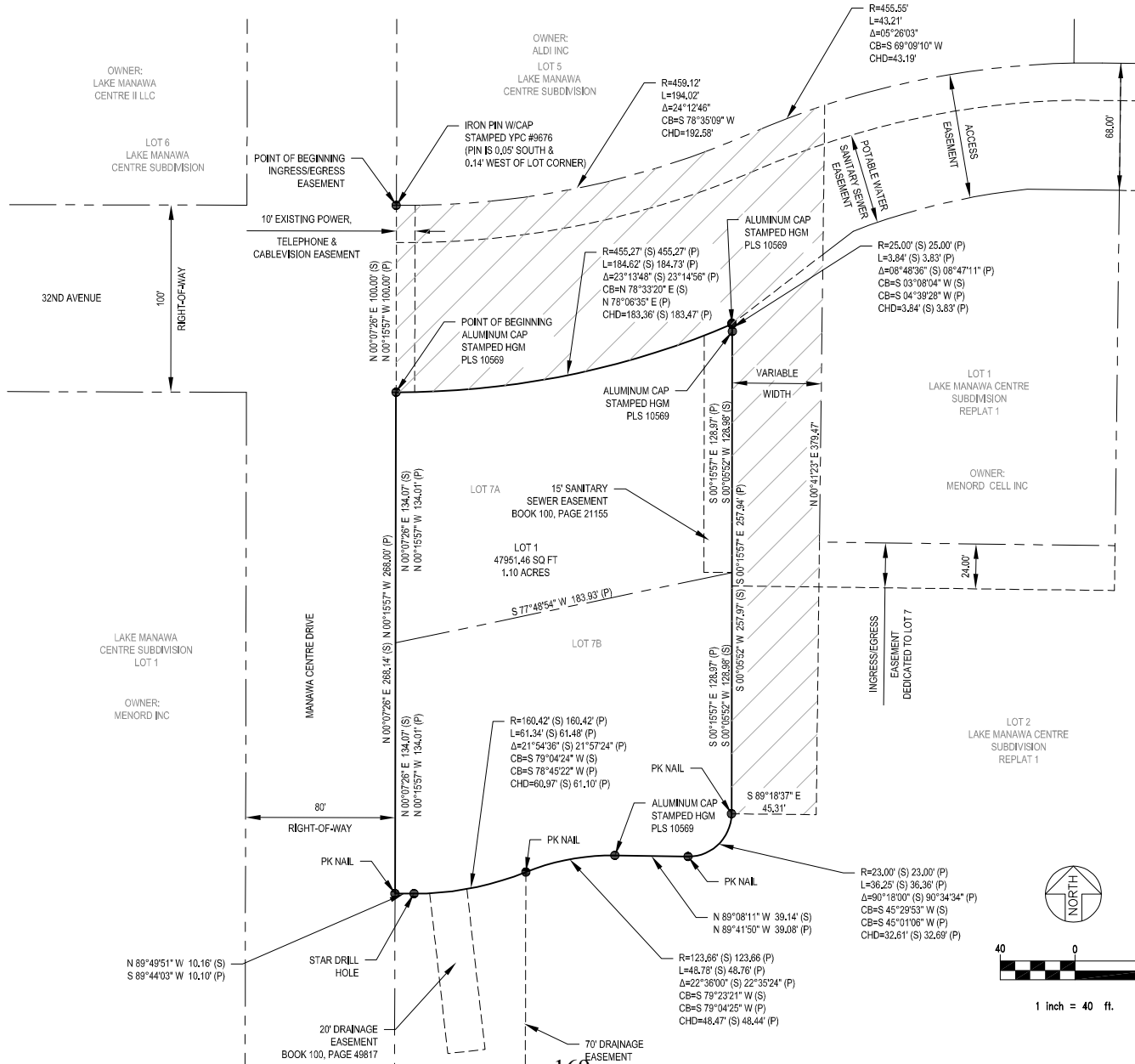
SCHEMMER
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LAKE MANAWA CENTRE SUB
LOT 1 REPLAT 2
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO. 07713,001

SHEET 1 of 2



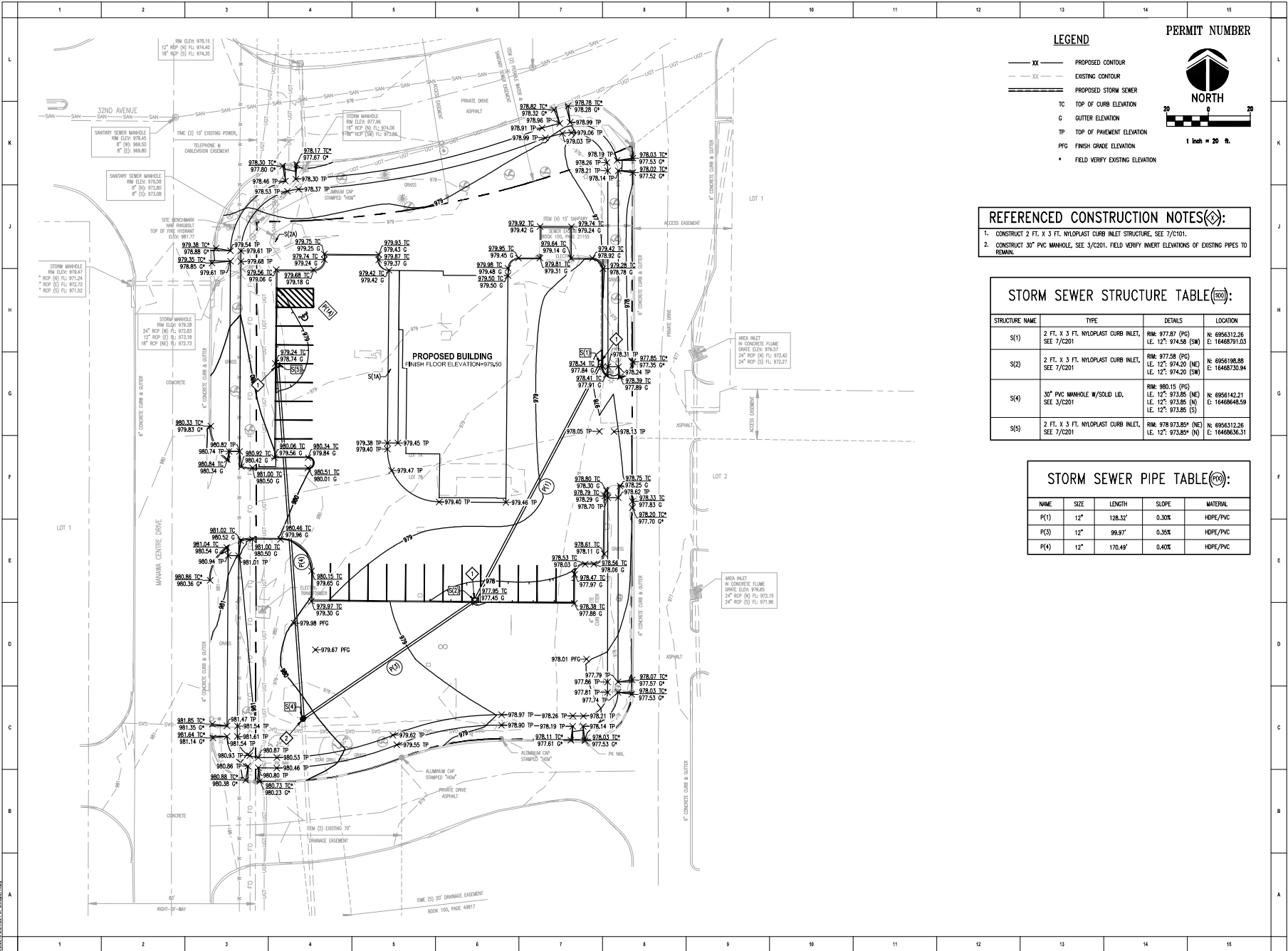
OWNER:
MANAWA CENTRE WASH AND GAS, LLC.
3205-3207 MANAWA CENTRE DRIVE
COUNCIL BLUFFS, IA 51501

DEVELOPER:
BRAKES PLUS, LLC.
1880 SOUTHPARK DR.
BIRMINGHAM, AL 35244

LEGEND

- - CORNERS SET 5/8" REBAR W/PURPLE CAP "#22021"
- - CORNERS FOUND (AS NOTED)
- (P) - PLAT DIMENSION
- (S) - SURVEY DIMENSION

Attachment D



LEGEND

- XX --- PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- ==== PROPOSED STORM SEWER
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- PTG FINISH GRADE ELEVATION
- * FIELD VERIFY EXISTING ELEVATION

PERMIT NUMBER

NORTH

1 inch = 20 ft.

REFERENCED CONSTRUCTION NOTES

- CONSTRUCT 2 FT. X 3 FT. NYLOPLAST CURB INLET STRUCTURE, SEE 7/C101.
- CONSTRUCT 30" PVC MANHOLE, SEE 3/C201. FIELD VERIFY INVERT ELEVATIONS OF EXISTING PIPES TO REMAIN.

STORM SEWER STRUCTURE TABLE

| STRUCTURE NAME | TYPE | DETAILS | LOCATION |
|----------------|--|---|---------------------------------|
| S(1) | 2 FT. X 3 FT. NYLOPLAST CURB INLET, SEE 7/C201 | R/W: 977.87 (PG) I.E. 12': 974.58 (SW) | N: 6956312.26 E: 16468791.03 |
| S(2) | 2 FT. X 3 FT. NYLOPLAST CURB INLET, SEE 7/C201 | R/W: 977.58 (PG) I.E. 12': 974.20 (NE) I.E. 12': 973.20 (SW) | N: 6956198.88 E: 16468730.94 |
| S(4) | 30" PVC MANHOLE W/SOLID LID, SEE 3/C201 | R/W: 980.15 (PG) I.E. 12': 973.85 (NE) I.E. 12': 973.85 (N) I.E. 12': 973.85 (S) | N: 6956142.21 E: 16468648.59 |
| S(5) | 2 FT. X 3 FT. NYLOPLAST CURB INLET, SEE 7/C201 | R/W: 978.973.85 (PG) I.E. 12': 973.85 (N) | N: 6956312.26 E: 16468636.31 |

STORM SEWER PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|------|------|---------|-------|----------|
| P(1) | 12" | 128.32' | 0.30% | HOPE/PVC |
| P(3) | 12" | 99.97' | 0.35% | HOPE/PVC |
| P(4) | 12" | 170.49' | 0.40% | HOPE/PVC |

DESIGNED: RMD
ISSUE DATE: MONTH YEAR
CHECKED: []
DATE: [] [] [] []
BY: []

REVISIONS:
NO. [] DATE [] [] [] [] DESCRIPTION []

DRAWN: []
DATE: [] [] [] []

CHECKED: []
DATE: [] [] [] []

BY: []

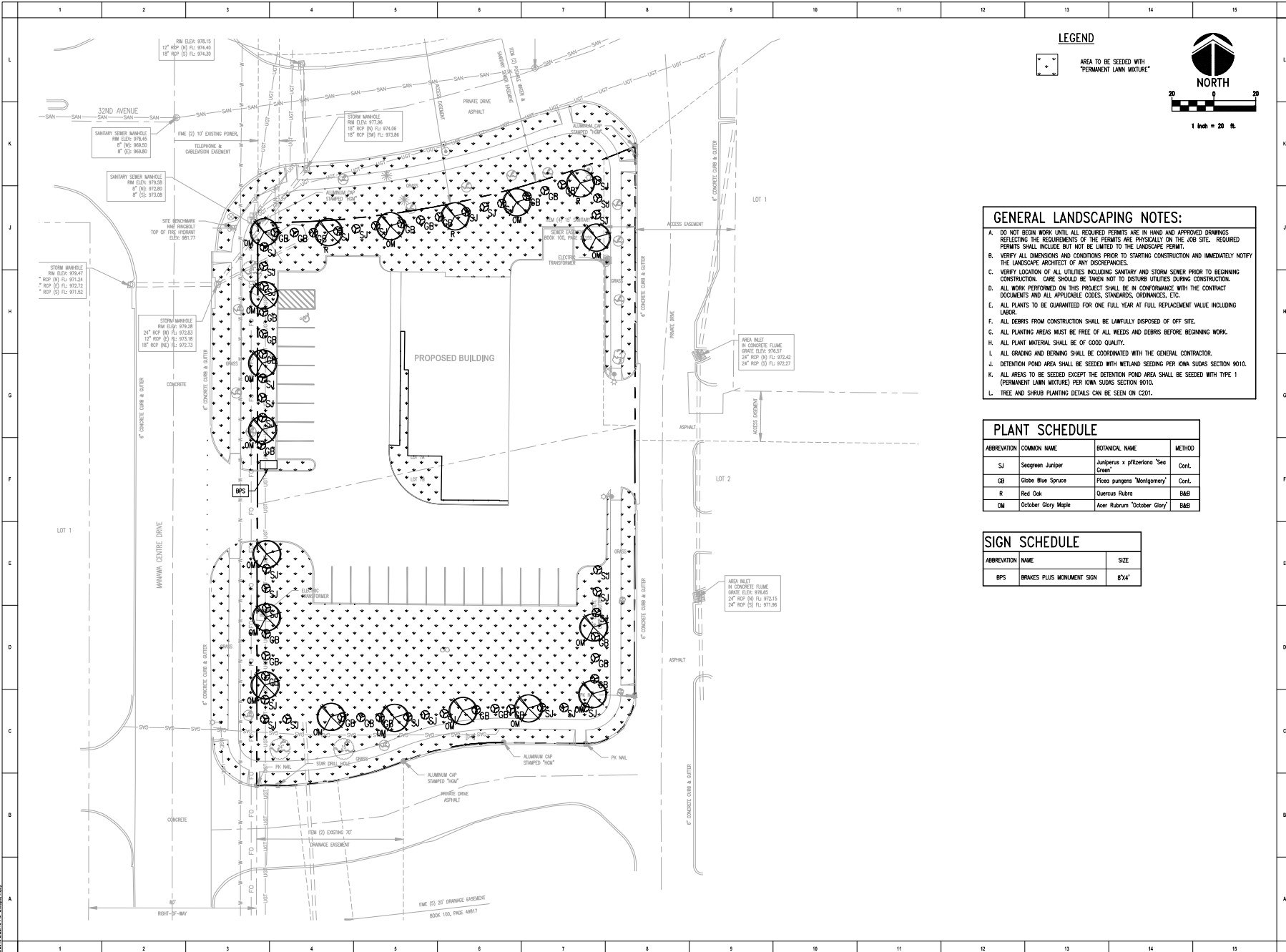
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BRAKES PLUS
VEHICLE SERVICE CENTER
3207 MANAWA CENTER DR
COUNCIL BLUFFS, IA 51501
SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 07713.001

C102

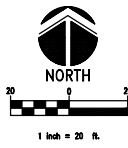
Attachment E



LEGEND



AREA TO BE SEEDED WITH PERMANENT LAWN MIXTURE



- ### GENERAL LANDSCAPING NOTES:
- DO NOT BEGIN WORK UNTIL ALL REQUIRED PERMITS ARE IN HAND AND APPROVED DRAWINGS REFLECTING THE REQUIREMENTS OF THE PERMITS ARE PHYSICALLY ON THE JOB SITE. REQUIRED PERMITS SHALL INCLUDE BUT NOT BE LIMITED TO THE LANDSCAPE PERMIT.
 - VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - VERIFY LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER PRIOR TO BEGINNING CONSTRUCTION. CARE SHOULD BE TAKEN NOT TO DISTURB UTILITIES DURING CONSTRUCTION.
 - ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES, STANDARDS, ORDINANCES, ETC.
 - ALL PLANTS TO BE GUARANTEED FOR ONE FULL YEAR AT FULL REPLACEMENT VALUE INCLUDING LABOR.
 - ALL DEBRIS FROM CONSTRUCTION SHALL BE LAWFULLY DISPOSED OF OFF SITE.
 - ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE BEGINNING WORK.
 - ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY.
 - ALL GRADING AND BERMING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
 - DETENTION POND AREA SHALL BE SEEDDED WITH MEADOW SEEDING PER IOWA SDAS SECTION 9010.
 - ALL AREAS TO BE SEEDDED EXCEPT THE DETENTION POND AREA SHALL BE SEEDDED WITH TYPE 1 (PERMANENT LAWN MIXTURE) PER IOWA SDAS SECTION 9010.
 - TREE AND SHRUB PLANTING DETAILS CAN BE SEEN ON C201.

PLANT SCHEDULE

| ABBREVIATION | COMMON NAME | BOTANICAL NAME | METHOD |
|--------------|---------------------|------------------------------------|--------|
| SJ | Seagreen Juniper | Juniperus s pflzeriana 'Sea Green' | Cont. |
| GB | Globe Blue Spruce | Picea pungens 'Montgomery' | Cont. |
| R | Red Oak | Quercus Rubra | B&B |
| OM | October Glory Maple | Acer Rubrum 'October Glory' | B&B |

SIGN SCHEDULE

| ABBREVIATION | NAME | SIZE |
|--------------|---------------------------|-------|
| BPS | BRAKES PLUS MONUMENT SIGN | 8'X4' |

| DESIGNED: | ISSUE DATE: | MONTH: | YEAR: |
|-----------|-------------|--------|-------|
| | | | |

| REVISIONS: | NO.: | DATE: | BY: | DESCRIPTION: |
|------------|------|-------|-----|--------------|
| | | | | |

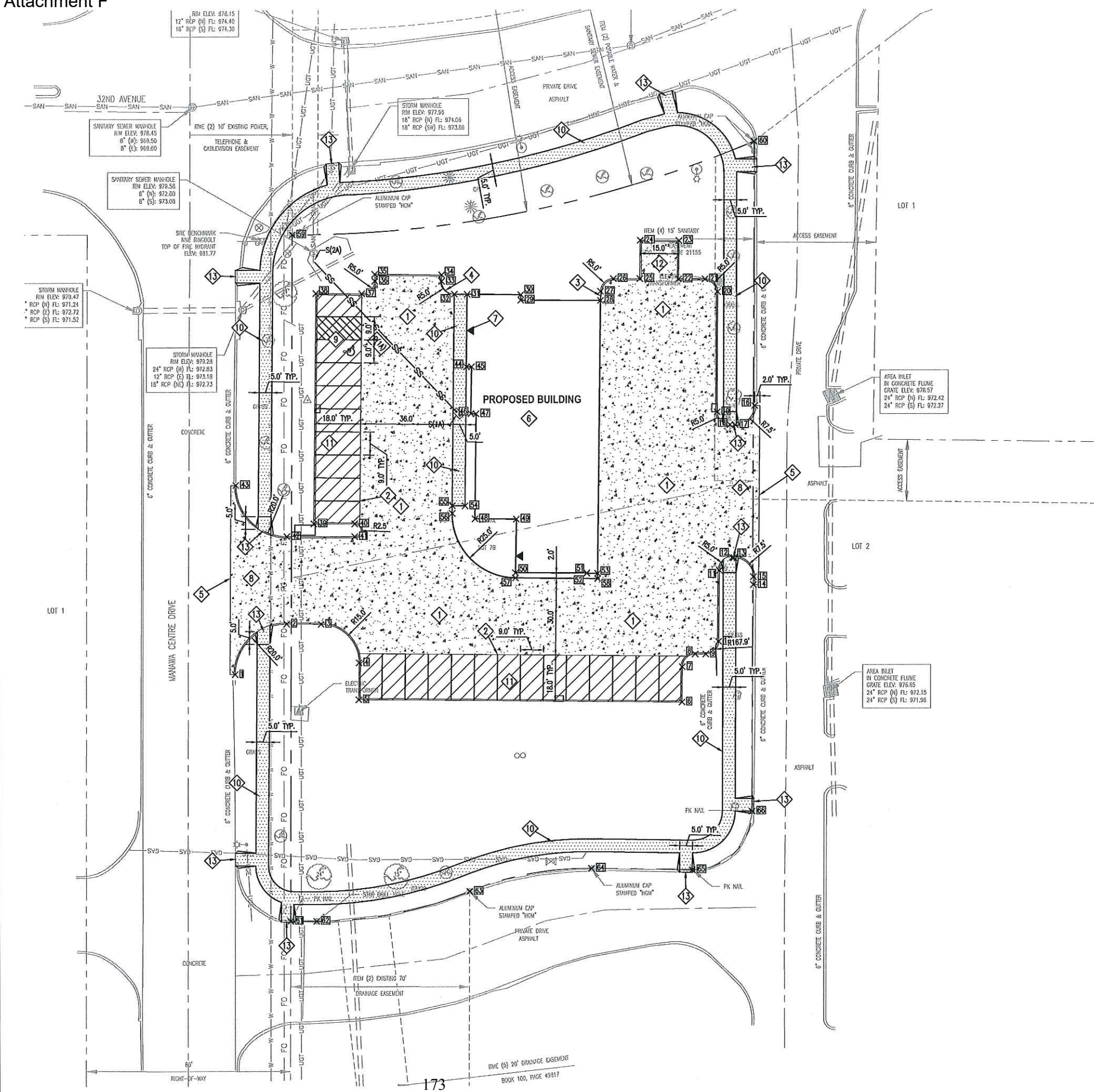
| DRAWN: | CHECKED: | DATE: |
|--------|----------|-------|
| | | |

SCHEMMER
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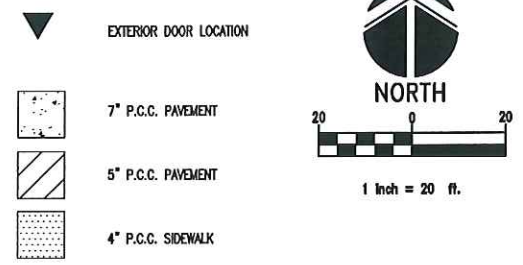
BRAKES PLUS
VEHICLE SERVICE CENTER
3207 MANAWA CENTER DR
COUNCIL BLUFFS, IA 51501
SITE LANDSCAPE PLAN

PROJECT NO.: 07713.001

C106



LEGEND



REFERENCED CONSTRUCTION NOTES:

1. CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
2. CONSTRUCT 4" PAVEMENT STRIPING, TYPICAL, SEE 2/C201.
3. TAPER CURB FROM 6" TO 0" IN 3.5 LINEAR FEET.
4. TAPER CURB FROM 6" TO 0" ALONG CURVE.
5. DRILL AND DOWEL TO EXISTING PAVEMENT USING 24" EPOXY COATED #4 REBAR @ 30" O.C.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP AND FOUNDATION DETAILS.
8. CONSTRUCT DRIVEWAY PER SUDAS FIGURE 7030.102.
9. CONSTRUCT ACCESSIBLE PARKING STALLS, SEE 6/C201.
10. CONSTRUCT 4" P.C.C. SIDEWALK.
11. CONSTRUCT 5" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
12. CONSTRUCT TRASH ENCLOSURE.
13. CONSTRUCT CURB RAMP FOR SIDEWALK PER SUDAS STANDARD SPECIFICATION DETAIL 7030.207.

LAYOUT COORDINATES

| POINT # | NORTHING | EASTING |
|---------|------------|-------------|
| 1 | 6956208.48 | 16468604.09 |
| 2 | 6956228.19 | 16468624.27 |
| 3 | 6956228.06 | 16468637.81 |
| 4 | 6956212.93 | 16468652.68 |
| 5 | 6956198.56 | 16468652.55 |
| 6 | 6956197.42 | 16468778.54 |
| 7 | 6956211.25 | 16468778.67 |
| 8 | 6956216.20 | 16468783.68 |
| 9 | 6956216.19 | 16468787.78 |
| 10 | 6956221.15 | 16468792.80 |
| 11 | 6956248.84 | 16468793.05 |
| 12 | 6956253.83 | 16468797.97 |
| 13 | 6956253.84 | 16468798.66 |
| 14 | 6956243.26 | 16468806.27 |
| 15 | 6956246.32 | 16468806.28 |
| 16 | 6956313.21 | 16468806.61 |
| 17 | 6956305.73 | 16468799.09 |
| 18 | 6956305.73 | 16468797.05 |
| 19 | 6956310.75 | 16468792.06 |
| 20 | 6956357.72 | 16468792.18 |
| 21 | 6956362.74 | 16468787.18 |
| 22 | 6956362.73 | 16468776.96 |
| 23 | 6956377.73 | 16468777.09 |
| 24 | 6956377.87 | 16468762.09 |
| 25 | 6956362.87 | 16468761.96 |
| 26 | 6956362.86 | 16468751.69 |
| 27 | 6956357.91 | 16468746.70 |
| 28 | 6956354.38 | 16468746.66 |
| 29 | 6956354.49 | 16468715.66 |
| 30 | 6956356.66 | 16468715.68 |
| 31 | 6956356.85 | 16468694.68 |
| 32 | 6956356.89 | 16468689.68 |
| 33 | 6956361.94 | 16468684.76 |

LAYOUT COORDINATES

| POINT # | NORTHING | EASTING |
|---------|------------|-------------|
| 34 | 6956364.47 | 16468684.78 |
| 35 | 6956364.70 | 16468658.72 |
| 36 | 6956362.06 | 16468658.70 |
| 37 | 6956357.10 | 16468653.65 |
| 38 | 6956357.26 | 16468635.69 |
| 39 | 6956267.27 | 16468634.88 |
| 40 | 6956267.22 | 16468650.95 |
| 41 | 6956262.22 | 16468650.93 |
| 42 | 6956262.30 | 16468624.34 |
| 43 | 6956282.35 | 16468604.40 |
| 44 | 6956328.52 | 16468694.43 |
| 45 | 6956328.50 | 16468696.43 |
| 46 | 6956310.17 | 16468696.20 |
| 47 | 6956310.15 | 16468698.20 |
| 48 | 6956269.15 | 16468697.83 |
| 49 | 6956269.01 | 16468714.06 |
| 50 | 6956248.01 | 16468713.71 |
| 51 | 6956247.92 | 16468741.54 |
| 52 | 6956247.76 | 16468741.54 |
| 53 | 6956247.72 | 16468745.71 |
| 54 | 6956274.19 | 16468693.94 |
| 55 | 6956274.23 | 16468688.94 |
| 56 | 6956271.23 | 16468688.92 |
| 57 | 6956246.01 | 16468713.69 |
| 58 | 6956245.72 | 16468745.69 |
| 59 | 6956380.20 | 16468626.40 |
| 60 | 6956416.58 | 16468806.11 |
| 61 | 6956112.06 | 16468625.82 |
| 62 | 6956112.03 | 16468635.98 |
| 63 | 6956123.58 | 16468695.84 |
| 64 | 6956132.51 | 16468743.48 |
| 65 | 6956131.92 | 16468782.62 |
| 66 | 6956154.78 | 16468805.88 |

| DESIGNED: | RMD | ISSUE DATE: | MONTH XX, 20XX |
|-----------|-----------------------------------|-------------|----------------|
| DRAWN: | RSS <td>REVISIONS:</td> <td></td> | REVISIONS: | |
| CHECKED: | M/S <td>NO.:</td> <td></td> | NO.: | |
| | | DATE: | |
| | | BY: | DESCRIPTION: |

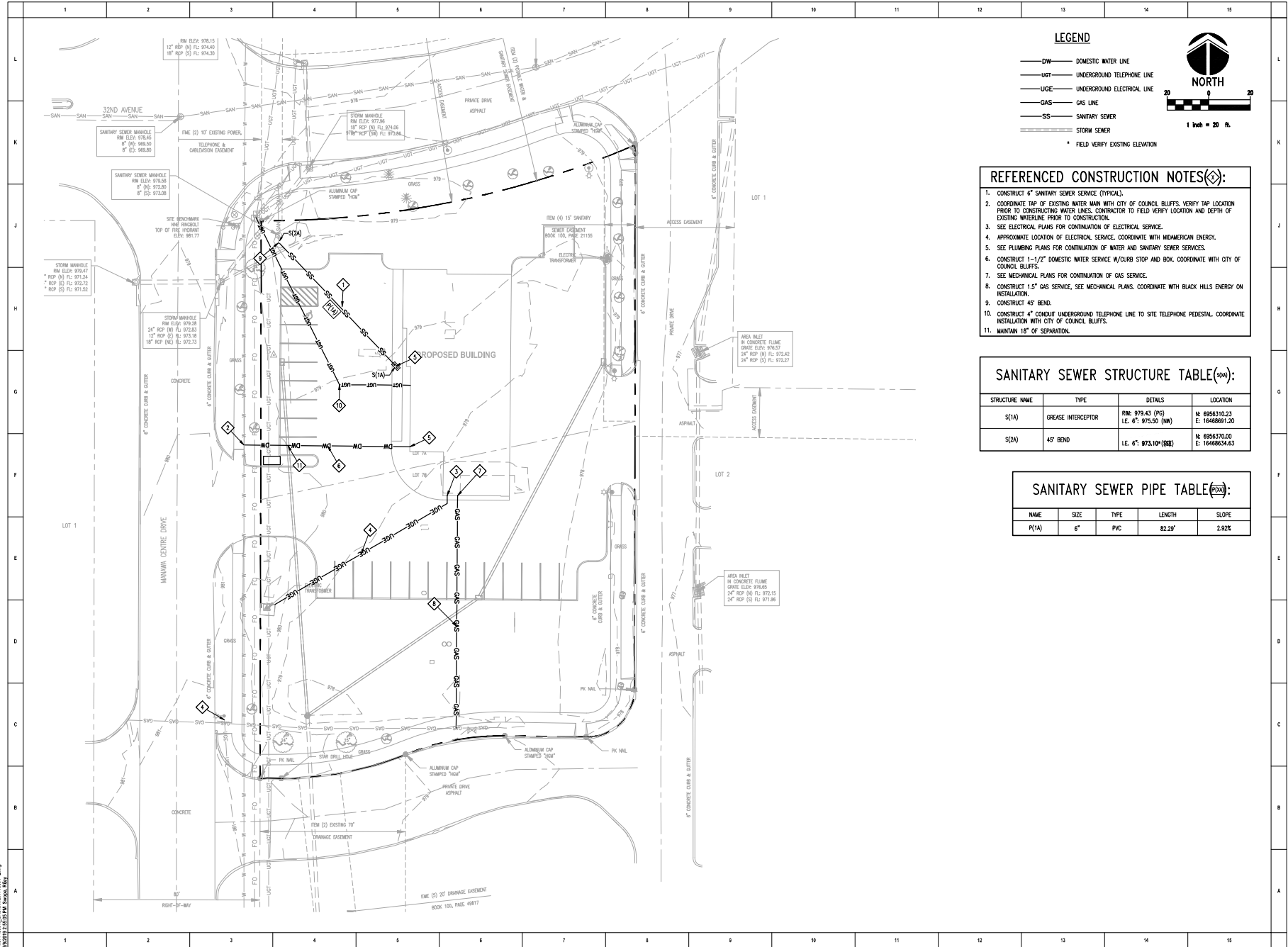
SCHEMMER
Design with Purpose. Build with Confidence.

BRAKES PLUS
VEHICLE SERVICE CENTER
3207 MANAWA CENTER DR
COUNCIL BLUFFS, IA 51501
SITE LAYOUT & PAVING PLAN

PROJECT NO.: 07713.001

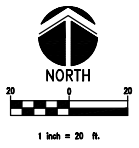
C101

Attachment G



LEGEND

- DW DOMESTIC WATER LINE
 - UGT UNDERGROUND TELEPHONE LINE
 - UGE UNDERGROUND ELECTRICAL LINE
 - GAS GAS LINE
 - SS SANITARY SEWER
 - SS STORM SEWER
- * FIELD VERIFY EXISTING ELEVATION



REFERENCED CONSTRUCTION NOTES(1):

1. CONSTRUCT 4" SANITARY SEWER (TYPICAL).
2. COORDINATE TOP OF EXISTING WATER MAIN WITH CITY OF COUNCIL BLUFFS. VERIFY TAP LOCATION PRIOR TO CONSTRUCTING WATER LINES. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATERLINE PRIOR TO CONSTRUCTION.
3. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
4. APPROXIMATE LOCATION OF ELECTRICAL SERVICE. COORDINATE WITH MIDAMERICAN ENERGY.
5. SEE PLUMBING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES.
6. CONSTRUCT 1-1/2" DOMESTIC WATER SERVICE W/COURT STOP AND BOX. COORDINATE WITH CITY OF COUNCIL BLUFFS.
7. SEE MECHANICAL PLANS FOR CONTINUATION OF GAS SERVICE.
8. CONSTRUCT 1.5" GAS SERVICE, SEE MECHANICAL PLANS. COORDINATE WITH BLACK HILLS ENERGY ON INSTALLATION.
9. CONSTRUCT 45° BEND.
10. CONSTRUCT 4" CONDUIT UNDERGROUND TELEPHONE LINE TO SITE TELEPHONE PEDESTAL. COORDINATE INSTALLATION WITH CITY OF COUNCIL BLUFFS.
11. MAINTAIN 18" OF SEPARATION.

SANITARY SEWER STRUCTURE TABLE(2):

| STRUCTURE NAME | TYPE | DETAILS | LOCATION |
|----------------|--------------------|--|---------------------------------|
| SI(1) | GREASE INTERCEPTOR | RIM: 979.43 (PG) I.E. 6": 975.50 (NW) | N: 6956310.23 E: 16468691.20 |
| SI(2) | 45° BEND | I.E. 6": 973.10 (NE) | N: 6956370.00 E: 16468624.63 |

SANITARY SEWER PIPE TABLE(3):

| NAME | SIZE | TYPE | LENGTH | SLOPE |
|------|------|------|--------|-------|
| P(1) | 6" | PVC | 82.29' | 2.92% |

DESIGNED: RMD
ISSUE DATE: MONTH YEAR
CHECKED: []
DATE: [] [] [] []
BY: []

REVISIONS:
NO. DATE DESCRIPTION

MANAWA CENTER DRIVE
3207 MANAWA CENTER DR
COUNCIL BLUFFS, IA 51501

SCHEMMER
Design with Progress. Build with Confidence.

BRAKES PLUS
VEHICLE SERVICE CENTER
3207 MANAWA CENTER DR
COUNCIL BLUFFS, IA 51501
SITE UTILITY PLAN

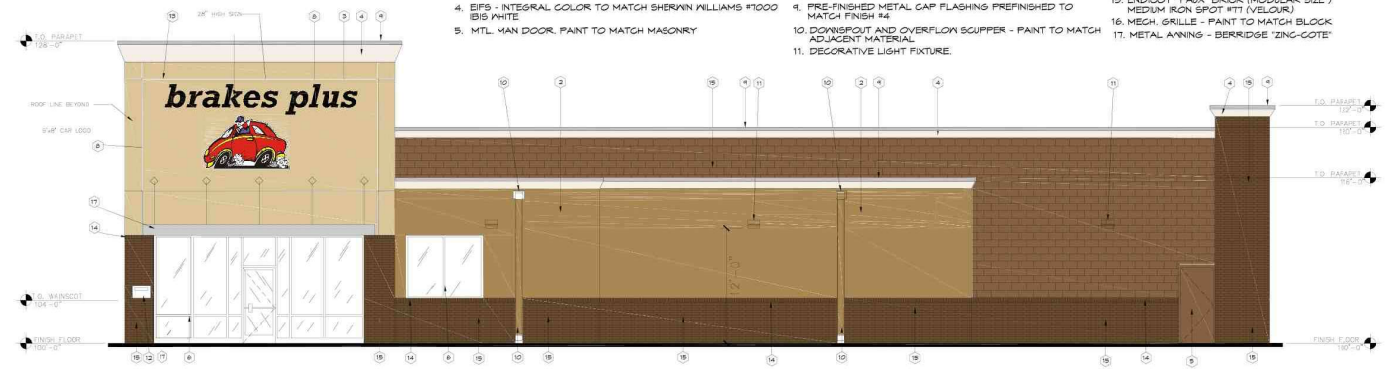
PROJECT NO.: 07713.001

C105

Attachment H

KEYNOTES

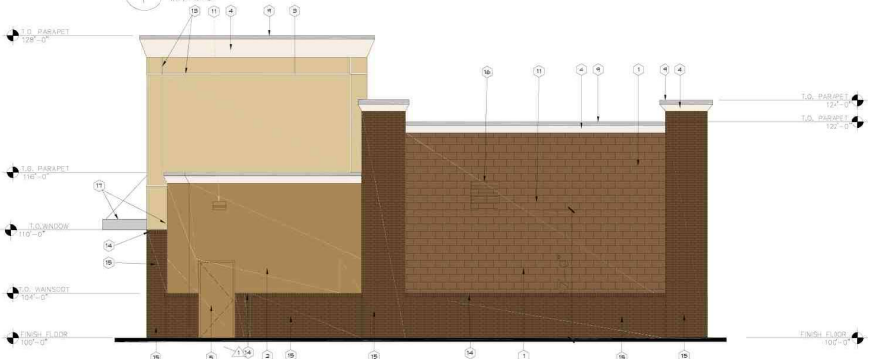
- SPLIT FACE CONG. BLOCK - BAJA RED 1474 BY BEST BLOCK
- EIFS - INTEGRAL COLOR TO MATCH SHERVIN WILLIAMS #6059 INTERLACE TAN
- EIFS - INTEGRAL COLOR TO MATCH SHERVIN WILLIAMS #S6665 GARDENA
- EIFS - INTEGRAL COLOR TO MATCH SHERVIN WILLIAMS #1000 IBIS WHITE
- MTL. HAN. DOOR. PAINT TO MATCH MASONRY
- ALUMINUM/GLASS STOREFRONT CLEAR ANODIZED ALUMINUM
- ALUMINUM SECTIONAL OVERHEAD DOORS CLEAR ANODIZED ALUMINUM
- INTERNALLY-ILLUMINATED "BRAKES PLUS" SIGNAGE MATCH FINISH #4
- PRE-FINISHED METAL GAP FLASHING PREFINISHED TO MATCH FINISH #4
- DOWNSCOURT AND OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT MATERIAL
- DECORATIVE LIGHT FIXTURE
- KEY DROP BOX
- 1 1/2" X 3/4" EIFS REVEAL
- THIN BRICK ROWLOCK - COLOR TO MATCH #15
- ENDCOTT FAUX BRICK (MODULAR SIZE) MEDIUM ROWN SPOT #11 (VELOUR)
- MECH. GRILLE - PAINT TO MATCH BLOCK
- METAL AWNING - BERRIDGE 'ZING-COTE'



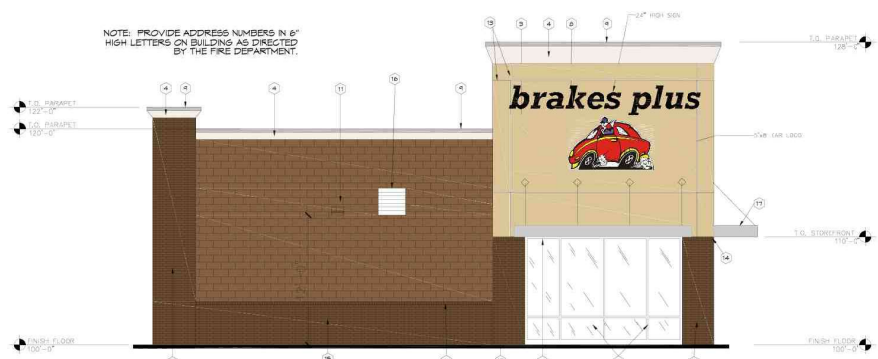
1 SOUTH ELEVATION
1/4"=1'-0"



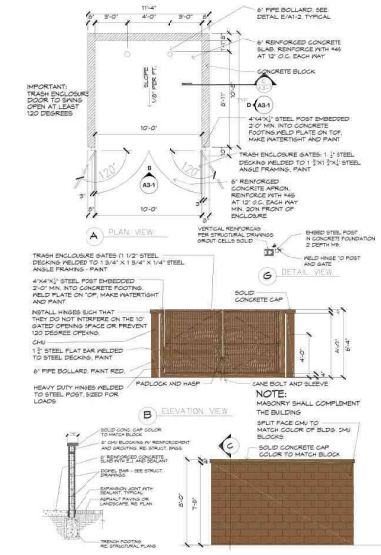
2 NORTH ELEVATION
1/4"=1'-0"



3 EAST ELEVATION
1/4"=1'-0"



4 WEST ELEVATION
1/4"=1'-0"



5 TRASH ENCLOSURE DETAIL

BRAKES PLUS
SEC OF 32ND AVE AND MANAWA CENTER DRIVE
COUNCIL BLUFFS, IOWA

ARCHITECT OF RECORD

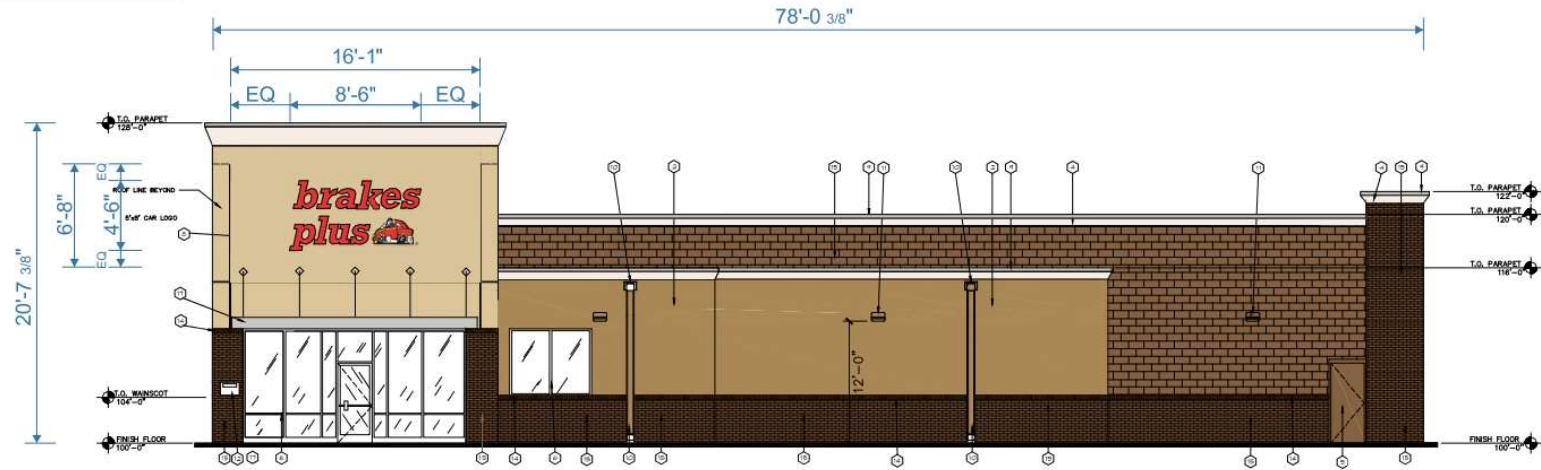
| REVISION | DATE | COMMENTS |
|----------|--------|----------|
| XXXXXX | XXXXXX | XXXXXX |

ARCHITECT
WILLIAM ROGERS
5885 900 GRADE ST.
RICE SPRING
LITTLETON, CO 80120
PHONE: 303.536.0259
FAX: 303.536.0580

ARCHITECT
WILLIAM ROGERS
5885 900 GRADE ST.
RICE SPRING
LITTLETON, CO 80120
PHONE: 303.536.0259
FAX: 303.536.0580

SHEET
1
EXTERIOR ELEVATIONS

Attachment I



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

| DATE | REVISIONS | NAME | AUTHORIZATION |
|------|-----------|------|---------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| CLIENT | DATE |
|-------------------|------|
| | |
| ACCOUNT EXECUTIVE | DATE |
| | |
| LANDLORD | DATE |
| | |

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. QR, the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT BRAKES PLUS STORE # _____

INSTALLATION ADDRESS: _____

32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA

DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO

DATE 8-26-19 SHEET 2 OF 5 DESIGN # AB 8-26-19 R2

accent SIGNS graphics
 COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND GRAND PRAIRIE, TX 75050 TOLL FREE (800) 810-3044
 METRO (972) 399-0333
 EMAIL n.trevino@accentgraphicsinc.com FAX (972) 986-4456
 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045

12'-11"

brakes plus

1'-8 1/4" 2'-1"

PLEX FACE CHANNEL LETTERS

(1) SET REQUIRED

NORTH ELEVATION

Scale: 1/2" = 1'-0"

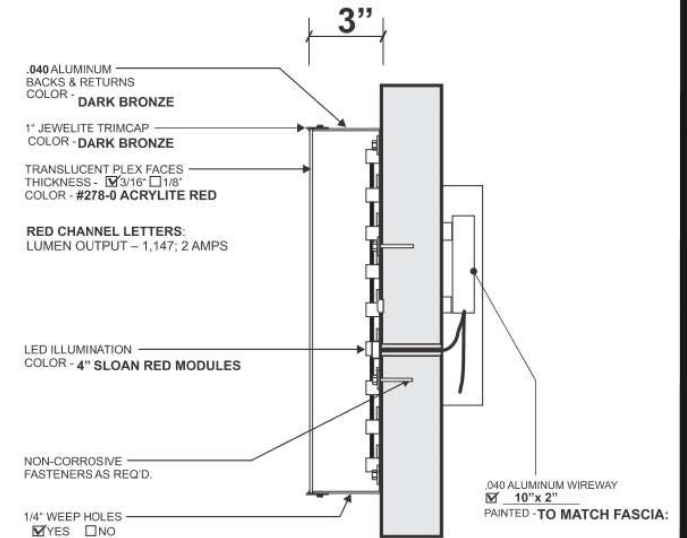
MET **YES**
 NO

CLN **YES** **NO**

REMOTE POWER SUPPLY UNIT.
120 VAC PRIMARY
12Volt DC SECONDARY.

NUMBER REQ'D. = _____

THIS SIGN IS MET/UL COMPLIANT



***WHERE LETTERS LOGO ARE MOUNTED ON PARAPET WALL CONCEAL ALL ELECTRICAL IN WIREWAY**

SECTION DETAIL: FLUSH MOUNT CHANNEL LETTERS

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications. Violation from the criteria without written approval from Accent Graphics is strictly forbidden. * All free-standing signs are to be engineered for local conditions by a licensed and registered engineer.

| SQUARE FOOTAGE | MOUNTING SURFACE | | | | | |
|----------------------------|------------------|-------------|---------|----------|----------------|-----------------|
| | WOOD | SHEET METAL | BRICK | CONCRETE | CONCRETE BLOCK | DRYVIT / STUCCO |
| UNDER 10 SQ. FT. | 1/2\" | 1/4\" | 1/2\" | 1/2\" | 1/2\" | 1/2\" |
| 10 SQ. FT. TO 50 SQ. FT. | 3/4\" | 1/2\" | 3/4\" | 3/4\" | 3/4\" | 3/4\" |
| 50 SQ. FT. TO 100 SQ. FT. | 1\" | 3/4\" | 1\" | 1\" | 1\" | 1\" |
| 100 SQ. FT. TO 200 SQ. FT. | 1 1/4\" | 1\" | 1 1/4\" | 1 1/4\" | 1 1/4\" | 1 1/4\" |
| OVER 200 SQ. FT. | 1 1/2\" | 1 1/4\" | 1 1/2\" | 1 1/2\" | 1 1/2\" | 1 1/2\" |

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

| DATE | REVISIONS | NAME |
|------|-----------|------|
| | | |
| | | |

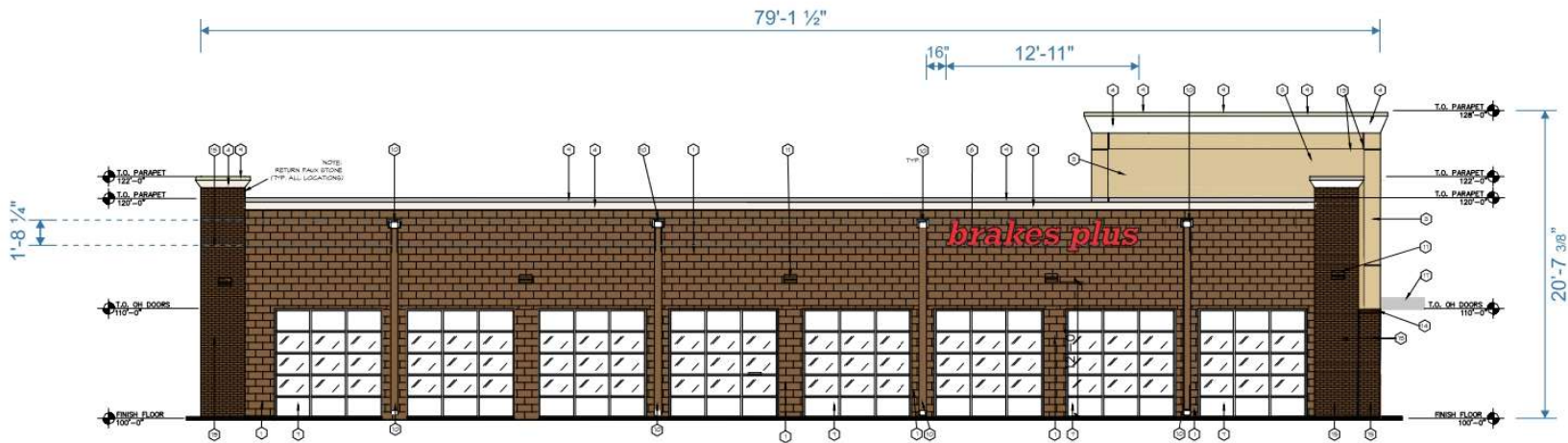
| AUTHORIZATION | |
|-------------------|------|
| CLIENT | DATE |
| ACCOUNT EXECUTIVE | DATE |
| LANDLORD | DATE |

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CLIENT BRAKES PLUS STORE # _____
 INSTALLATION ADDRESS: 32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA
 DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO
 DATE 8-26-19 SHEET 3 OF 5 DESIGN # AB 8-26-19 R2

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 METRO (972) 399-0333
 FAX (972) 986-4456
 EMAIL n.trevino@accentgraphicsinc.com
 WEBSITE www.accentgraphicsinc.com



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

| DATE | REVISIONS | NAME |
|------|-----------|------|
| | | |
| | | |
| | | |
| | | |

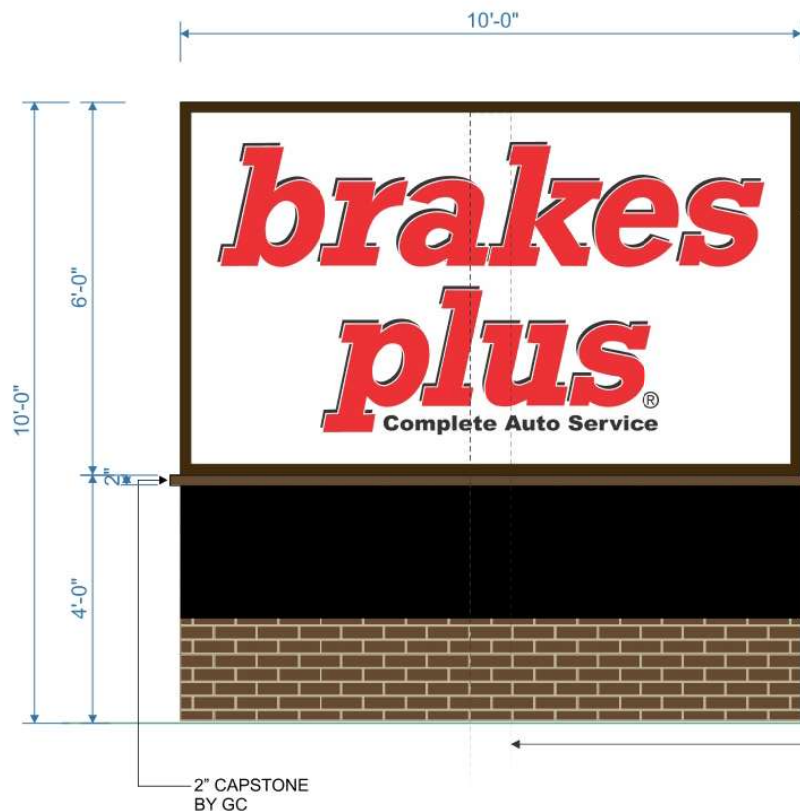
| AUTHORIZATION | |
|--|------|
| CLIENT | DATE |
| ACCOUNT EXECUTIVE | DATE |
| LANDLORD | DATE |
| ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT. | |

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CLIENT BRAKES PLUS STORE # _____
 INSTALLATION ADDRESS: _____
32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA
 DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO
 DATE 8-26-19 SHEET 4 OF 5 DESIGN # AB 8-26-19 R2

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 WEBSITE www.accentgraphicsinc.com FAX (800) 810-3045



MANUFACTURE & INSTALL ILLUMINATED DOUBLE FACE MONUMENT SIGN.
 * 16" DEEP .063 ALUMINUM CABINET. PAINTED - DARK BRONZE.
 * FLAT 3/16" #015-2 WHITE PLEX TENANT FACES.
 * ILLUMINATED WITH HO LAMPS:

BRAKES PLUS:

* TOP BACKGROUND = WHITE.
 * BRAKES PLUS = TRANSL. #33 RED VINYL OVERLAYS WITH BLACK VINYL DROP SHADOWS.



DOUBLE FACE MONUMENT SIGN

(1) REQUIRED

SCALE: 1/2" = 1'-0"

| DATE | REVISIONS | NAME |
|------|-----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

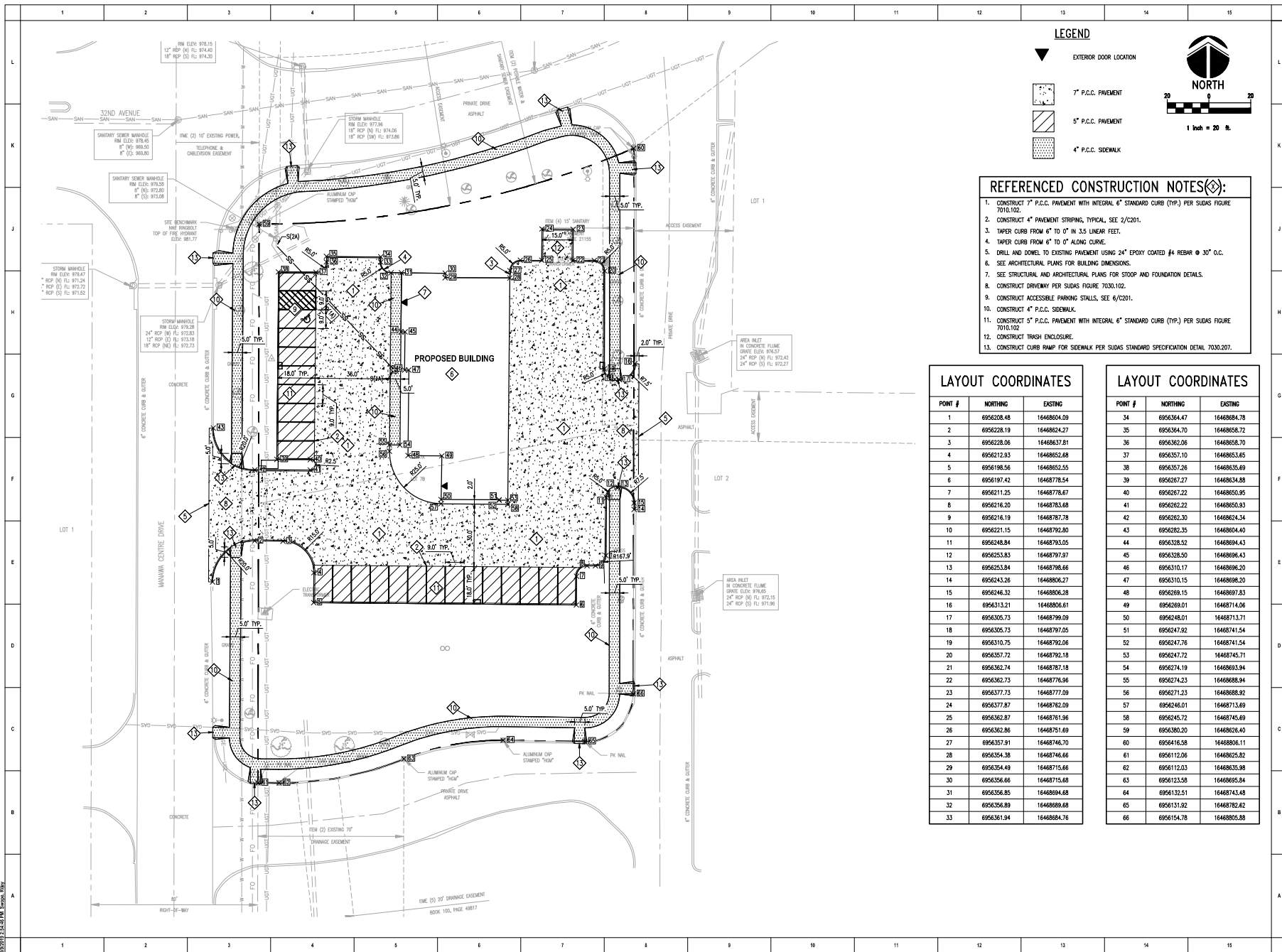
| AUTHORIZATION | |
|--|------|
| CLIENT | DATE |
| ACCOUNT EXECUTIVE | DATE |
| LANDLORD | DATE |
| ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT. | |

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CLIENT BRAKES PLUS STORE #
 INSTALLATION ADDRESS: 32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA
 DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO
 DATE 8-26-19 SHEET 5 OF 5 DESIGN # AB 8-26-19 R2

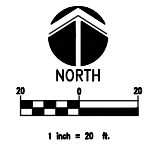
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LEGEND

- ▼ EXTERIOR DOOR LOCATION
- 7" P.C.C. PAVEMENT
- 5" P.C.C. PAVEMENT
- 4" P.C.C. SIDEWALK



REFERENCED CONSTRUCTION NOTES:

1. CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
2. CONSTRUCT 4" PAVEMENT STRIPING, TYPICAL, SEE 2/C201.
3. TAPER CURB FROM 6" TO 0" IN 3.5 LINEAR FEET.
4. TAPER CURB FROM 6" TO 0" ALONG CURVE.
5. DRILL AND DOWEL TO EXISTING PAVEMENT USING 24" EPOXY COATED #4 REBAR @ 30" O.C.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR SToop AND FOUNDATION DETAILS.
8. CONSTRUCT DRIVEWAY PER SUDAS FIGURE 7030.102.
9. CONSTRUCT ACCESSIBLE PARKING STALLS, SEE 6/C201.
10. CONSTRUCT 4" P.C.C. SIDEWALK.
11. CONSTRUCT 5" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
12. CONSTRUCT TRASH ENCLOSURE.
13. CONSTRUCT CURB RAMP FOR SIDEWALK PER SUDAS STANDARD SPECIFICATION DETAIL 7030.207.

LAYOUT COORDINATES

| POINT # | NORTHING | EASTING |
|---------|------------|-------------|
| 1 | 6956208.48 | 16468604.09 |
| 2 | 6956228.19 | 16468624.27 |
| 3 | 6956228.06 | 16468637.81 |
| 4 | 6956212.93 | 16468652.88 |
| 5 | 6956198.56 | 16468655.55 |
| 6 | 6956197.42 | 16468778.54 |
| 7 | 6956211.25 | 16468778.67 |
| 8 | 6956216.20 | 16468783.68 |
| 9 | 6956216.19 | 16468787.78 |
| 10 | 6956221.15 | 16468792.80 |
| 11 | 6956248.84 | 16468793.05 |
| 12 | 6956253.83 | 16468797.07 |
| 13 | 6956253.84 | 16468798.66 |
| 14 | 6956243.26 | 16468806.27 |
| 15 | 6956246.32 | 16468806.28 |
| 16 | 6956313.21 | 16468806.61 |
| 17 | 6956305.73 | 16468799.09 |
| 18 | 6956305.73 | 16468797.05 |
| 19 | 6956310.75 | 16468792.06 |
| 20 | 6956357.72 | 16468792.18 |
| 21 | 6956362.74 | 16468787.18 |
| 22 | 6956362.73 | 16468776.96 |
| 23 | 6956377.73 | 16468777.09 |
| 24 | 6956377.87 | 16468782.09 |
| 25 | 6956362.87 | 16468781.98 |
| 26 | 6956362.86 | 16468751.89 |
| 27 | 6956357.91 | 16468746.70 |
| 28 | 6956354.38 | 16468746.66 |
| 29 | 6956354.49 | 16468715.66 |
| 30 | 6956356.66 | 16468715.68 |
| 31 | 6956356.85 | 16468694.88 |
| 32 | 6956356.89 | 16468689.68 |
| 33 | 6956361.94 | 16468684.76 |

LAYOUT COORDINATES

| POINT # | NORTHING | EASTING |
|---------|------------|-------------|
| 34 | 6956364.47 | 16468684.78 |
| 35 | 6956364.70 | 16468658.72 |
| 36 | 6956362.06 | 16468658.70 |
| 37 | 6956357.10 | 16468653.65 |
| 38 | 6956357.26 | 16468635.69 |
| 39 | 6956267.27 | 16468634.88 |
| 40 | 6956267.22 | 16468650.95 |
| 41 | 6956262.22 | 16468650.93 |
| 42 | 6956262.30 | 16468624.34 |
| 43 | 6956282.35 | 16468604.40 |
| 44 | 6956328.52 | 16468604.43 |
| 45 | 6956328.50 | 16468606.43 |
| 46 | 6956310.17 | 16468606.20 |
| 47 | 6956310.15 | 16468606.20 |
| 48 | 6956269.15 | 16468607.23 |
| 49 | 6956269.01 | 16468714.06 |
| 50 | 6956248.01 | 16468713.71 |
| 51 | 6956247.92 | 16468714.54 |
| 52 | 6956247.76 | 16468741.54 |
| 53 | 6956247.72 | 16468745.71 |
| 54 | 6956274.19 | 16468663.94 |
| 55 | 6956274.23 | 16468668.94 |
| 56 | 6956271.23 | 16468668.92 |
| 57 | 6956246.01 | 16468713.69 |
| 58 | 6956245.72 | 16468745.69 |
| 59 | 6956380.20 | 16468626.40 |
| 60 | 6956416.58 | 16468608.11 |
| 61 | 6956112.06 | 16468625.82 |
| 62 | 6956112.03 | 16468635.98 |
| 63 | 6956123.58 | 16468695.84 |
| 64 | 6956132.51 | 16468743.48 |
| 65 | 6956131.92 | 16468782.62 |
| 66 | 6956154.78 | 16468605.88 |

| | | | |
|------------|-----|-------------|----------------|
| DESIGNED: | RMD | ISSUE DATE: | MOUTH 14, 2014 |
| DRAWN: | SSS | DATE: | |
| CHECKED: | MAS | BY: | DESCRIPTION: |
| REVISIONS: | NO. | DATE: | |

SCHEMMER
Design with Progress. Build with Confidence.

BRAKES PLUS
VEHICLE SERVICE CENTER
3207 MANAWA CENTER DR
COUNCIL BLUFFS, IA 51501
SITE LAYOUT & PAVING PLAN

PROJECT NO.: 07713.001

C101

RESOLUTION NO. 19-246

A RESOLUTION ADOPTING THE PLANNED COMMERCIAL DEVELOPMENT PLAN FOR LOT 1, LAKE MANAWA CENTRE SUBDIVISION, REPLAT 2.

WHEREAS, Brakes Plus, LLC, represented by Robert DuVall of Schemmer, is requesting adoption of a Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2; and

WHEREAS, The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001) and the following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2:

1. Site Development

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32nd Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.
- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.

- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

2. Off-Street Parking

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

3. Landscaping – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.

- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
 - e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.
 - f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
 - g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
- 4. Signage** – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.
- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
 - b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
 - c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards; and

WHEREAS,

The Community Development Department recommends approval of the Planned Commercial Development Plan, Lot 1, Lake Manawa Centre Subdivision, Replat 2, subject to the comments above.

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

That the Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2, is hereby approved and will be in full force and effect upon final plat approval for the Lake Manawa Centre Subdivision, Replat 2, and from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED

October 21, 2019.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

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

Liquor Licenses
ITEM 8.A.

Council Action: 10/21/2019

Description

1. Casey's General Store #2096, 2301 S 24th Street
2. Council Bluffs Sinclair, 1305 N 25th Street
3. Hard Luck Saloon, 626 16th Ave
4. Iowa Western Community College, 2700 College Rd
5. Mega Saver, 3540 W Broadway

Background/Discussion

There have been no alcohol related arrests or calls for service at any of the business locations this licensing period.

Recommendation

ATTACHMENTS:

| Description | Type | Upload Date |
|--|-------|-------------|
| Liquor Licenses Applications, 10.21.19 | Other | 10/15/2019 |



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Applicant LE0002538, Casey's General Store #2096, Council Bluffs

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- Criminal History
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- Bond Cert
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Corporation Name/Sole Proprietor Name/Partnership Name(s): Casey's Marketing Company (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Casey's General Store #2096

Address of Premise: 2301 S 24th St

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 352-0067

Cell / Home Phone:

Same Address

Mailing Address: PO Box 3001

Mailing Address Line 2:

City: Ankeny

State: Iowa

Zip: 50021

Contact Name: JESSICA FISHER-COMSTOCK, Store Operations

Phone: (515) 446-8404

Email Address: JESSICA.FISHER@caseys.com

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Applicant LE0002516, Council Bluffs Sinclair, Council Bluffs

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

Name of Business (D/B/A): Council Bluffs Sinclair

Address of Premise: 1305 N 25th Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 328-9281

Cell / Home Phone: (712) 490-8054

Same Address

Mailing Address: 1305 N 25th Street

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Maulin Patel

Phone: (712) 490-1210

Email Address: sinccb14@gmail.com

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Applicant LC0038771, Hard Luck Saloon, Council Bluffs

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

Name of Business (D/B/A): Hard Luck Saloon

Address of Premise: 626 16th Ave

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 322-6086

Cell / Home Phone: (712) 355-1958

Same Address

Mailing Address: 626 16th Ave

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Kathy Collier

Phone: (712) 355-1958

Email Address: eablo36@gmail.com

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Applicant LC0032290, Iowa Western Community College, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Iowa Western Community College (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Iowa Western Community College

Address of Premise: 2700 College Rd.

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 325-3200

Cell / Home Phone:

Same Address

Mailing Address: 2700 College Rd.

Mailing Address Line 2: Food Service

City: Council Bluffs

State: Iowa

Zip: 51503

Contact Name: Amy Partch

Phone: (712) 256-7818

Email Address: apartch@iwcc.edu

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Applicant LE0002792, Mega Saver, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): TFL, Inc (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Mega Saver

Address of Premise: 3540 W Broadway

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (402) 208-2367

Cell / Home Phone: same

Same Address

Mailing Address: 202 s 73rd st

Mailing Address Line 2:

City: omaha

State: Nebraska

Zip: 68114

Contact Name: Kamol Samiev

Phone: (402) 208-2367

Email Address: kamol@tflcorp.net

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For City Use Only:

Name of Special Event: Veterans Day Parade

Date of Special Event: 11.3.19, 10:00a- 12:30p

Note to Departments: You are requested to review this application and return it to the city Clerk's Office with any comments shown below. Comments should include pertinent laws and ordinances as well as notice of any required changes, fees, permits, and licenses.

Department Comments: PW: change to route to avoid W Broadway

Approved

Denied

Department: _____

Signature/Initials: _____

CD ✓
FIRE ✓
BUILDING ✓
LEGAL ✓
PARKS ✓
POLICE ✓
PW ✓
RISK M ✓
INS CERT ✓
COUNCIL 10.21.19

FORMS SENT OUT 10.2.19

SPECIAL EVENT PERMIT APPLICATION
(Must be turned in at least 2 weeks prior to event)

A Special Event Permit is required from the City of Council Bluffs for any special activity that requires exclusive use of city streets and sidewalks, requires special assistance of a city department, or is likely to have a large impact on traffic.

Please Note: If you are having a small event in a City park (small wedding, family picnic, etc.) you may need to fill out the Parks & Rec. Special Event Form.

Please check any boxes that apply:

I. General Information.

- Organization/Person Requesting: Virgil Steenback
- Name of Event: Veterans Day Parade
- Contact Name: Virgil Steenback
- Mailing Address for Contact: 306 5th Ave 52503

- Contact Phone Number: 712-326-4292
- Email: ~~grams~~ gramsp@place306@gmail.com
- Address of Event: parade route
- Estimate of Number of Participants: _____
 - 1-50 251-500
 - 51-100 501-1,000
 - 100-150 > 1,000
- Attach map of event location, set-up, and/or route

II. Type of Event:

- | | |
|---|--|
| <input type="checkbox"/> Circus* | <input type="checkbox"/> Walk, Run, Bicycle Event |
| <input type="checkbox"/> Carnival* | <input type="checkbox"/> Concert |
| <input type="checkbox"/> Fireworks* | <input type="checkbox"/> Neighborhood/Block or Private Party |
| <input checked="" type="checkbox"/> Parade* | <input type="checkbox"/> Other: _____ |

***The above events require City Council approval, which could take 2-4 weeks to obtain.**

III. Date of Event

- Date Set Up Nov - 3rd 2019 Date Taken Down Same
- Date Held Same Times Held 10:00 - 12:30

- IV. Brief description of event: Parade for support to Vets
*Route down Pearl & up main, same as previous years
-
-
-
-

V. Additional permits required when event includes

- Sale of Alcoholic Beverages
 - Requires temporary liquor license from the Iowa Alcoholic Beverage Division. Apply on-line at www.iowaabd.com. ABD can be reached at 1-866-469-2223.
 - The application for a temporary liquor license must be reported to the City Clerk's office and approved by multiple City Departments before final approval of the City Council. (this process could take 2-4 weeks)
- Sale of Food Products
 - Requires permit from Iowa Department of Inspections & Appeals (515-281-6538).
- Fireworks
 - Requires permit from City Fire Department (712-328-4646).
- Noise
 - If event includes music, a live band, or noise of any kind a request for a noise variance must be made. See form attached.

VI. Traffic Control

- Request Police Assistance for Intersections
-
-
-

Cost for City worker's overtime may be required. Administrative fees for police services and cruisers are provided at additional costs.

Street closures (**Must include a Map**)

If using the 712 Initiative Block Party Trailer, please complete section VIII.

- Street closures must be in compliance with the Manual for Uniform Traffic Control Devices. Traffic control barricades and signage must be furnished and placed by qualified companies or by the city. The city charges fees for this service.
- Street closures require abutting property owners' concurrence. Petition/permission form attached. Requires signature of any property affected by the closure.
- Event Organizers are responsible for notifying businesses that affected by street closure. Notice to businesses must be given at least 4 weeks in advance of the event.

VII. Please check any of the following boxes that apply to this event.

- animals
- open fires (other than barbeques)
- portables (porta-potties) – recommendations based on duration/people attending
- using a park, sidewalk or street surrounding a park
- using any portion of a public trail
- using any public area
- there will alcoholic beverages be sold
- there will alcoholic beverages be served
- there will there be a fee/charge to take part in this event

If you checked any of the boxes above, please give a brief description below:

VIII. Street Closure while utilizing the 712 Initiative Block Party Trailer:

The following items must be completed and submitted with this application to the City Clerk's Office, 209 Pearl Street, Suite 102, Council Bluffs..

- Diagram of Street Closure attached
- Completed Street Closure Permission form, with signatures from all properties affected by the closure.

The 712 Initiative will provide the City Clerk's Office with your reservation information once they have approved the use the trailer.

If not using the 712 Initiative Block Party Trailer, you must obtain insurance, as outlined below.

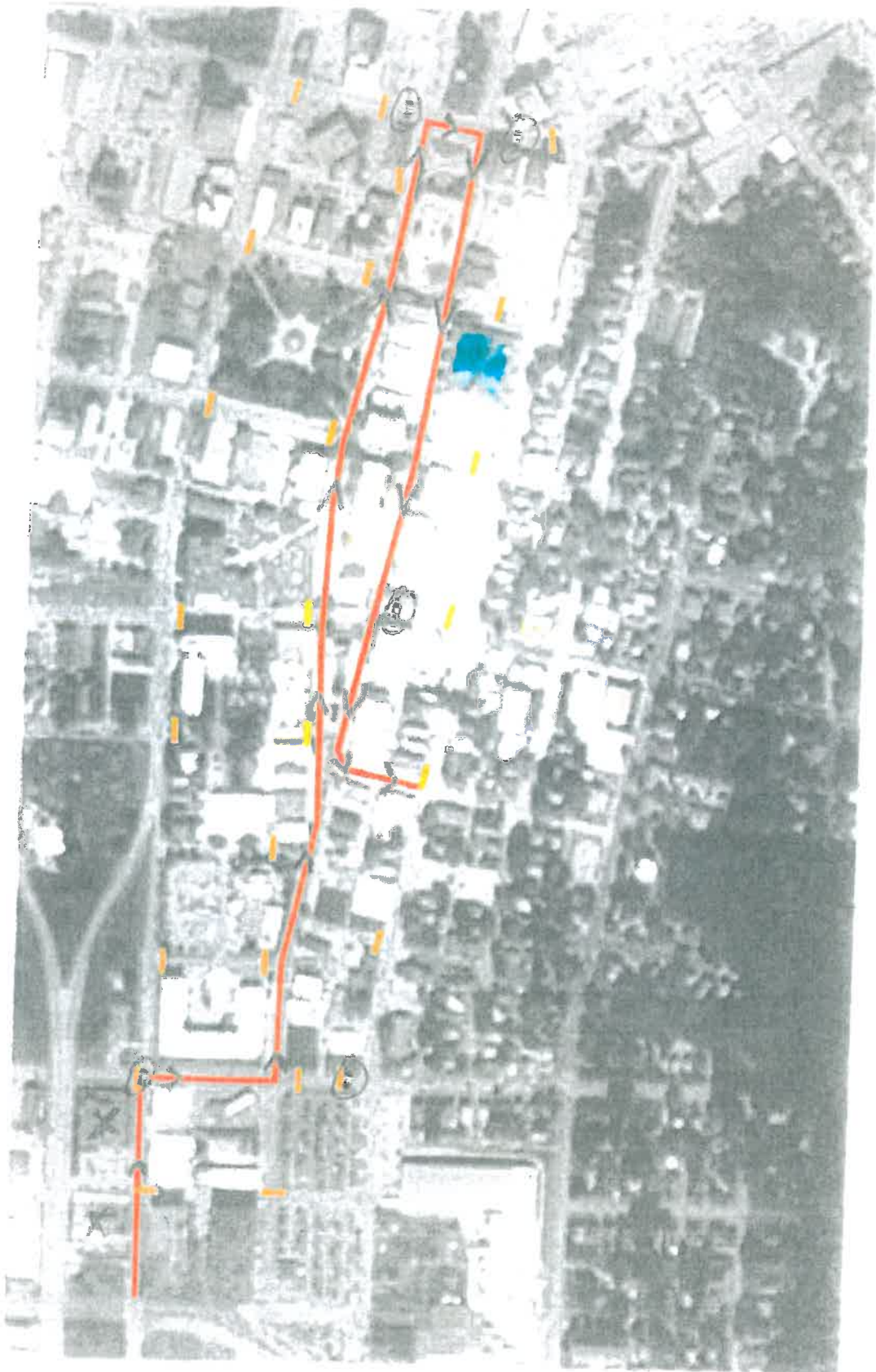
Insurance Requirements: For all events, an *Insurance Certificate* is required in the amount of \$1,000,000.00, for Liability coverage, listing the City of Council Bluffs as an additional insured.

PLEASE NOTE: The request form must be returned to the City Clerk's Office, 209 Pearl Street, at least 2 weeks prior to the event or the event will be denied. If you have any questions please contact us at 712-890-5261

PROPOSED ROUTE CHANGE



ORIGINAL



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