



**Study Session Agenda
City of Council Bluffs, Iowa
January 11, 2021, 3:45 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

STUDY SESSION AGENDA

- A. City Council Pay Discussion
- B. Review Agenda



**Council Agenda, City of Council Bluffs, Iowa
Regular Meeting January 11, 2021, 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 and tape recordings of these proceedings to be incorporated into the official minutes.
- B. Reading, correction and approval of the December 18, 2020 Special City Council Meeting Minutes.
- C. Ordinance 6438
An ordinance to amend Title 4-Health and Sanitation, Chapter 4.12-Solid Waste Connection and Disposal, Section 4.12.110 "Collection Fees - Residential" of the 2020 Municipal Code and setting a Public Hearing for January 25, 2021 at 7:00 p.m.
- D. Ordinance 6439
An ordinance to amend Title 2-Revenue and Finance, Chapter 2.08-Schedule of Fees of the 2020 Municipal Code by amending Section 2.08.040, "Schedule of Fees" and setting a Public Hearing for January 25, 2021 at 7:00 p.m.
- E. Resolution 21-1
Resolution to set a public hearing for January 25, 2021 at 7:00 p.m. for the Pavilion water feature corrections and the construction of a concrete staircase from the water wall to the pump house on Ave B.
- F. Resolution 21-2
Resolution setting a public hearing for 7:00 p.m. on January 25, 2021, for a commemorative street renaming of Gleason Avenue in honor of Sgt. Thomas E. Houser.
- G. Resolution 21-3
Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$4,400,000.

H. Resolution 21-4

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

I. Resolution 21-5

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

J. Resolution 21-6

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

K. Resolution 21-7

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

L. Resolution 21-8

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

M. October 2020 Financial Reports

N. Mayor's Appointment

Council Bluffs Airport Authority

O. Claims

P. Lawsuits

Q. Notice of Section 106 filings (R&F)

4. MAYORS PROCLAMATIONS

A. Human Trafficking Month

B. Dr. Martin Luther King Jr. Day

C. Council Bluffs School Choice Week

5. PUBLIC HEARINGS

A. Resolution 21-9

Resolution approving the plans and specifications for the Central Fire Station - Fire Sprinkler System Installation. Project #BM21-03

B. Resolution 21-10

Resolution approving the plans, specifications, form of contract, and cost estimate for the Levee Certification Project, Geotechnical MR_3 and MR_4. Project # PW21-06C

C. Resolution 21-11

Resolution to dispose of City property described as Lot 4, Block 11, Hyatt's Subdivision. Location: 716 South 7th Street. OTB-20-017

D. Resolution 21-12

Resolution to dispose of City property described as Lot 4, Block 11, Hyatt's Subdivision. Location: 716 South 7th Street. OTB-20-018

E. Resolution 21-13

Resolution to dispose of City property described as the Northerly 50 feet of Lot 4, Block 3, Hall's Addition. Location: 517 North 8th Street. OTB-20-019

F. Resolution 21-14

Resolution approving the final plans and specs in connection with the 1st Avenue Multi-Use Trail.

6. ORDINANCES ON 1ST READING

A. Ordinance 6440

An ordinance to amend Title 9-Traffic by amending Chapter 9.64 – One-Way Streets, Section 9.64.010 “Designated” of the 2020 Municipal Code of Council Bluffs, Iowa.

7. RESOLUTIONS

A. Resolution 21-15

Resolution authorizing the Mayor to execute the Joint Agreement with Pottawattamie County for the Courthouse Campus Urban Renewal Area.

B. Resolution 21-16

Resolution requesting that the Historic Preservation Commission (HPC) seek designation for the former St. Patrick's Catholic Church located at 132 Baughn Street to be a local landmark and to be placed on the National Register of Historic Places (NRHP) and authorizing funds for an architectural historian to assist with the nomination process

C. Resolution 21-17

Resolution authorizing the Mayor to execute Amendment No. 1 to the Amended and Restated Agreement for Private Development by and between City of Council Bluffs, Iowa and Argent-Baxter JV-Council Bluffs, LLC.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses Group A

1. CVS/pharmacy #4816, 545 W Washington Street
2. The Grass Wagon, 110 S 29th Street
3. Great Wall, 900 Woodbury Avenue
4. Hampton Inn @ Ameristar, 2204 River Road
5. Holiday Inn Express & Suites, 2211 S 32nd Street
6. The Hut, 1925 W Broadway
7. Hy-Vee Market Grille, 2323 W Broadway
8. I 80 Liquor, 2411 S 24th Street, #1
9. La Carreta Rosa, 620 S Main Street
10. Speedy Gas N Shop, 430 S 35th Street
11. Target Store T-2454, 3804 Metro Drive

B. Liquor Licenses Group B

1. Ameristar Casino, 2200 River Road
2. Pottawattamie Arts, Culture & Entertainment, 1001 S 6th St

C. Salvage/Storage Yard Licenses

9. CITIZENS REQUEST TO BE HEARD

10. OTHER BUSINESS

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.



City Council Special Meeting Minutes December 18, 2020

CALL TO ORDER

Mayor Walsh called the special meeting to order at 8:00 a.m. on Friday December 18, 2020 virtually via zoom.

Council Members present: Joe Disalvo, Chad Hannan, Melissa Head, Roger Sandau and Mike Wolf.

Staff Present: Matt Mardesen, Richard Wade and Jodi Quakenbush.

To participate in the meeting please join our zoom meeting. You can join via phone, computer or both. You MUST enter your first and last name to be admitted into the meeting

<https://zoom.us/j/6588922517>

Meeting ID: 658 892 2517

888 475 4499 US Toll-free or 877 853 5257 US Toll-free

CONSENT AGENDA

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

Reading, correction and approval of the December 14, 2020 City Council Meeting Minutes.

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

RESOLUTIONS

Resolution 20-301

Resolution approving SilverStone Group as the professional services provider for the City of Council Bluffs' Insurance Broker.

Roger Sandau and Chad Hannan moved and seconded approval of Motion to Amend Resolution 20-301 appointing Smith Davis as the broker for a one-year. Failed, 2-2 vote.

(Nays: Head, Wolf)

(Abstain: Disalvo)

Mike Wolf and Melissa Head moved and seconded approval of Motion to Approve Resolution 20-301 for a one-year term. Failed, 2-2 vote.

(Nays: Hannan, Sandau)

(Abstain: Disalvo)

ADJOURNMENT

Mike Wolf and Roger Sandau moved and seconded approval of Motion to Adjourn at 9:34 am. Unanimous, 5-0 vote.

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: Legal

Case/Project No.:

Submitted by: Legal Department for
Matt Cox, Public Works

Ordinance 6438
ITEM 3.C.

Council Action: 1/11/2021

Description

An ordinance to amend Title 4-Health and Sanitation, Chapter 4.12-Solid Waste Connection and Disposal, Section 4.12.110 "Collection Fees - Residential" of the 2020 Municipal Code and setting a Public Hearing for January 25, 2021 at 7:00 p.m.

Background/Discussion

A revenue sufficiency analysis of the Solid Waste Enterprise account was performed by SCS Engineers. The study recommended an increase in the solid waste collection and disposal fees for approximately 19,600 single-family households receiving service. The previous rate adjustment (\$2.00 increase) occurred in 2014. It is not sustainable to continue with the same level of service, while maintaining adequate capital reserves, without the proposed change in rates.

A rate schedule for 4th Qtr. – FY2021 through FY2026 was developed to satisfy operating and capital requirements, and to minimize large cost increases to customers in the future.

The initial increase will be from \$18.00 per month to \$20.00 per month effective April 1, 2021. Subsequent adjustments will be an FY2024 increase to \$21.00 per month and an FY2026 increase to \$22.00 per month. The minimum income level for discounted rates was updated to reference a U.S. Department of Health & Human Services poverty level rather than listing a specific dollar amount. Based on that guideline, the limit for 2021 will be \$17,240.

Recommendation

Approval of this Ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Redline version of change	Other	12/30/2020
Ordinance 6438	Ordinance	1/5/2021

4.12.110 Collection Fees - Residential

A. The standard residential collection and disposal fee shall be as provided in the prevailing schedule of fees, shall be billed as set out in the schedule of fees, shall not be transferable to another property, and shall not be refundable unless the account is terminated.

B. A special residential collection and disposal fee is established at one-half the standard residential collection and disposal fee created by paragraph A of this section. The special residential collection and disposal fee shall be payable annually in advance. Failure to timely pay the special fee as provided in this paragraph shall forfeit eligibility for the special fee, and shall reinstate the standard fee established in paragraph A of this section. A family unit or owner-occupant of residential premises may be eligible for the special fee if the applicant:

1. Has an annual combined gross household income which does not exceed the U.S. Department of Health and Human Services poverty guidelines for a two person household;
2. Has timely filed an application with the city of Council Bluffs, Iowa, reciting such facts and requesting the benefits of this provision;
3. Has waived any right to confidentiality relating to the information referenced in such application and authorizes or executes a limited power of attorney to the city of Council Bluffs, Iowa, to verify such information from the records of the Iowa Department of Revenue and/or Pottawattamie County social services department;
4. Has received notification by the city that such application has been approved by the administrative authority;
5. Submits payment of the annual fee on or before the first day of December following the July billing, effective with the July, 2008 billing; and
6. Entitlement to the special fee shall be on an annual basis coinciding with the city's fiscal year commencing July 1st of each calendar year through June 30th of the subsequent calendar year. Application for the fiscal year special fee entitlement must be received by the city on or before June 1st of the preceding fiscal year in order to be considered for approval. The form of application shall be approved by the mayor, and such forms shall be made available in city hall. This special fee shall be transferable and refundable.

C. The administrative authority is authorized to make, and from time to time amend as the need arises, such rules not inconsistent with the provisions of this chapter as may be reasonable, necessary and proper to permit the equitable application of the collection fees in all circumstances. The administrative authority shall have the authority to make such adjustments to fees as are necessary and equitable.

Deleted: fifteen thousand two hundred dollars (\$15,200.00)

Deleted: annually

ORDINANCE NO. 6438

AN ORDINANCE TO AMEND TITLE 4-HEALTH AND SANITATION, CHAPTER 4.12 SOLID WASTE CONNECTION AND DISPOSAL, SECTION 4.12.110 "COLLECTION FEES - RESIDENTIAL" OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

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

SECTION 1. That Title 4-Health and Sanitation of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Chapter 4.12 – Solid Waste Connection and Disposal, Section 4.12.110 "Collection Fees - Residential" to read as follows:

4.12.110 Collection Fees – Residential

- A. The standard residential collection and disposal fee shall be as provided in the prevailing schedule of fees, shall be billed as set out in the schedule of fees, shall not be transferable to another property, and shall not be refundable unless the account is terminated.
- B. A special residential collection and disposal fee is established at one-half the standard residential collection and disposal fee created by paragraph A of this section. The special residential collection and disposal fee shall be payable annually in advance. Failure to timely pay the special fee as provided in this paragraph shall forfeit eligibility for the special fee, and shall reinstate the standard fee established in paragraph A of this section. A family unit or owner-occupant of residential premises may be eligible for the special fee if the applicant:
 - 1. Has an annual combined gross household income which does not exceed the U.S. Department of Health and Human Services poverty guidelines for a two person household;
 - 2. Has timely filed an application with the city of Council Bluffs, Iowa, reciting such facts and requesting the benefits of this provision;
 - 3. Has waived any right to confidentiality relating to the information referenced in such application and authorizes or executes a limited power of attorney to the city of Council Bluffs, Iowa, to verify such information from the records of the Iowa Department of Revenue and/or Pottawattamie County social services department;
 - 4. Has received notification by the city that such application has been approved by the administrative authority;
 - 5. Submits payment of the annual fee on or before the first day of December following the July billing, effective with the July, 2008 billing; and
 - 6. Entitlement to the special fee shall be on an annual basis coinciding with the city's fiscal year commencing July 1st of each calendar year through June 30th of the subsequent calendar year. Application for the fiscal year special fee entitlement must be received by the city on or before June 1st of the preceding fiscal year in order to be considered for approval. The form of application shall be approved by the mayor, and such forms shall be made available in city hall. This special fee shall be transferable and refundable.
- C. The administrative authority is authorized to make, and from time to time amend as the need arises, such rules not inconsistent with the provisions of this chapter as may be reasonable, necessary and proper

to permit the equitable application of the collection fees in all circumstances. The administrative authority shall have the authority to make such adjustments to fees as are necessary and equitable.

(Ord. 6001 § 5, 2008)

(Ord. No. 6352, § 1, 10-22-2018)

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

January 25, 2021.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 1-11-21
Second Consideration: 1-25-21
Public Hearing: 1-25-21
Third Consideration: _____

Council Communication

Department: Legal

Case/Project No.:

Submitted by: Legal Department for
Matt Cox, Public Works

Ordinance 6439
ITEM 3.D.

Council Action: 1/11/2021

Description

An ordinance to amend Title 2-Revenue and Finance, Chapter 2.08-Schedule of Fees of the 2020 Municipal Code by amending Section 2.08.040, "Schedule of Fees" and setting a Public Hearing for January 25, 2021 at 7:00 p.m.

Background/Discussion

A revenue sufficiency analysis of the Solid Waste Enterprise account was performed by SCS Engineers. The study recommended an increase in the solid waste collection and disposal fees for approximately 19,600 single-family households receiving service. The previous rate adjustment (\$2.00 increase) occurred in 2014. It is not sustainable to continue with the same level of service, while maintaining adequate capital reserves, without the proposed change in rates.

A rate schedule for 4th Qtr. – FY2021 through FY2026 was developed to satisfy operating and capital requirements, and to minimize large cost increases to customers in the future.

The initial increase will be from \$18.00 per month to \$20.00 per month effective April 1, 2021. Subsequent adjustments will be an FY2024 increase to \$21.00 per month and an FY2026 increase to \$22.00 per month. The minimum income level for discounted rates was updated to reference a U.S. Department of Health & Human Services poverty level rather than listing a specific dollar amount. Based on that guideline, the limit for 2021 will be \$17,240.

Recommendation

Approval of this Ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Redline version of change	Other	12/30/2020
Ordinance 6439	Ordinance	1/5/2021

	Solid Waste Collection and Disposal:	
CBMC 4.12.020	Administrative fee – assessment of delinquent solid waste bills	10.00
CBMC 4.12.080	Monitoring/inspection fee – solid waste generated outside Council Bluffs city limits	.50 per ton
CBMC 4.12.090	Commercial Collection (Annual fee)	\$ 40.00/pickups 75.00/packers/ large trucks
CBMC 4.12.110 Paragraph A	Residential Solid Waste Collection and Disposal	April 1, 2021 - \$240.00/year July 1, 2023 - \$252.00/year July 1, 2025 - \$264.00/year
CBMC 4.12.110 Paragraph B	Special Residential Solid Waste Collection and Disposal for applicants whose combined gross household income does not exceed the previous year poverty level for a two person household as defined by the U.S. Department of Health & Human Services	April 1, 2021 - \$120.00/year July 1, 2023 - \$126.00/year July 1, 2025 - \$132.00/year
CBMC 4.12.110 Paragraph C	Extra bag charge	2.50/bag
	Late fee for nonpayment	\$20.00/billing cycle
CBMC 4.12.160 Paragraph C	Administrative fee for delinquent account	\$50.00/account
CBMC 4.12.170	Surcharge on non-secured/non-covered loads	\$15.00/each load

Deleted: \$216.00/year

Deleted: \$108.00/year

Deleted: \$15,200.00

ORDINANCE NO. 6439

AN ORDINANCE TO AMEND TITLE 2-REVENUE AND FINANCE, CHAPTER 2.08-SCHEDULE OF FEES OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 2.08.040, “SCHEDULE OF FEES”.

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

SECTION 1. That Title 2-Revenue and Finance, Chapter 2.08-Schedule of Fees of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 2.08.040, “Schedule of Fees” to read as follows:

	Solid Waste Collection and Disposal:	
CBMC 4.12.020	Administrative fee – assessment of delinquent solid waste bills	10.00
CBMC 4.12.080	Monitoring/inspection fee – solid waste generated outside Council Bluffs city limits	.50 per ton
CBMC 4.12.090	Commercial Collection (Annual fee)	\$ 40.00/pickups 75.00/packers/ large trucks
CBMC 4.12.110 Paragraph A	Residential Solid Waste Collection and Disposal	April 1, 2021 - \$240.00/year July 1, 2023 - \$252.00/year July 1, 2025 - \$264.00/year
CBMC 4.12.110 Paragraph B	Special Residential Solid Waste Collection and Disposal for applicants whose combined gross household income does not exceed the previous year poverty level for a two person household as defined by the U.S. Department of Health & Human Services	April 1, 2021 - \$120.00/year July 1, 2023 - \$126.00/year July 1, 2025 - \$132.00/year
CBMC 4.12.110 Paragraph C	Extra bag charge	2.50/bag
	Late fee for nonpayment	\$20.00/billing cycle
CBMC 4.12.160 Paragraph C	Administrative fee for delinquent account	\$50.00/account
CBMC 4.12.170	Surcharge on non-secured/non-covered loads	\$15.00/each load

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

January 25, 2021.

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk

First Consideration: 1-11-21
Second Consideration: 1-25-21
Public Hearing: 1-25-21
Third Consideration: _____

Council Communication

Department: Parks and Recreation
Case/Project No.: Pavilion Water
Feature Corrections and Concrete
Staircase
Submitted by: Vincent M
Martorello

Resolution 21-1
ITEM 3.E.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for January 25, 2021 at 7:00 p.m. for the Pavilion water feature corrections and the construction of a concrete staircase from the water wall to the pump house on Ave B.

Background/Discussion

The water feature was constructed in 2012-2013 and has not been fully operational since that time. The water feature has five components including a water wall, splash pad (often referred to as a scrim), bubblers, water jets and fogger systems. The water feature recirculates water and as such is classified as a Class B Pool sub type, which is regulated by the Iowa Department of Public Health. The corrections to the water feature are those required to operate the water feature in accordance with the regulations of the Iowa Department of Public Health, and to address safety concerns regarding the operation and maintenance of the water feature.

On December 14, 2020 the Council reviewed a progress update on the water feature and stairs during it's regularly schedule study session. Staff presented a power point presentation that covered the modifications necessary for the operation of the water feature. This presentation has been submitted to the Council for ease of reference and to become part of the public hearing.

The recommended modifications are based on the approach of causing minimal change to the physical appearance of the water features, reduce long term operation and maintenance cost to the maximum extent practical, and to allow for ease of daily operation.

The concrete stairs are proposed to address the potential safety risk to employees traveling between the water feature and pump house on Avenue B while completing daily or weekly maintenance responsibilities.

The project was approved for \$450,000, of which \$200,000 is from a previous bond that is set to expire June 2, 2021. The cost opinion for the modifications for the water feature are \$230,000 and the cost opinion of the concrete stairs is \$60,000, for a combined cost of \$290,000. The replacement of the red grit granite is not included in the estimate at this point and may be upwards \$60,000 depending on the final recommendation for a replacement material. Staff is reviewing several options of the replacement of the red granite grit including, lawn, dyed concrete to match the color of the red grit, and a safety play surface. A hard surface replacement is preferred since it would allow for the placement of additional seating around td the splash pad. Between the dyed concrete and the play safety surface, it is anticipated the safety surface will be significantly more expensive than the concrete. Staff will provide an update to the Council once costs are determined.

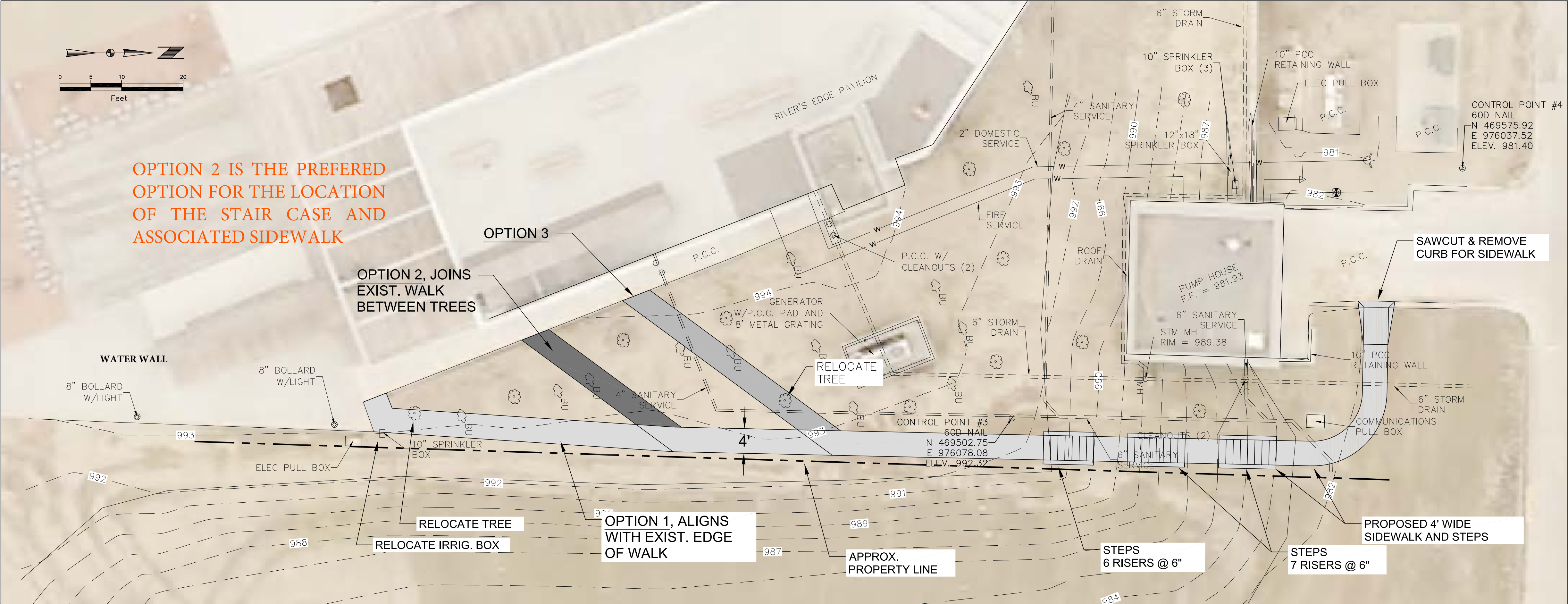
Staff has worked with Finance and the Consultants to prepare a project schedule and based on the schedule, it appears the work will be completed by June 1, 2021. The bids will include completion dates for the water feature modifications and the stairs so the responding bidder is aware of the required deadline for completion.

Recommendation

Approve resolution to set a public hearing for January 25 at 7:00 P.M.

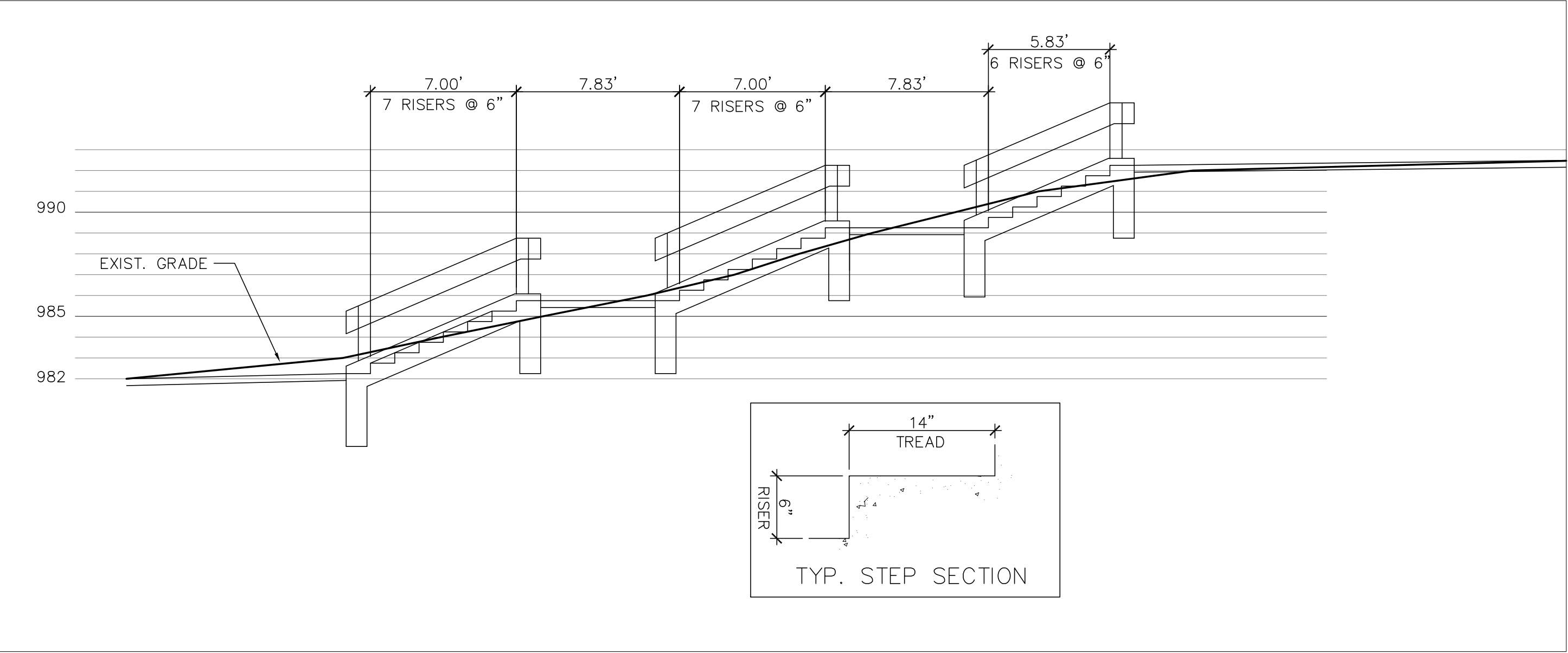
ATTACHMENTS:

Description	Type	Upload Date
LOCATION OPTIONS FOR STAIR CASE	Resolution	12/30/2020
90% DESIGN SET WATER FEATURE CORRECTIONS	Resolution	12/30/2020
Resolution 21-1	Resolution	1/5/2021



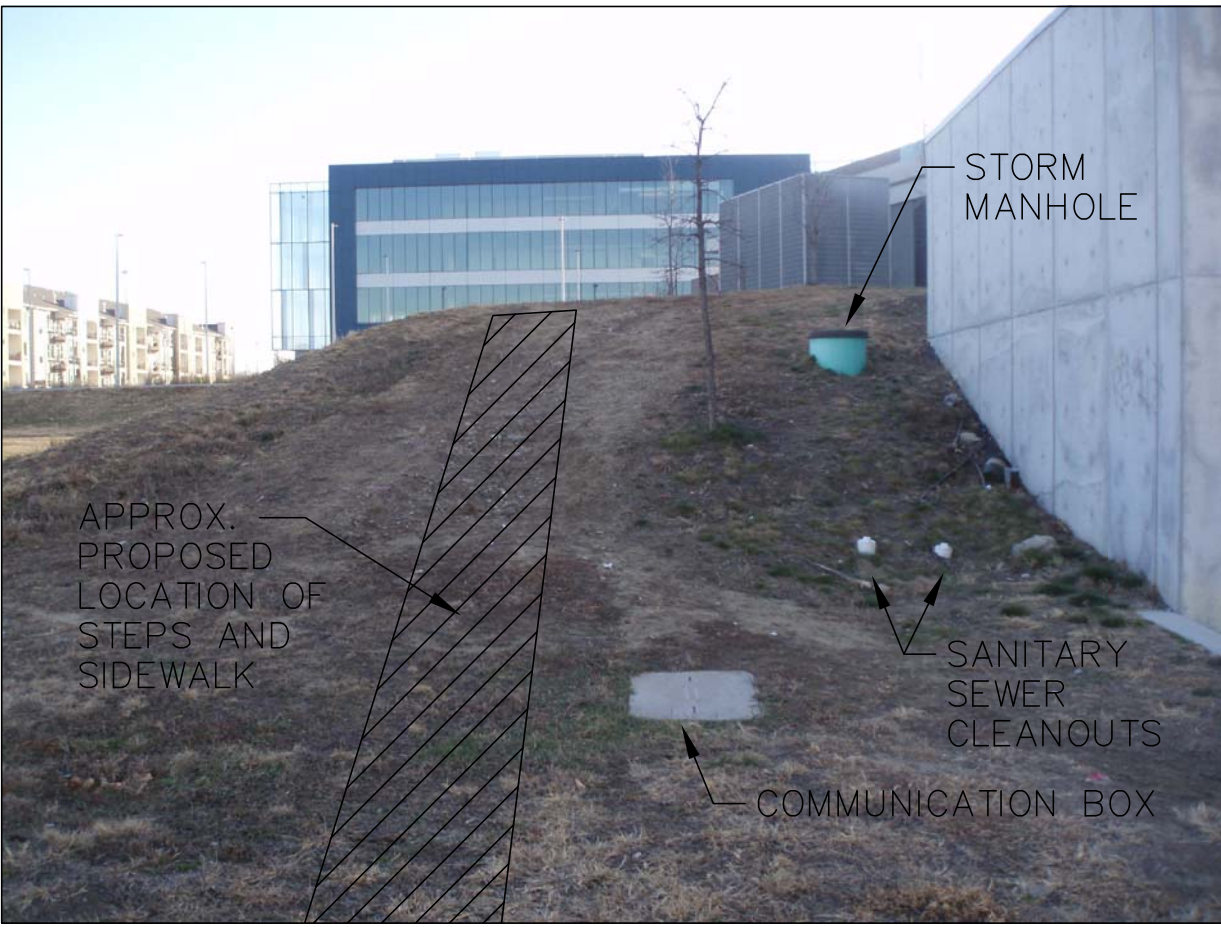
PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



CROSS SECTION THROUGH STEPS

SCALE: 1" = 5'-0"



EXIST. SITE PHOTO

NOTE:
ALL UTILITIES SHOWN ARE FROM
CONSTRUCTION DRAWINGS.

This drawing is being made available for use on this project in accordance with high professional standards. The user assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

hgm
ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

TMM	drawn	date
TMM	designed	revision
JEU	approved	date
DEC-20		

project RIVERS EDGE WATER FEATURE MAINTENANCE
client COUNCIL BLUFFS PARKS AND RECREATION DEPARTMENT
sheet **LAYOUT OPTION**

project no.
150920
sheet
C10

2020 RIVERS EDGE RENNOVATION COUNCIL BLUFFS, IOWA



2020
RIVERS EDGE RENNOVATION
COUNCIL BLUFFS, IOWA

COVER SHEET

PRELIMINARY
NOT FOR
CONSTRUCTION
90%
DATE:
12/21/2020
PRELIMINARY

PROJECT NO.	201262.00
DATE	12/21/2020
DRAWN BY	TAH
FILE NAME	S-201262-PLANS.dwg
FIELD BOOK	-
FIELD CREW	-
SURVEY FILE NO.	-
PLAN IN HAND	PIH INI
INITIALS	PIH Date
DATE	70% INI
70 PERCENT REVIEW	70% Date
INITIALS	70% INI
DATE	95% INI
95 PERCENT REVIEW	95% Date
INITIALS	95% INI
DATE	95% INI
REVISIONS	

C1.0

OWNER:

NAME:

VINCENT MARTORELLO

CONTACT INFO:

COMPANY: CITY OF COUNCIL BLUFFS:
PARKS AND RECREATION DEPARTMENT
PHONE: 712.890.5291
EMAIL: VMARTORELLO@COUNCILBLUFFS-IA.GOV

ENGINEER:

NAME:

ANDREW PENNEKAMP, PE

CONTACT INFO:

COMPANY: JEO CONSULTING GROUP INC
PHONE: 515.964.5310
EMAIL: APENNEKAMP@JEO.COM

INDEX OF SHEETS:

SHEET NO:	SHEET NAME:
C0.1	COVER SHEET
C1.11	SITE BUILDOUT PLAN
C1.12	SITE FLATWORK AND GRANUAL PLAN
C1.13	EROSION CONTROL DETAILS
C1.21	PUMP ROOM LAYOUT PLAN
C1.22	PUMP ROOM LAYOUT PLAN
C1.23	PUMP ROOM SECTION AND ELEVATIONS
C1.24	DETAILS
C1.31	SCRIM AND WATERWALL LAYOUT PLAN
C1.32	SCRIM AND WATERWALL DETAILS
C1.41	RIVER JETS LAYOUT PLAN
C1.42	RIVER JET DETAILS
C1.43	BUBBLER RUNNEL LAYOUT PLAN
C1.51	FOGGER DEMOLITION PLAN
C1.52	FOGGER REPLACEMENT LAYOUT PLAN
E1.**	

PROJECT LOCATION,
COUNCIL BLUFFS, IOWA



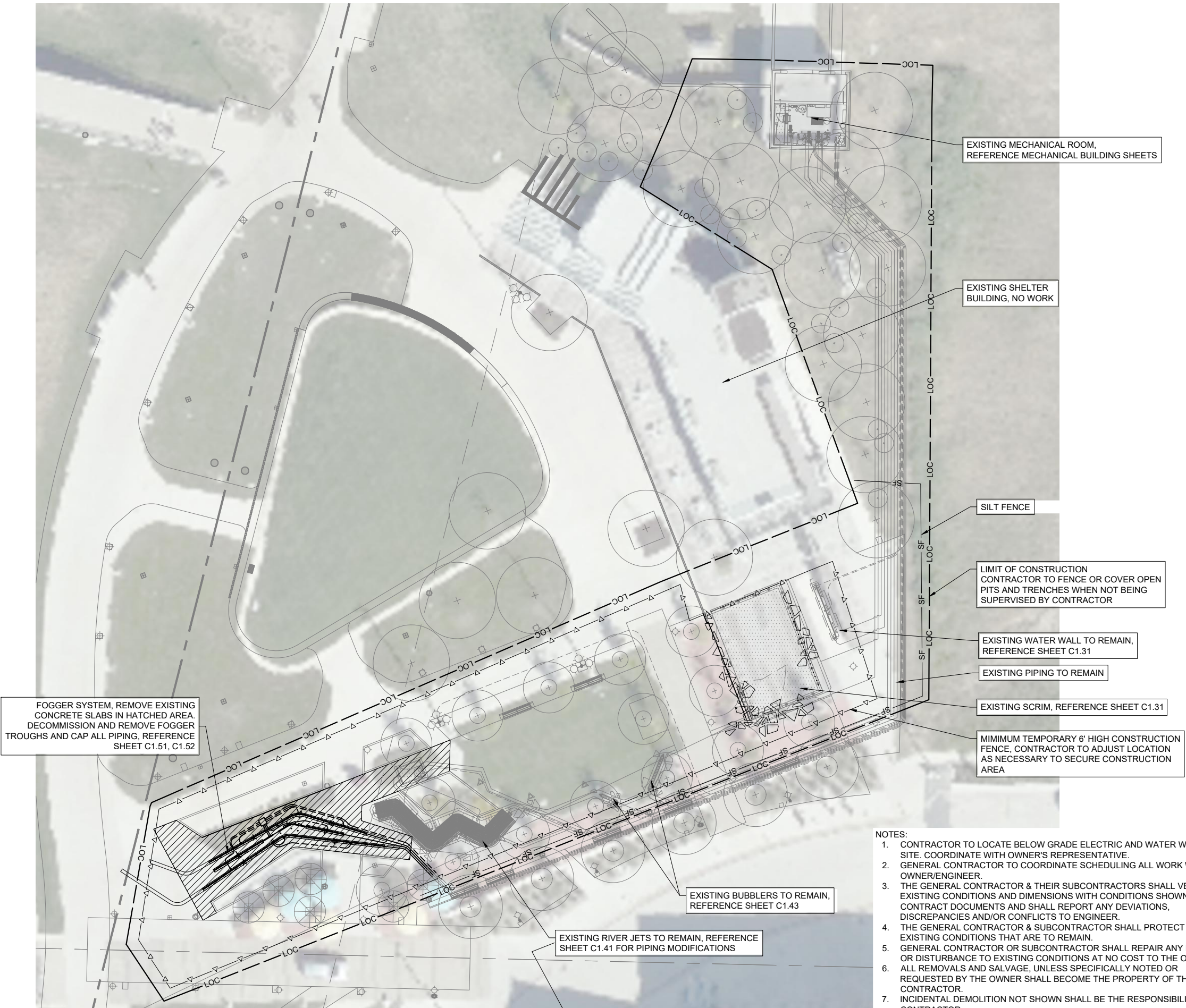
LOCATION MAP



NOTE:
NEITHER THE OWNER (CLIENT) NOR JEO CONSULTING GROUP, INC. ASSUMES ANY RESPONSIBILITY FOR UTILITY LOCATIONS BEING ACCURATELY SHOWN OR NOT SHOWN ON THE PLANS. A REQUEST FOR UTILITY LOCATES WAS MADE FOR THIS LOCATION AS PER THE ONE-CALL NOTIFICATION SYSTEM ACT. (DATE: OC DATE TICKET NO.: TICKET NO.).

UTILITIES SHOWN ARE FROM FIELD MARKINGS PROVIDED IN THE FIELD BY THE UTILITY PROVIDERS.

THE EXACT LOCATION AND/OR SIZE OF UNDERGROUND FEATURES MAY NOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. FIELD VERIFICATION OF UTILITIES MAY BE REQUIRED. CONTRACTOR(S) SHALL NOTIFY THE RESPECTIVE UTILITY COMPANIES BEFORE COMMENCING ANY WORK.



1 EXISTING SITE AND DEMOLITION PLAN
SCALE: 1/16" = 1'-0"



2020
RIVERS EDGE RENNOVATION
COUNCIL BLUFFS, IOWA

SITE DEMOLITION PLAN

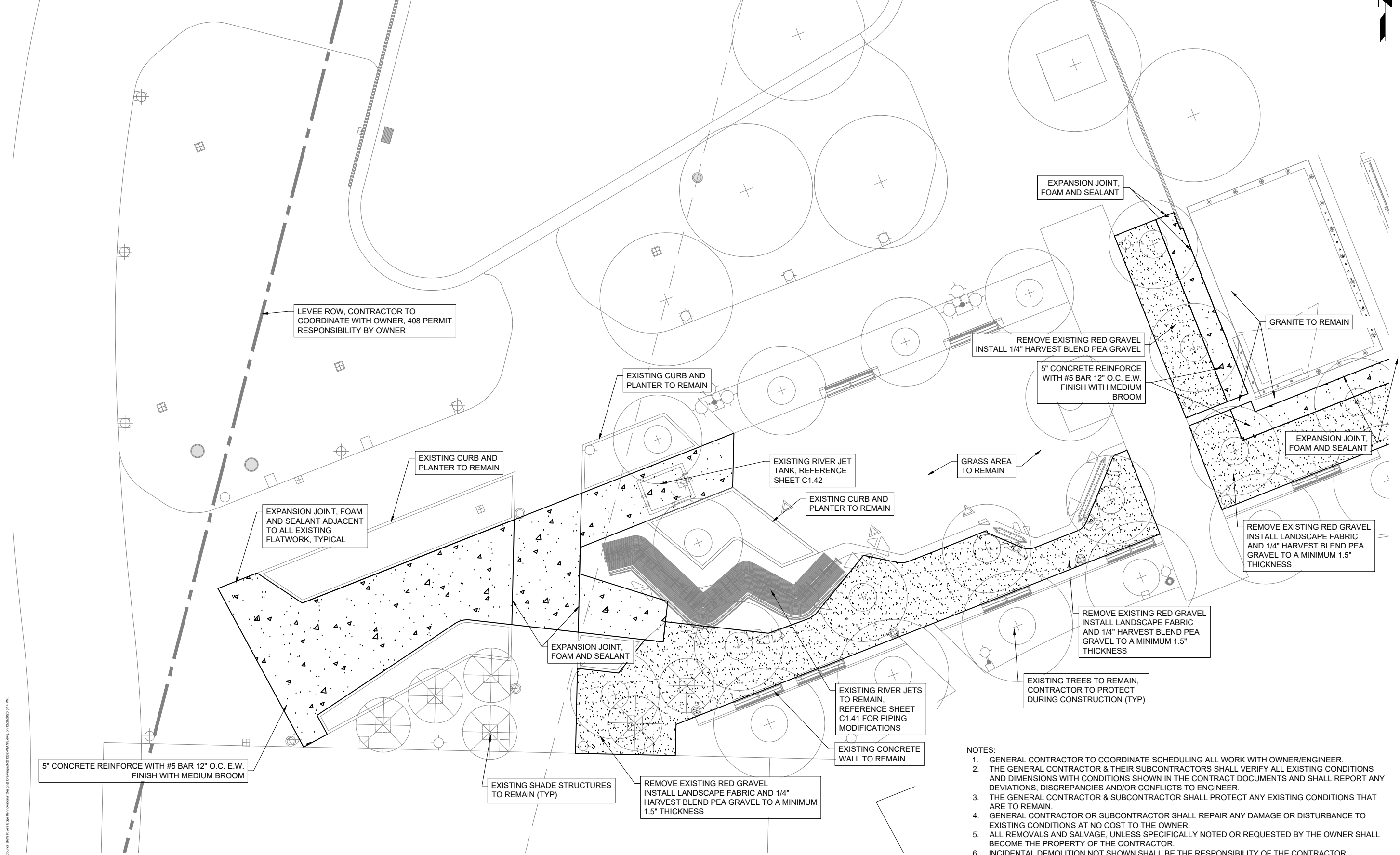
PRELIMINARY
NOT FOR
CONSTRUCTION
90%
DATE:
12/21/2020
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PROJECT NO.	201262.00
DATE	12/21/2020
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REVISIONS	



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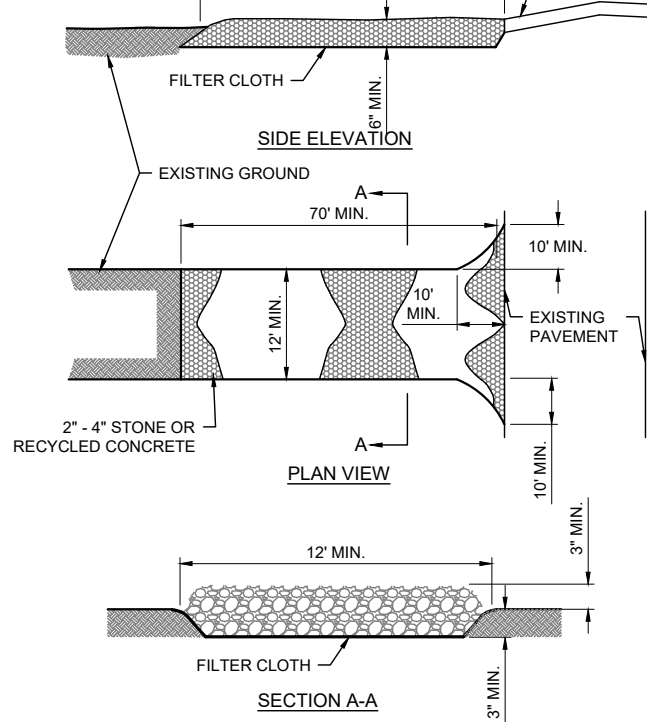
C1.11



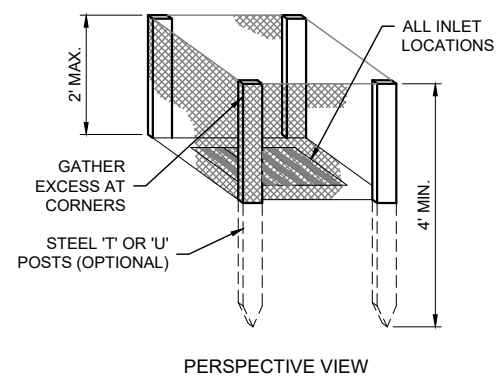
- NOTES:
1. GENERAL CONTRACTOR TO COORDINATE SCHEDULING ALL WORK WITH OWNER/ENGINEER.
 2. THE GENERAL CONTRACTOR & THEIR SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH CONDITIONS SHOWN IN THE CONTRACT DOCUMENTS AND SHALL REPORT ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS TO ENGINEER.
 3. THE GENERAL CONTRACTOR & SUBCONTRACTOR SHALL PROTECT ANY EXISTING CONDITIONS THAT ARE TO REMAIN.
 4. GENERAL CONTRACTOR OR SUBCONTRACTOR SHALL REPAIR ANY DAMAGE OR DISTURBANCE TO EXISTING CONDITIONS AT NO COST TO THE OWNER.
 5. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
 6. INCIDENTAL DEMOLITION NOT SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
 7. SEED ALL DISTURBED TURF AREAS.

1 **FLATWORK AND GRANULAR SITE PLAN**
SCALE: 1" = 100'

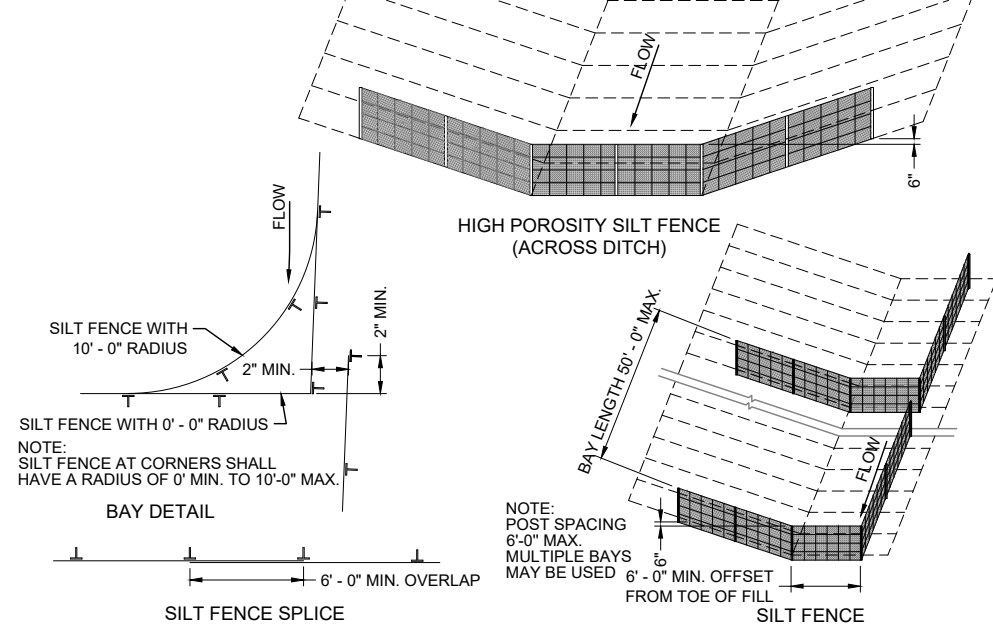
P:\Projects\201262-00 - Council Bluffs Rivers Edge Renovation\7-Design\7-Plans\AS-Built.dwg on 12/21/2020 3:14 PM



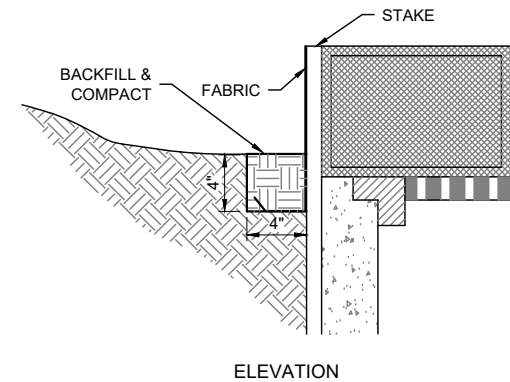
1 **STABILIZED CONSTRUCTION ENTRANCE**
SCALE: N.T.S.



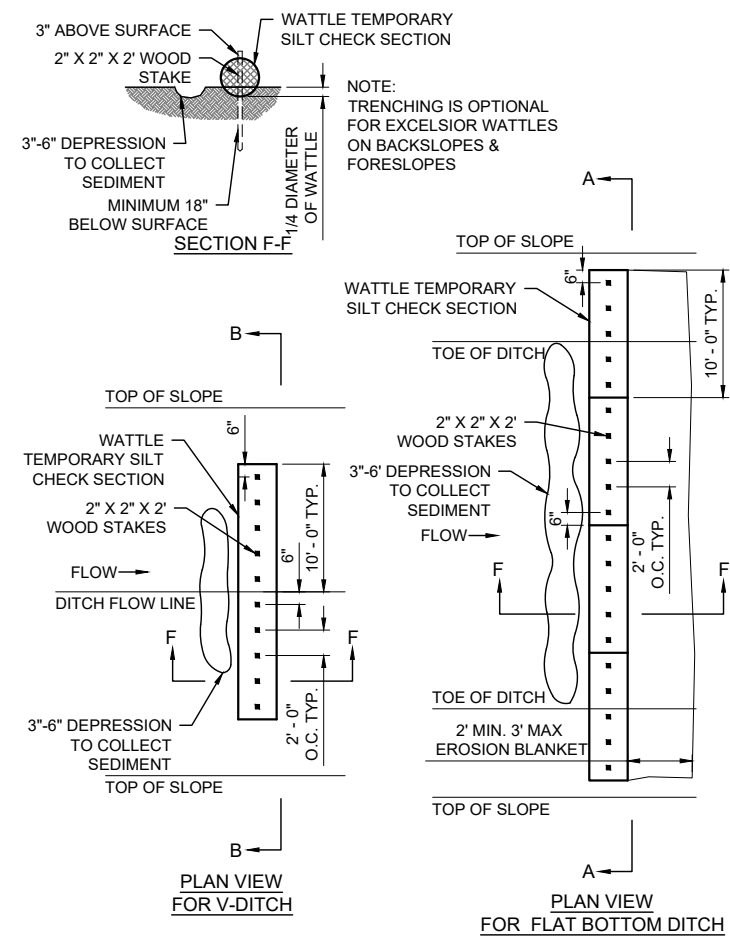
2 **SILT FENCE DETAIL**
SCALE: N.T.S.



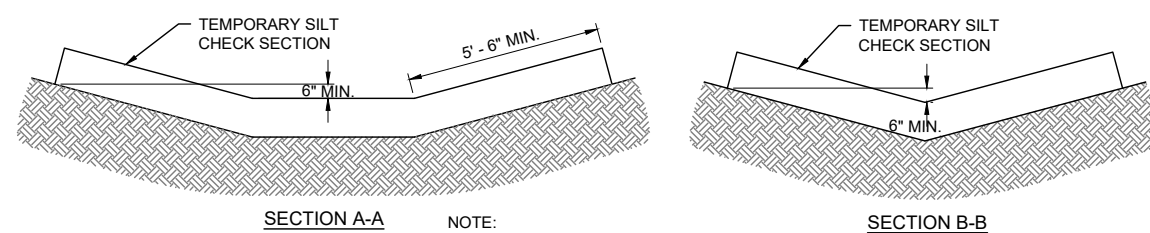
3 **SILT FENCE DETAIL**
SCALE: N.T.S.



4 **CURB INLET FILTER**
SCALE: N.T.S.

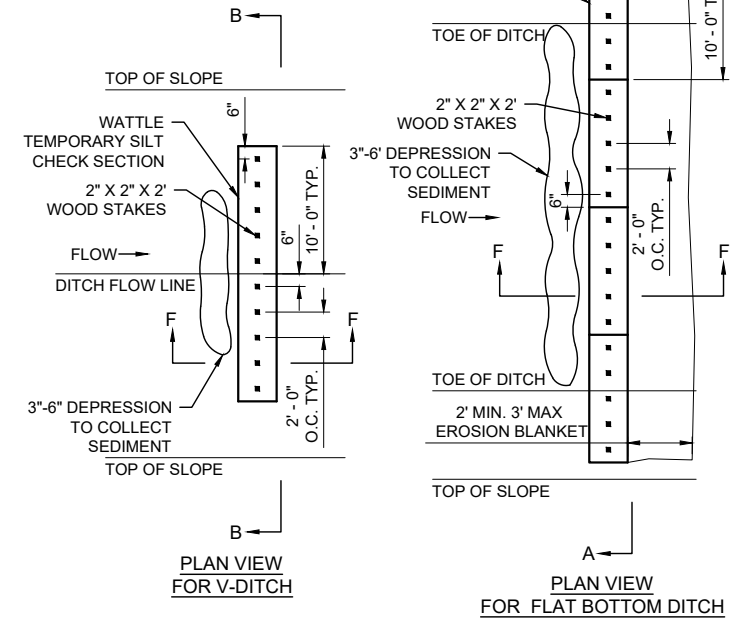


5 **SILT FENCE AREA INLET PROTECTION**
SCALE: N.T.S.



6 **SILT DIKE WATTLES**
SCALE: N.T.S.

NOTE:
THIS IS A STANDARD DETAIL
SHEET. ALL DETAILS SHOWN
MAY NOT BE USED ON THIS
PROJECT



7 **SILT DIKE WATTLES**
SCALE: N.T.S.



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REGULATORY AGENCY DATA

TANK DIMENSIONS: 3.5 WIDE x 9' TALL x 13' LONG,
TOTAL VOLUME: 3,063.06 gallons
EXISTING TANK VOLUME @ 3' OPERATIONAL WATER DEPTH: 1,021.02 gallons
REQUIRED RECIRCULATION RATE OF FULL TANK @ 2 TURNS PER HOUR: 102 gpm
FEATURE FLOW RATES TOTAL: 800 GPM
REQUIRED MINIMUM WATER VOLUME (2 MINUTES*(800+102)): 1,804 GALLONS
REQUIRED MINIMUM TANK VOLUME: 2,255 GALLONS
TANK DESIGNED FOR CLEANING AND INSPECTION: ****IDPH TO CONFIRM

ELECTRIC/STORAGE ROOM #101

LEGEND		NOTES
FM	FLOW METER	REUSE EXISTING

CONNECTION TO EXISTING PIPING,
REFERENCE DETAIL 4/C1.24, NOTE 11

3X VFD FOR
1X10HP & 2X
5HP PUMPS

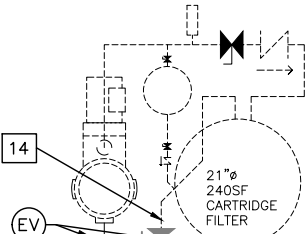
WATER FEATURE
CONTROL PANEL

BREAKER
PANEL BY
BASE
BUILDING

MECHANICAL ROOM #102

UV CONTROL

18



SCRIM DRAIN

SCRIM SUPPLY

WATERWALL

RIVER JETS

BUBBLERS

PROPOSED PUMP ROOM LAYOUT PLAN

SCALE: 3/4" = 1'-0"

GENERAL POOL MECHANICAL NOTES:

- 1) PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERATIONAL PIPING SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY CODE
- 2) PIPES SHALL BE SCH 40 PVC, SIZES ARE NOMINAL I.P.S.
- 3) INTERIOR BUILDING PIPING PIPING SHALL BE INSTALLED AS TIGHT TO BUILDING WALLS, CEILING, OR ROOF STRUCTURE AS POSSIBLE, UNLESS OTHERWISE NOTED.
- 4) PIPING INDICATED IS SCHEMATIC AND DOES NOT ACCOUNT FOR VARIATION IN GRADE OR SLOPE DISTANCES, ADDITIONAL FITTINGS AND PIPE LENGTH BEYOND INDICATED SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER
- 5) INSTALL DRAIN VALVES AND SLOPE PIPING TO DRAIN TO ALLOW COMPLETE DRAINAGE OF PIPING SYSTEMS FOR WINTERIZING
- 6) INSTALL PIPING WITH SINGLE SLOPES TO PREVENT AIR LOCK, AUTOMATIC PRESSURE RELIEF TO BE PROVIDED ON HIGH POINTS OF ABOVE GROUND PIPING SYSTEMS OR AS NOTED
- 7) BOND EQUIPMENT PER NEC, REFERENCE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- 8) CONTRACTOR MAY SALVAGE AND REINSTALL MATERIAL FOR NEW PIPE ROUTING

VALVE IDENTIFICATION	
VALVE TAG	DESCRIPTION
EV	EXISTING VALVE TO REMAIN
V1	8" GEAR OPERATED BUTTERFLY
V2	RELOCATE EXISTING 6" BUTTERFLY
V3	4" BUTTERFLY VALVE, NORMALLY OPEN WITH ELECTRONIC ACTUATOR EQUAL TO BRAY SERIES 70, CONTROL OPERATION WITH WATER FEATURE CONTROL PANEL, REFERENCE ELECTRICAL, INSTALLED IN VERTICAL PIPING
V4	4" BUTTERFLY VALVE, NORMALLY OPEN WITH ELECTRONIC ACTUATOR EQUAL TO BRAY SERIES 70, CONTROL OPERATION WITH WATER FEATURE CONTROL PANEL, REFERENCE ELECTRICAL
V5	4" BUTTERFLY

KEY NOTES	
NOTE	DESCRIPTION
1	EXISTING 10HP 208V 3PH SCRIM DISPLAY PUMP, ADJUST VFD TO PROVIDE 500GPM @40' TDH, CONFIRM VISUAL EFFECT OF FEATURES AND ADJUST FLOW RATE AS NECESSARY
2	EXISTING 5HP 208V 3PH WATER WALL PUMP, TO REMAIN, 300GPM @40' TDH
3	EXISTING PRESSURE PIPING, TO REMAIN
4	EXISTING SUCTION OR GRAVITY PIPING, TO REMAIN
5	EXISTING 2" FEED TO RIVERJET TANK, CAP WITH PVC CAP IN MECHANICAL ROOM
6	6" SUCTION, WATER WALL FEATURE PUMP
7	CONNECT 6" WATERWALL DRAIN TO 6" RIVER JET DRAIN, INSTALL ALL SCH 40 PVC FITTINGS AND PIPING NECESSARY, PIPING SHALL GRAVITY DRAIN TO SCRIM TANK
8	8" SCH 40 PVC, GRAVITY DRAIN TO EXISTING SCRIM TANK, CORE THROUGH CONCRETE WALL AND INSTALL WALL SLEEVE PER DETAIL 1/C1.24
9	REMOVE EXISTING DISCHARGE PIPING, REINSTALL EXISTING VALVES, GAUGES, FLOW METERS, AND SIMILAR IN NEW PIPING FOR SCRIM AND RIVER JET SUPPLY. CONTRACTOR SHALL ROUTE PIPING TO MAINTAIN A MINIMUM 3' CLEAR IN FRONT OF SCRIM TANK DOOR, REFERENCE DETAIL 4/C1.23
10	8" SCRIM PRESSURE SUPPLY, CONNECT TO EXISTING VALVE AND PIPE THROUGH WALL
11	6" RIVER JET PRESSURE SUPPLY, CONNECT TO EXISTING VALVE AND PIPE THROUGH WALL
12	4" CORE THROUGH SCRIM TANK, DRAINS SUPPLY PIPING WHEN FEATURES NOT OPERATING, INSTALL WALL SLEEVE PER DETAIL 1/C1.24
13	CONTRACTOR TO ADJUST CONTROLS FOR OPERATION OF VALVES AND PUMPS
14	BUBBLER PIPING TO REMAIN AS POTABLE WATER SYSTEM, CONTRACT SHALL REMOVE AND SALVAGE EQUIPMENT TO OWNER, REMOVE ALL CONCRETE EQUIPMENT PADS
15	WATER LEVEL SENSOR TO REMAIN, CONTRACTOR TO TEST FILL SYSTEM AND WATER LEVEL SENSOR AND REPAIR AS NECESSARY.
16	EXISTING 3HP RECIRCULATION PUMP, REMOVE EXISTING PIPING AND INSTALL PER PLANS. CONTRACTOR TO SET FLOW RATE EQUAL TO A MINIMUM 100 GPM.
17	EXISTING TRICHLOR CHEMICAL FEEDER: PENTAIR HC-3315, MAXIMUM OUTPUT OF 1.22 LBS/HR, CONNECT DOWNSTREAM OF FILTER AND UV EQUIPMENT, PIPING TO CHEMICAL FEEDER SHALL BE INSTALLED WITH VALVING PER MANUFACTURER RECOMMENDATIONS, CONTRACTOR TO REUSE EXISTING CHEMICAL PIPING AND VALVING TO THE EXTENT POSSIBLE
18	RELOCATE EXISTING CARTRIDGE FILTER, PENTAIR CCP520, MAX FLOW RATE 150 GPM. CONTRACTOR TO RELOCATE FILTER ON EXISTING EQUIPMENT PAD AS SHOWN, CONTRACTOR TO LOCATE AND MAINTAIN A MINIMUM 6" CLEARANCE AROUND ENTIRE FILTER TO ANY PIPING OR OBSTRUCTION
20	UV CONTROL BOX AND UV SYSTEM, REFERENCE DETAIL 3/C1.24. CONTRACTOR TO INSTALL STAINLESS STEEL OR FIBERGLASS SUPPORT SYSTEM FOR MOUNTING, ALSO REFERENCE ELECTRICAL PLANS, INSTALL SYSTEM PER MANUFACTURER REQUIREMENTS
21	ULTRAVIOLET SECONDARY DISINFECTANT, REFERENCE DETAIL 3/C1.24 VERIFY LOCATION WILL PROVIDE A MINIMUM 9'-6" FROM F/F TO CEILING
22	EXISTING 10" GRAVITY DRAIN PIPE FROM SCRIM DRAIN
23	EXISTING 4" TANK LOOP FOR EQUALIZED RECIRCULATION WITHIN TANK, TO REMAIN
24	EXISTING 8" SUCTION TO REMAIN
25	6" WATERWALL PUMP SUCTION CORE THROUGH SCRIM TANK, ALSO GRAVITY DRAINS FEATURE SUPPLY PIPING TO TANK WHEN WATER WALL FEATURE PUMP IS NOT ACTIVATE, INSTALL WALL SLEEVE PER DETAIL 1/C1.24
26	CONNECT TO EXISTING 4" TANK SUPPLY



2020
RIVERS EDGE RENNOVATION
COUNCIL BLUFFS, IOWA

PROPOSED
PUMP ROOM LAYOUT PLAN

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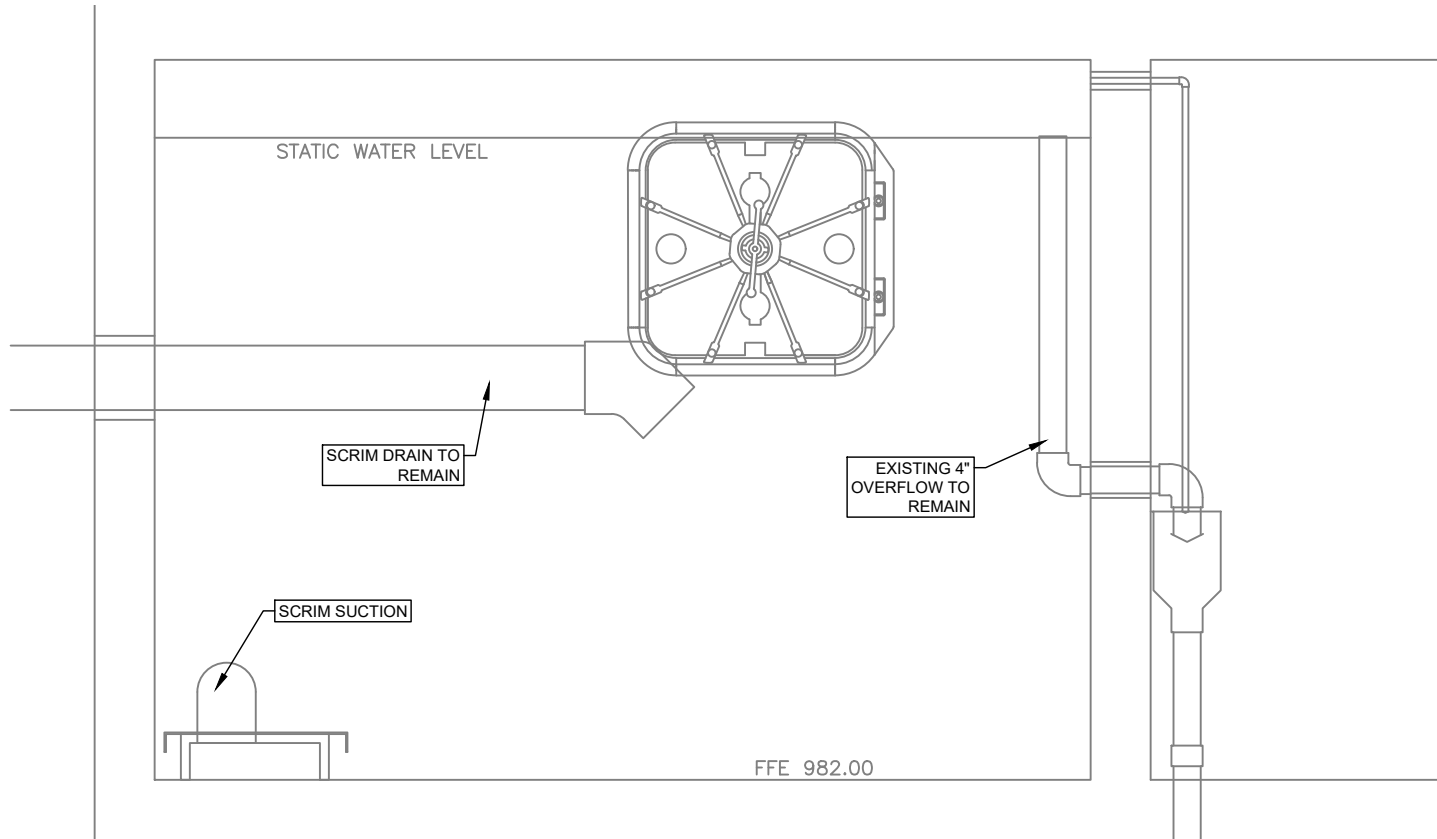
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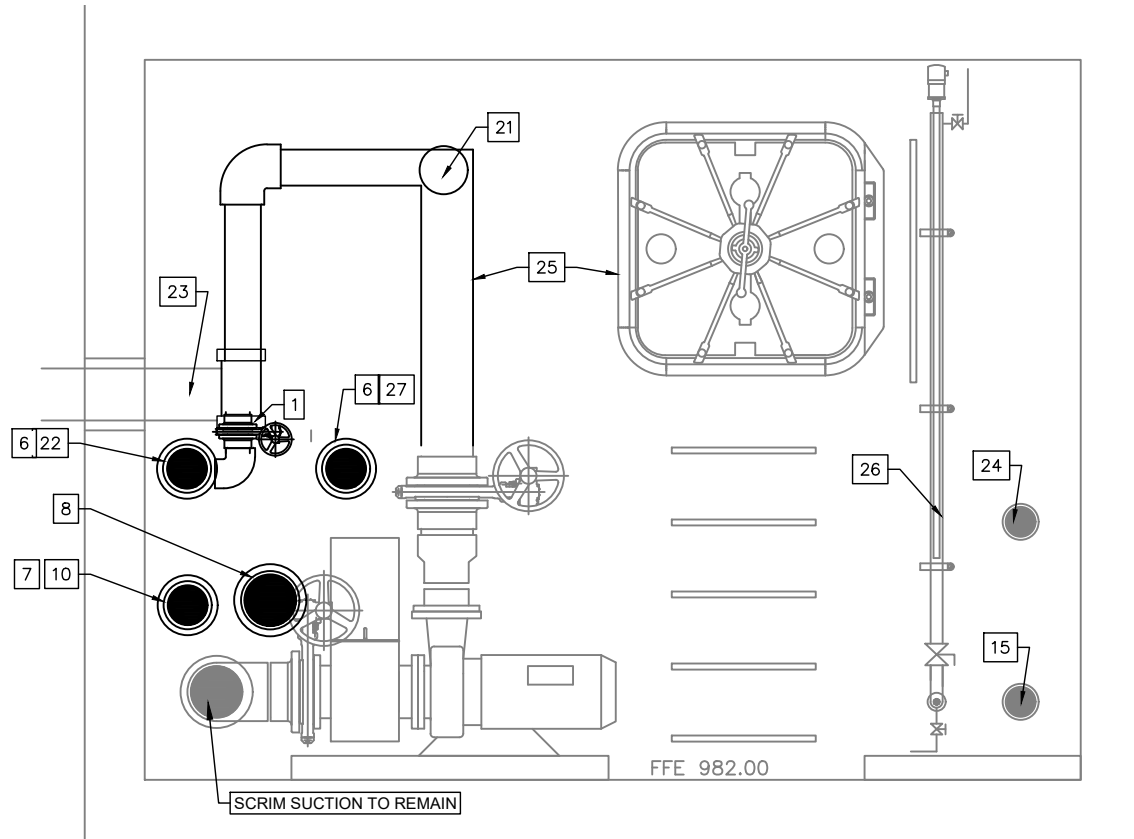
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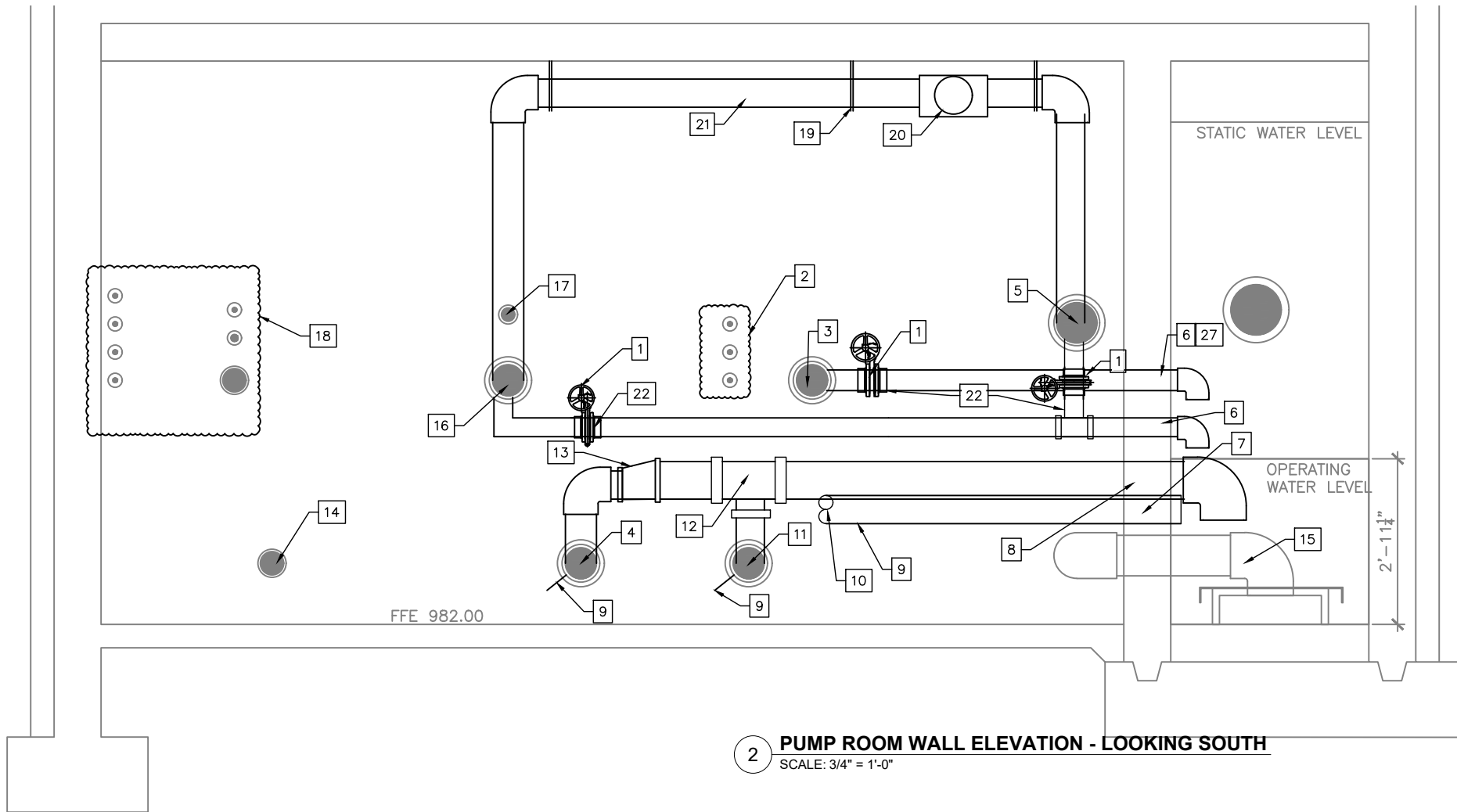
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1 **RESERVOIR ELEVATION - LOOKING WEST**
SCALE: 3/4" = 1'-0"

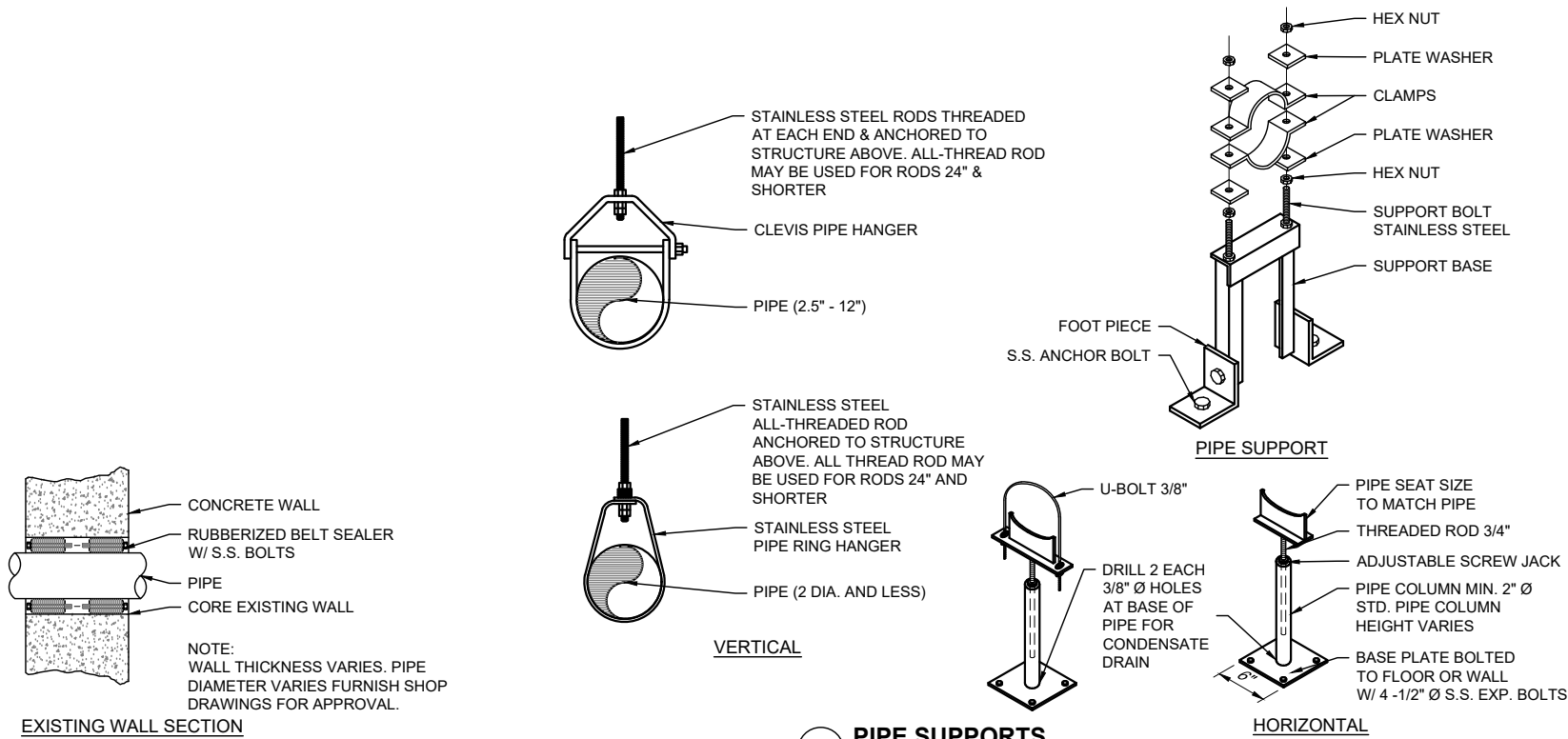


4 **PUMP ROOM WALL ELEVATION - LOOKING WEST**
SCALE: 3/4" = 1'-0"



2 **PUMP ROOM WALL ELEVATION - LOOKING SOUTH**
SCALE: 3/4" = 1'-0"

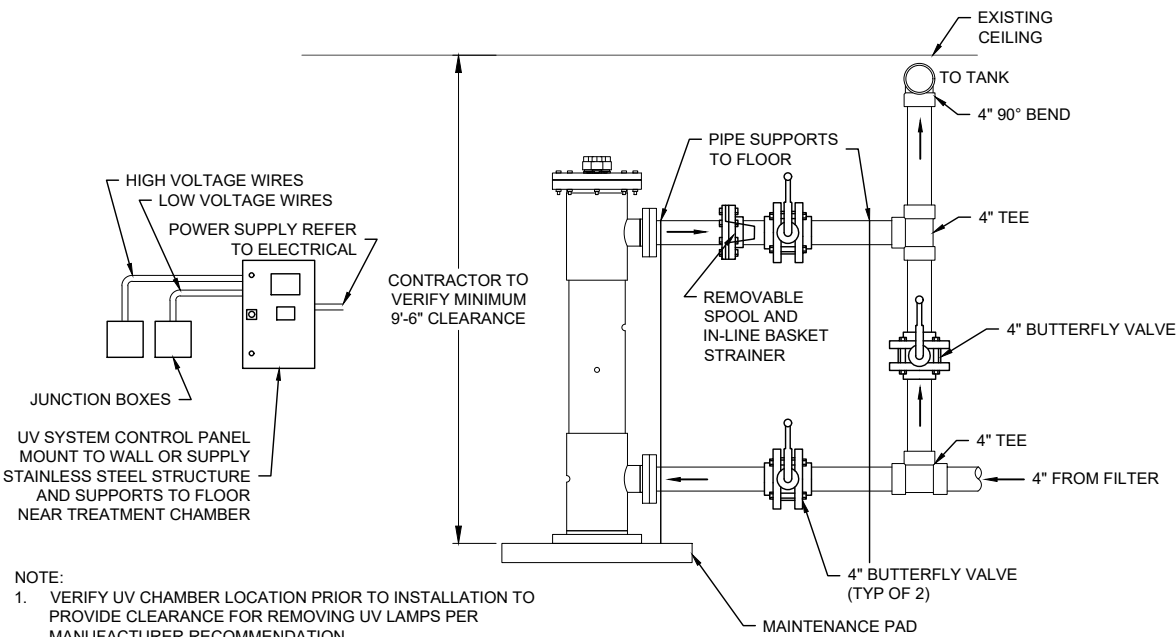
KEY NOTES	
NOTE	DESCRIPTION
1	4" ACTUATED VALVE, NORMALLY OPEN
2	ABANDON FOGGER PIPING AND CAP
3	6" WATER WALL SUPPLY TO REMAIN, INSTALL TEE TO DRAIN PIPING TO 4"
4	6" RIVER JET DRAIN PIPING
5	8" SCRIM SUPPLY TO REMAIN
6	CORE 4" DRAIN LINES THROUGH TANK WALL, REFERENCE DETAIL 1/C1.24
7	CORE 6" THROUGH TANK WALL, REFERENCE DETAIL 1/C1.24
8	8" GRAVITY DRAIN FROM WATER WALL AND RIVER JET DRAINS. CORE 8" THROUGH TANK WALL, REFERENCE DETAIL 1/C1.24
9	INSTALL WINTERIZING 1" VALVE IN LOW POINT OF PIPING, EXTEND PIPING TO EXISTING FLOOR DRAIN
10	6" TO WATER WALL PUMP SUCTION
11	6" WATER WALL DRAIN PIPING
12	8"x6"x8" REDUCING TEE
13	8"x6" ECCENTRIC REDUCER
14	BUBBLER SUCTION, NO WORK
15	EXISTING RECIRCULATION SUCTION TO REMAIN
16	6" RIVER JET SUPPLY TO REMAIN
17	CAP AND ABANDON 2" RIVER JET TANK RECIRCULATION
18	ABANDON WATER LEVEL SENSORS AND CAP CONDUIT OTHERS PIPING TO REMAIN
19	SUPPORT PIPE FROM CEILING, TYPICAL
20	TEE AT SCRIM DISPLAY PUMP MAIN PIPING, REFERENCE DETAIL 4/C1.23
21	TEE FOR SCRIM DISPLAY PUMP, SUPPLIES RIVERJETS AND SCRIM FEATURES
22	FEATURE SUPPLY DRAIN, ACTUATED VALVES OPEN WHEN FEATURE PUMPS ARE OFF
23	EXISTING PIPING TO SCRIM
24	TANK RECIRCULATION TO REMAIN
25	MAINTAIN MINIMUM 2' CLEARANCE HORIZONTALLY TO PIPING
26	AUTO-FILL ASSEMBLY TO REMAIN
27	4" WATERWALL SUPPLY PIPE DRAIN



2 PIPE SUPPORTS

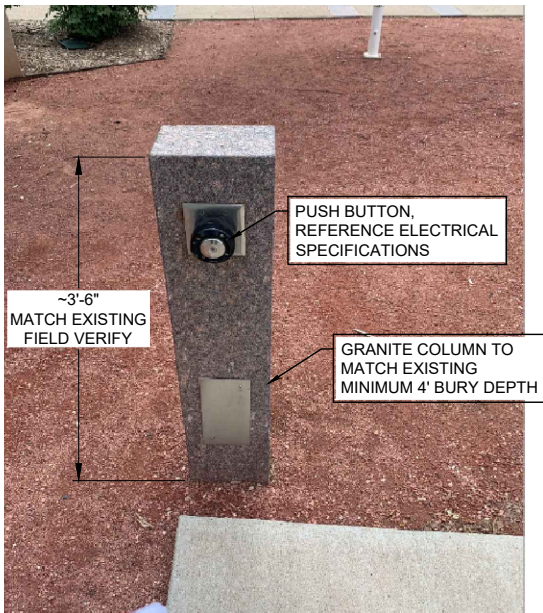
SCALE: N.T.S.

- NOTE:
1. PIPE DIAMETER VARIES
 2. SPACING AS REQUIRED BY PIPE MANUFACTURER OR LOCAL CODE, WHICH EVER IS MORE STRINGENT, ASSUME MAX 140 DEGREE OPERATING TEMPERATURE FOR DETERMINING SPACING



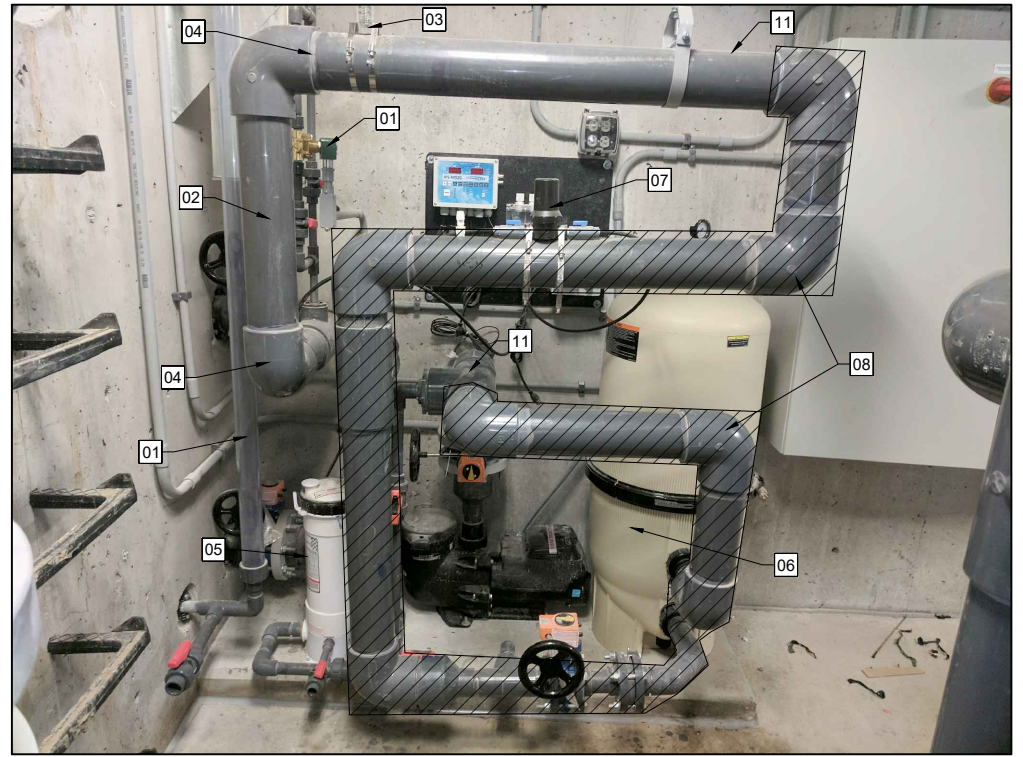
3 UV TREATMENT SYSTEM IMPROVEMENTS

SCALE: N.T.S.



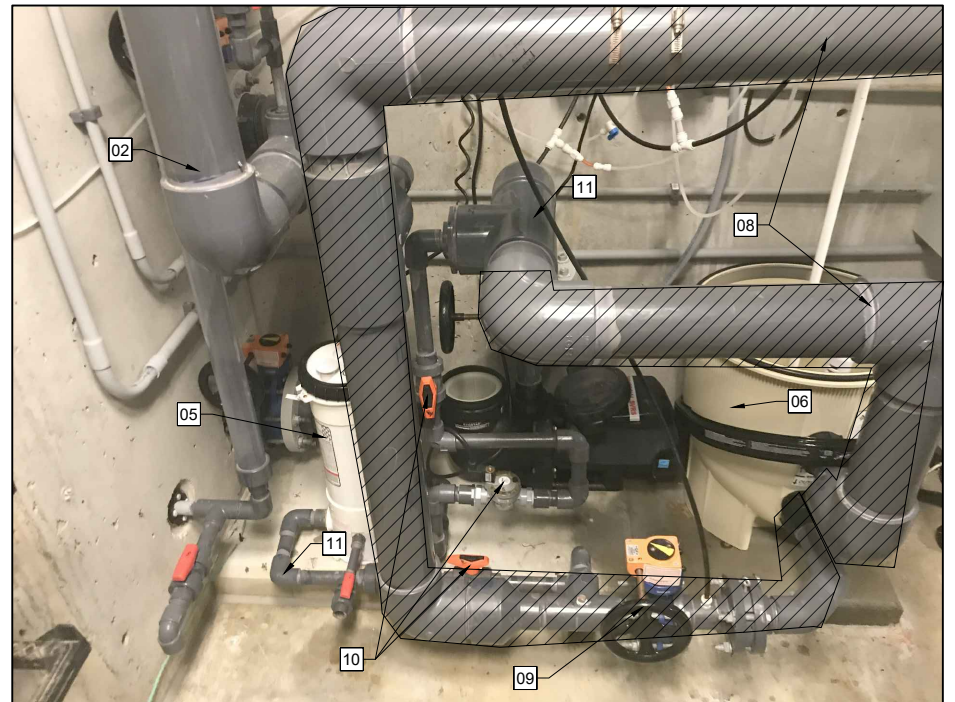
5 SCRIM ACTIVATION BOLLARD

SCALE: N.T.S.



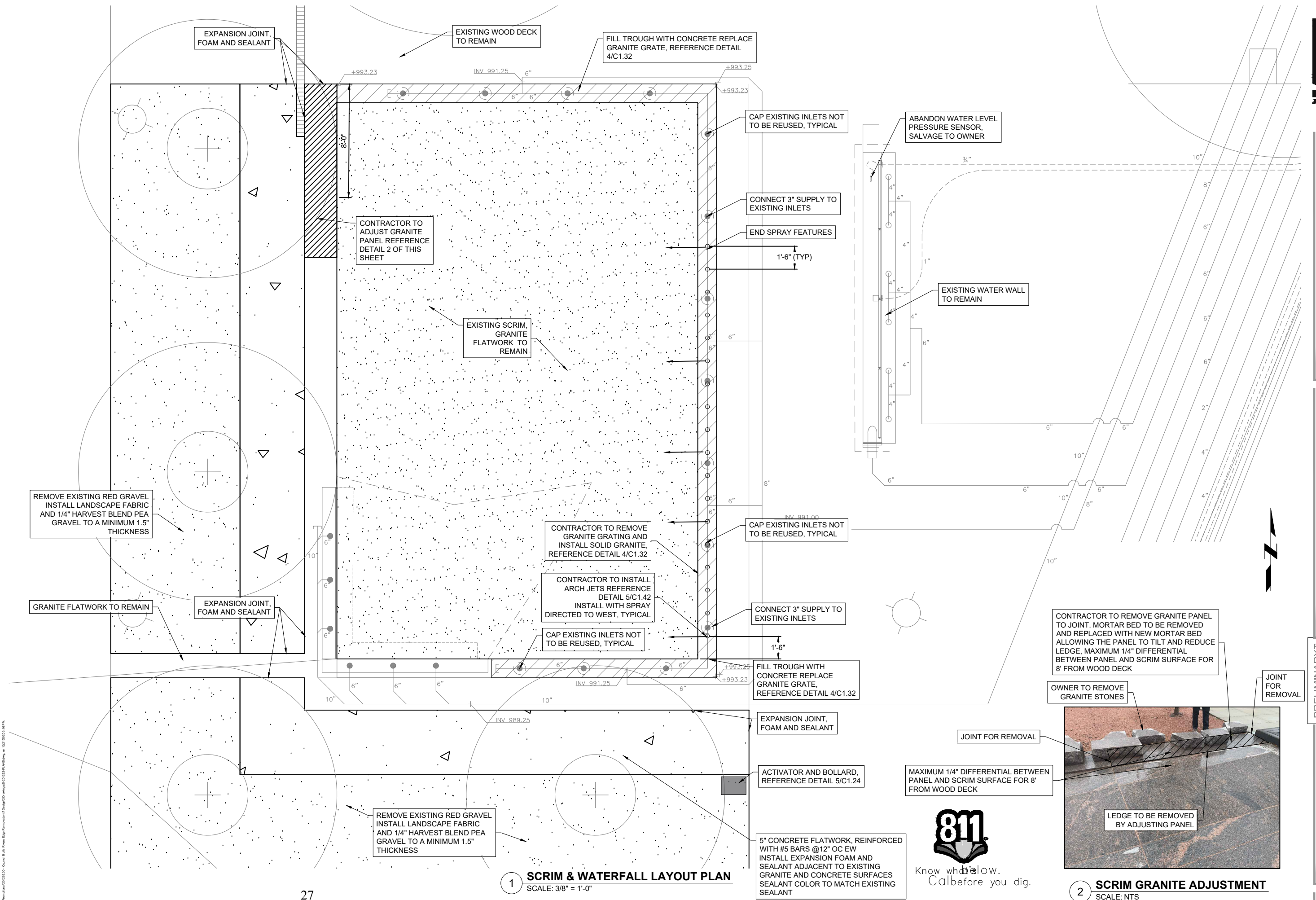
KEYNOTE	
TAG	DESCRIPTION
1	AUTOMATIC FILL TO REMAIN
2	4" RETURN PIPE THROUGH TANK TO REMAIN
3	FLOW METER TO REMAIN
4	INSTALL ADDITIONAL PIPE SUPPORTS
5	CHEMICAL FEEDER TO REMAIN
6	RELOCATE FILTER PER PLANS
7	REINSTALL SAMPLING STREAM PRIOR TO EXISTING FLOW METER
8	REMOVE PIPING
9	ABANDON, SALVAGE TO OWNER
10	REUSE EXISTING VALVING, RECONNECT TO MAIN RETURN PER PLAN VIEW
11	CONNECT EXISTING PIPING TO NEW PIPING

- NOTE:
1. REINSTALLATION OF CHEMICAL SYSTEM TO MATCH EXISTING
 2. ABANDON ALL OTHER CHEMICAL SYSTEMS



4 TANK RECIRCULATION IMPROVEMENTS

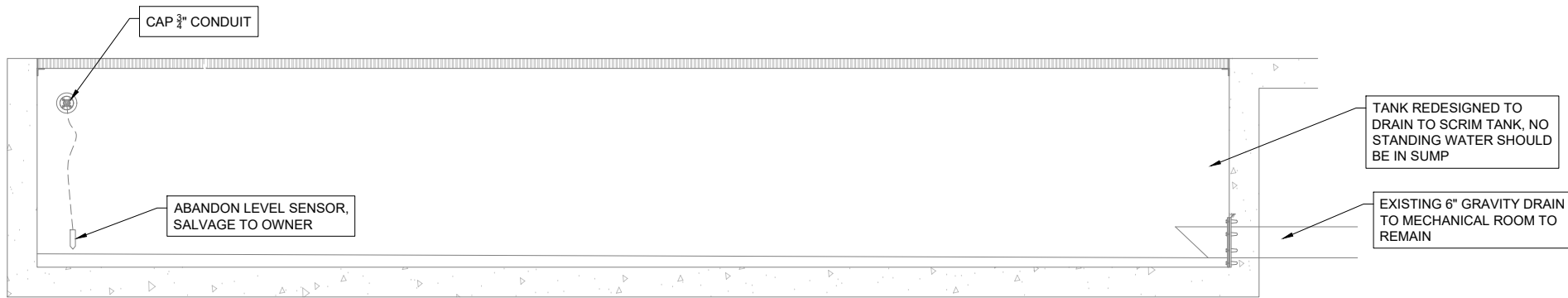
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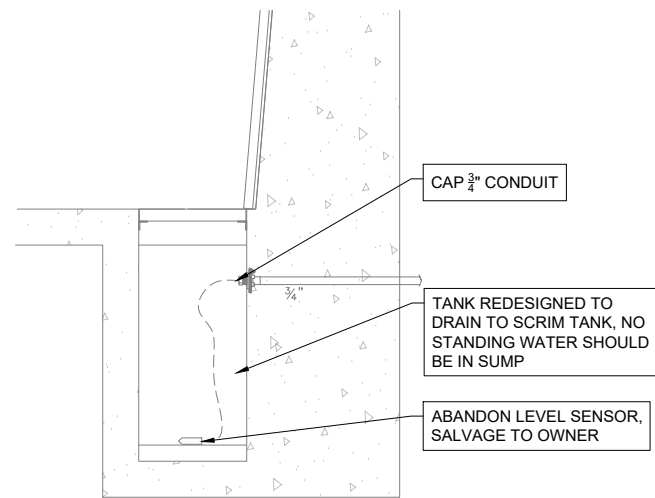
1 **SCRIM & WATERFALL LAYOUT PLAN**
SCALE: 3/8" = 1'-0"

2 **SCRIM GRANITE ADJUSTMENT**
SCALE: NTS

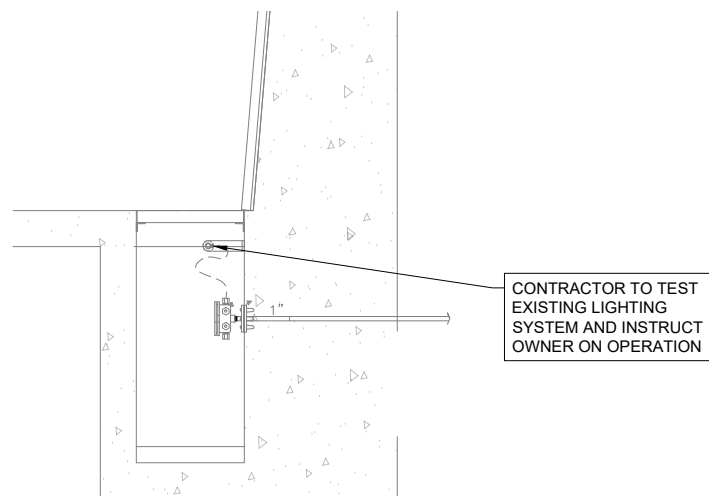




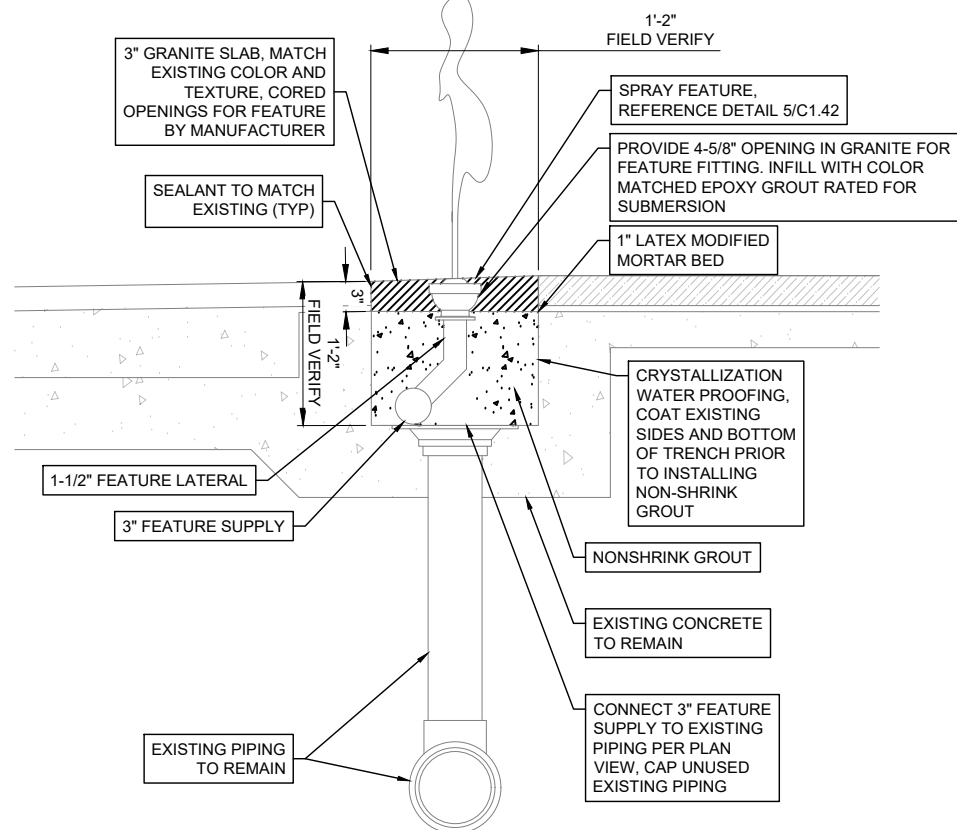
1 **WATER WALL TROUGH SUCTION STUB DETAIL**
SCALE: 3/4" = 1'-0"



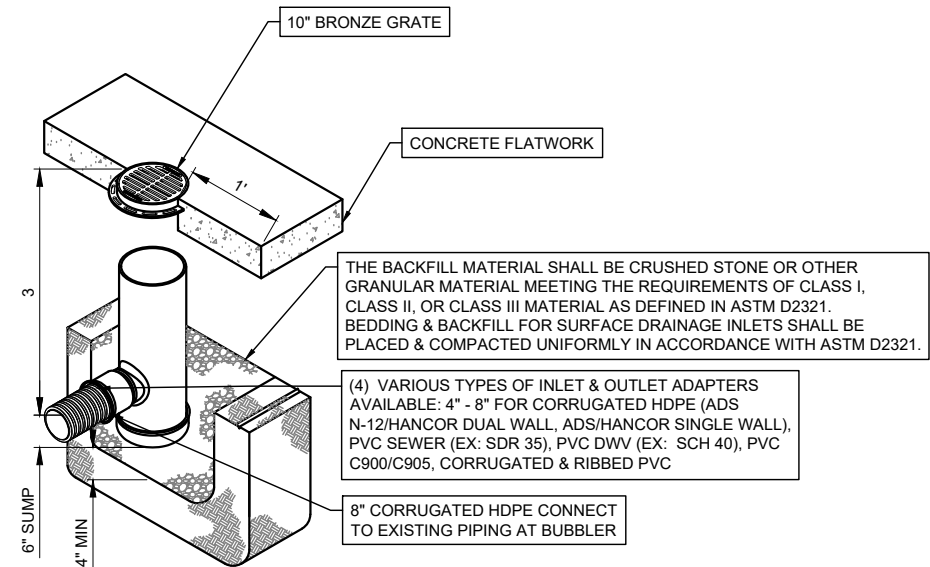
2 **WATER WALL LEVEL SENSOR DETAIL**
SCALE: 3/4" = 1'-0"



3 **WATER WALL LIGHTING DETAIL**
SCALE: 3/4" = 1'-0"



4 **TRENCH DETAIL**
SCALE: 1 1/2" = 1'-0"



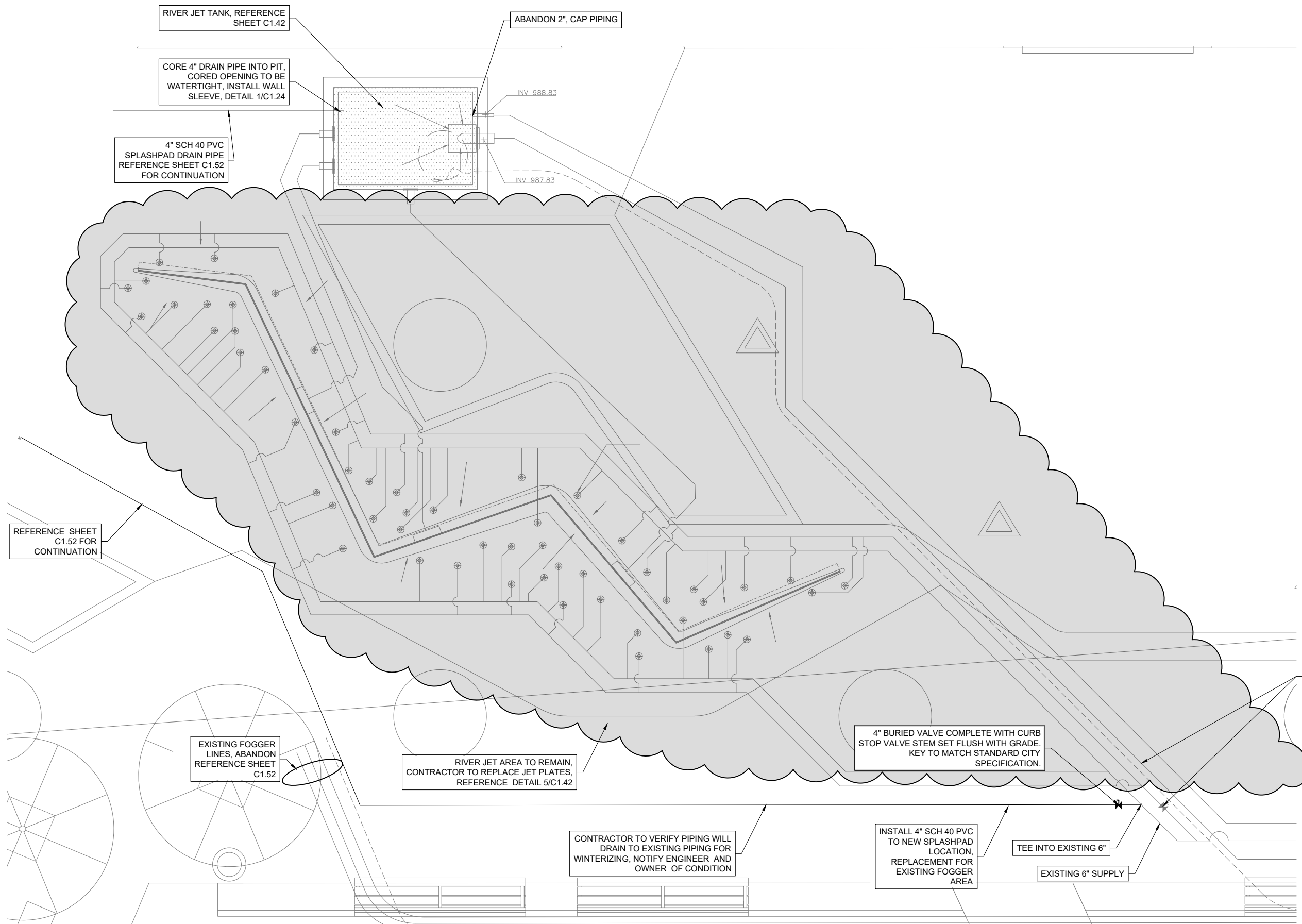
GRATE OPTIONS	PART #
BRONZE	0899CGBF

- CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°. CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

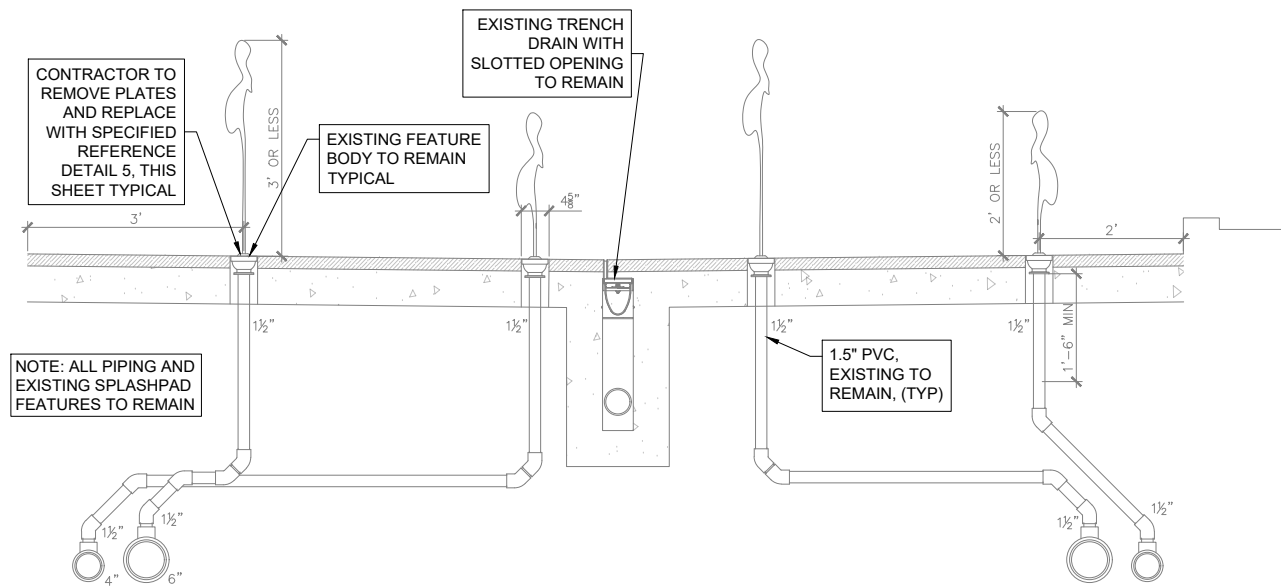
5 **DRAIN BASIN DETAIL**
SCALE: NTS



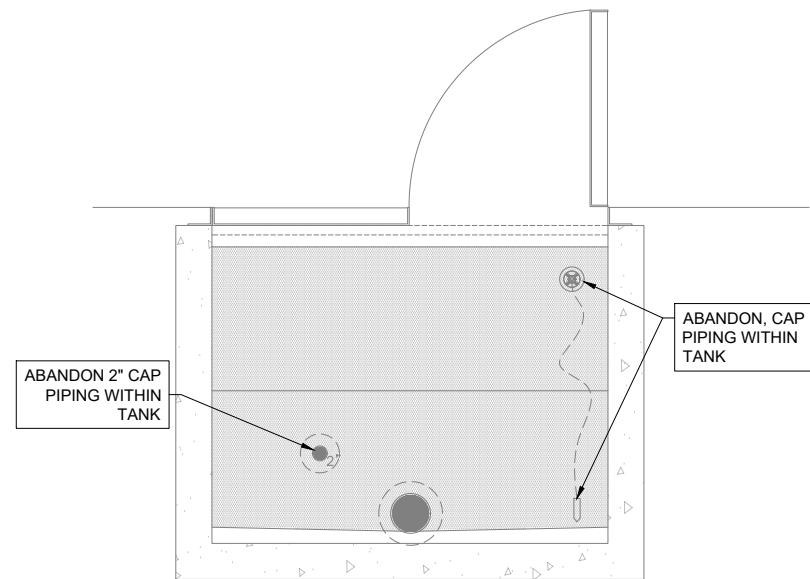
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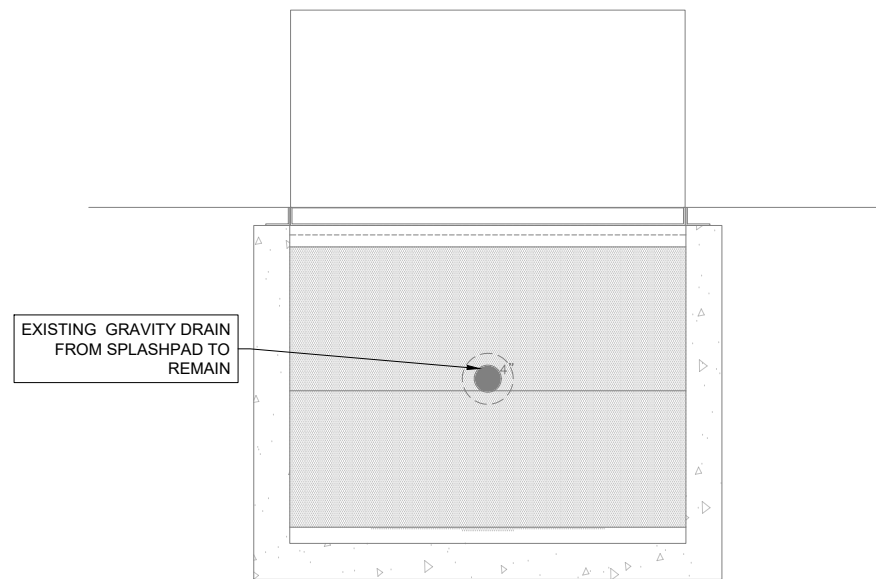
1 **RIVER JETS LAYOUT PLAN**
SCALE: 3/8" = 1'-0"



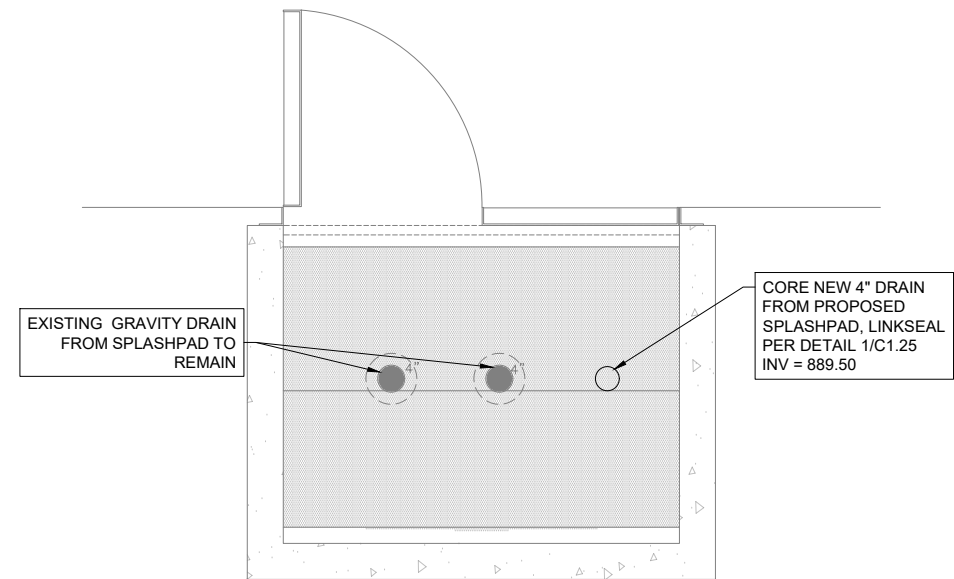
1 RIVER JETS DETAIL SECTION
SCALE: 3/4" = 1'-0"



2 RIVER JET SUCTION SUMP DETAIL - EAST WALL
SCALE: 3/4" = 1'-0"



3 RIVER JET SUCTION SUMP DETAIL - NORTH WALL
SCALE: 3/4" = 1'-0"



4 RIVER JET SUCTION SUMP DETAIL - WEST WALL
SCALE: 3/4" = 1'-0"

SPRAYPAD COMPONENTS				
SYSTEM	DESCRIPTION	BRAND	MODEL	QTY
RIVER JET-EXISTING	EXISTING BODIES TO REMAIN, FLAT BALL WITH SINGLE ORIFICE, PLATE AND SCREWS ONLY	PEM	C1	54
FOGGER REPLACEMENT JETS, WEST OF RIVER JETS	BODY AND PLATES	PEM	6345C1	12
SCRIM	BODY AND PLATES	PEM	6345C1	18
SALES REP CONTACT INFORMATION: FOUNTAIN SUPPLY COMPANY, DANIEL RICHARDI, 661-254-4448; DAN@FOUNTAINSUPPLY.COM				

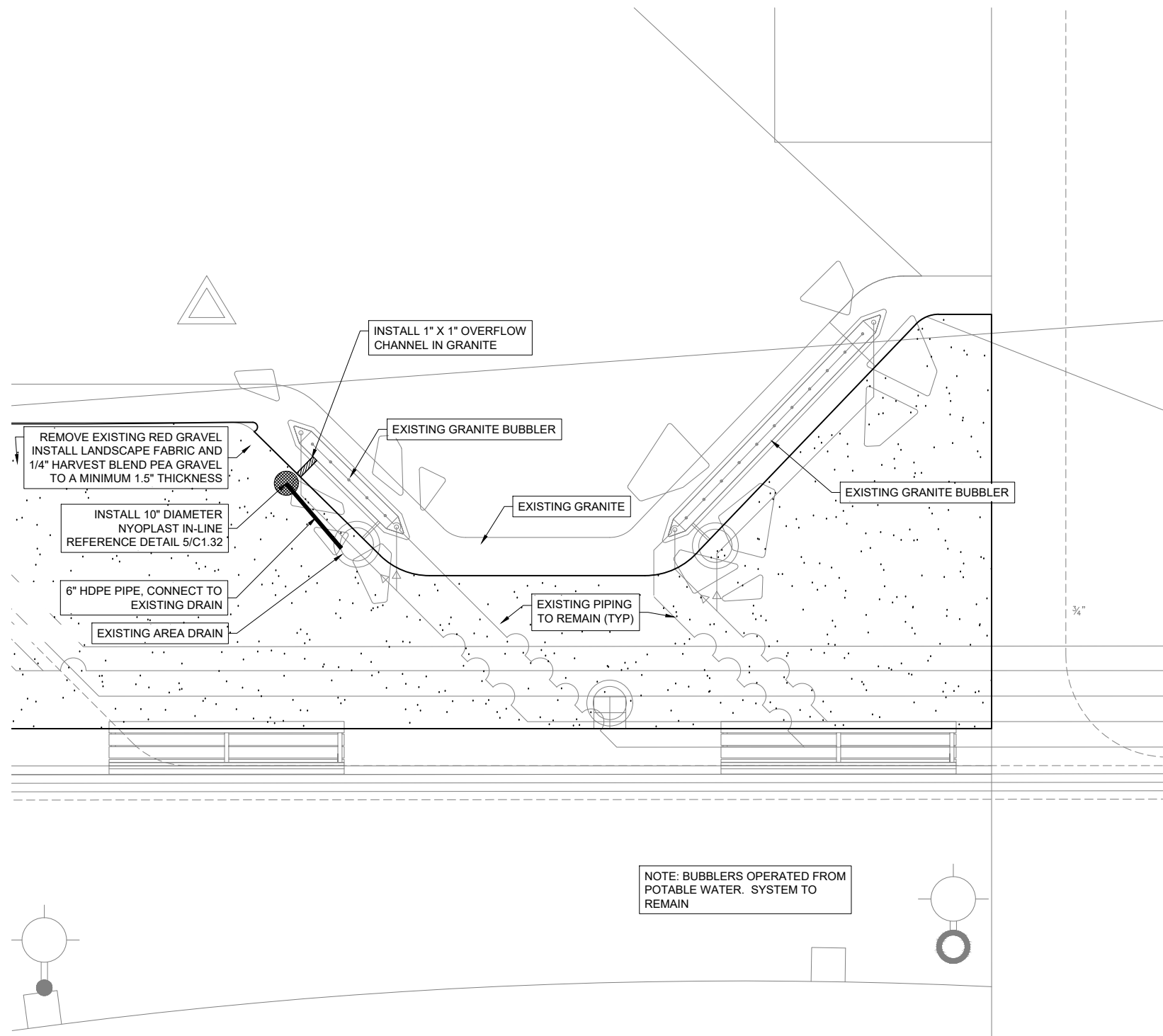
5 SPRAY FEATURE COMPONENTS TABLE
SCALE:

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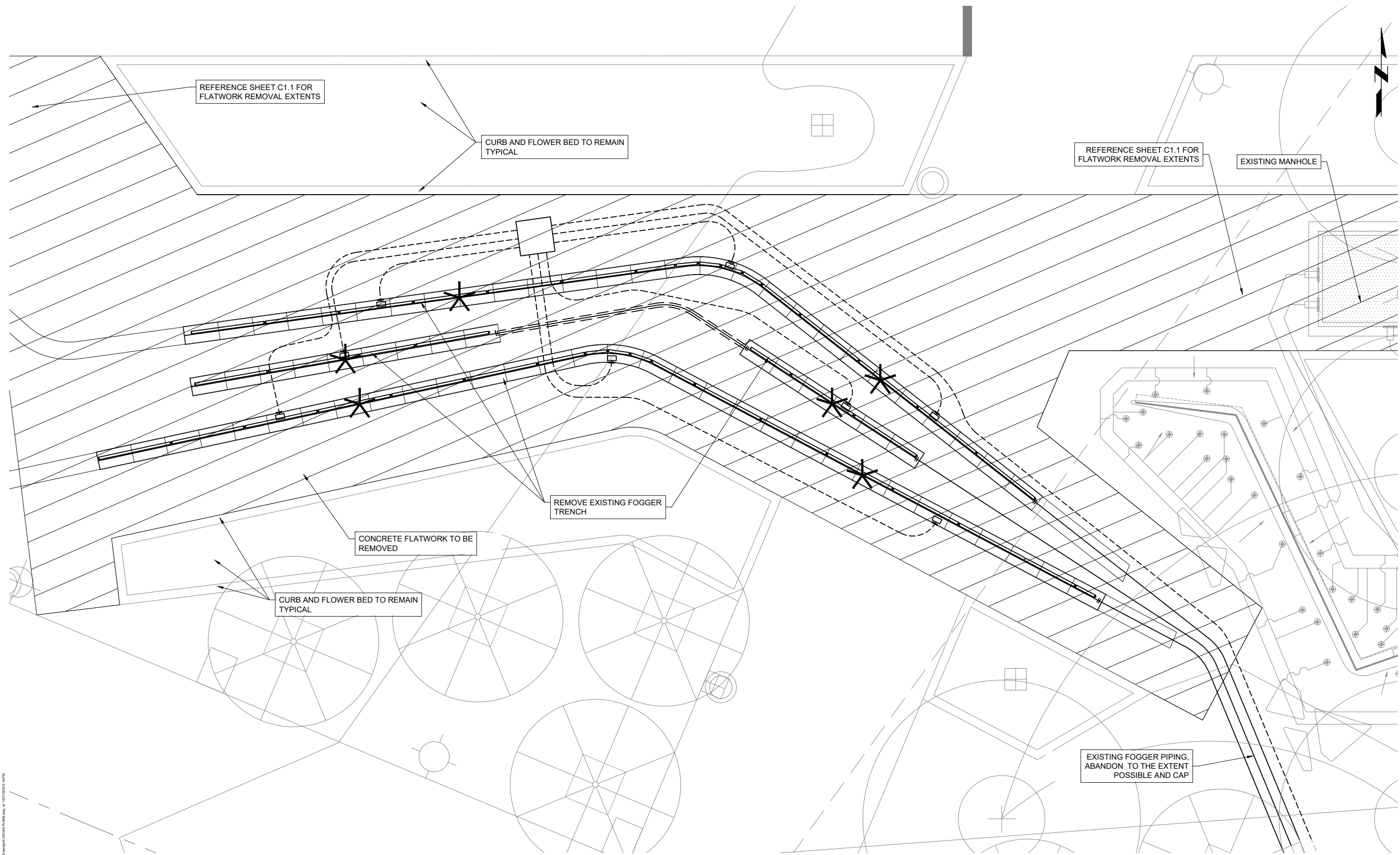
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1 BUBBLE RUNNEL LAYOUT PLAN
SCALE: 3/8" = 1'-0"



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RIVERS EDGE RENNOVATION
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FOGGER DEMOLITION PLAN

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1 FOGGER DEMOLITION PLAN
SCALE: 3/8" = 1'-0"

C1.51

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COUNCIL BLUFFS, IOWA

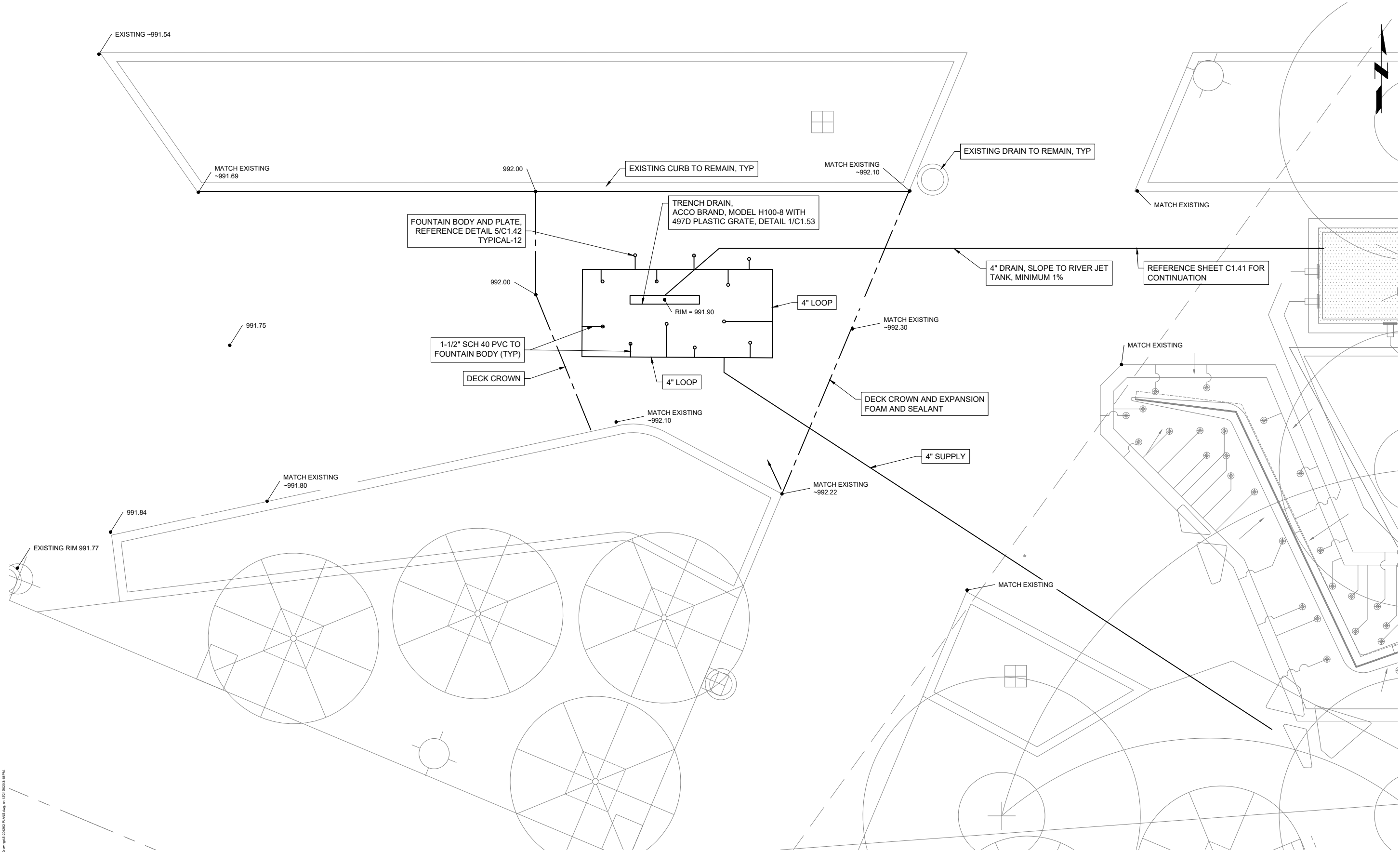
FOGGER REPLACEMENT LAYOUT PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION
90%
DATE:
12/21/2020
PRELIMINARY

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FIELD CREW	-
SURVEY FILE NO.	-
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Know what's below.
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1 **FOGGER REPLACEMENT PLAN**
SCALE: 3/8" = 1'-0"



PRELIMINARY

NOT FOR
CONSTRUCTION

90%

DATE:
12/21/2020

PRELIMINARY

C1.53



**RESOLUTION
NO 21-1**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE
AND SETTING A PUBLIC HEARING FOR
THE PAVILION WATER FEATURE CORRECTIONS AND CONCRETE STAIRS
PROJECT**

- WHEREAS, The Pavilion Water Feature was constructed in 2012-2013 to be an amenity to the Pavilion and waterfront; and
- WHEREAS, The water feature is considered a Class B Pool, Sub Type because the water is recirculated; and
- WHEREAS, The water feature is in need of corrections in order to meet the Iowa Department of Public Health standards for a Class B Pool; and
- WHEREAS, In addition to the corrections to the water feature, it is necessary to construct a concrete stair case between the water wall and the pump house on Ave B in order to reduce the safety risk of staff walking up a steep slope while conducting routine maintenance on the water wall; and
- WHEREAS The City has retained JEO to design and engineer the modifications other water feature; and
- WHEREAS, The City has retained HGM to design and engineer the concrete stair case.

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

That the City Clerk is hereby ordered to set a public hearing for the Pavilion Water Feature and Concrete Staircase setting January 25, at 7:00 p.m. as the date and time of said hearing.

ADOPTED
AND
APPROVED

January 11, 2021

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 21-2
ITEM 3.F.

Council Action: 1/11/2021

Description

Resolution setting a public hearing for 7:00 p.m. on January 25, 2021, for a commemorative street renaming of Gleason Avenue in honor of Sgt. Thomas E. Houser.

Background/Discussion

In 2017, the City Council passed Resolution 17-195 establishing a Commemorative Renaming Policy relating to street signs.

An application has been submitted to rename Gleason Avenue in honor of Tom Houser.

Tom Houser was a lifelong Council Bluffs resident who was killed in action on January 3, 2005 in Fallujah Iraq, he was just 22 years old. Tom had a one of a kind personality and made sure to make all feel included. Tom was a very hard worker and tried to lead by example, thus the request for “Tom Houser Way”, many who have come after Tom have been told the stories of how hard he worked to become successful. Tom’s passion of service for his community, and his country is something I still carry with me to this day. Tom was very active during his time at St. Albert, and has a monument on school grounds honoring his sacrifice. The school shares Tom’s story with its students regularly to inspire a strong commitment to their school, church, community, and country. (Honoree significance and nexus from application)

In accordance with the Policy, the application was reviewed and each of the five factors were satisfied. The application has been approved by the Public Works Director and Mayor. It is appropriate to honor Tom Houser as a person and as a Marine who made the ultimate sacrifice for his country.

The proposed signage will read “Sgt. Thomas E Houser Way”.

The proposed locations for the commemorative signs are at the intersections of Gleason and McPherson and Gleason and Bonham.

Recommendation

Approval of this resolution. This honoree is deserving of the commemorative street renaming.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Other	12/29/2020
Resolution 21-2	Resolution	1/5/2021

Notice of Public Hearing
on the
Commemorative Street Renaming of Gleason Avenue
In Honor Of
Sgt. Thomas E. Houser

A public hearing will be held on January 25, 2021, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed commemorative street renaming of a portion of Gleason Avenue in honor of Tom Houser who was killed in action on January 3, 2005 in Fallujah, Iraq. At said hearing, any interested person may appear and file objections to such plan.

By Order of the City Council
of the
City of Council Bluffs, Iowa
Jodi Quakenbush, City Clerk

RESOLUTION
NO 21-2

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE
AND SETTING A PUBLIC HEARING ON THE
COMMEMORATIVE STREET RENAMING OF GLEASON AVENUE
IN HONOR OF
SGT. THOMAS E. HOUSER**

WHEREAS, the City has received an application for a
commemorative street renaming; and

WHEREAS, the request has been reviewed, meets all
criteria for approval, and has been approved
by the Public Works Director and Mayor.

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

That the City Clerk is hereby ordered to set a public hearing on the commemorative street
renaming of Gleason Avenue in honor of Sgt. Thomas E. Houser, setting January 25, 2021, at
7:00 p.m. as the date and time of said hearing.

ADOPTED
AND
APPROVED

January 11, 2021

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /

Kathy Knott

Resolution 21-3

ITEM 3.G.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$4,400,000.

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$4,400,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22.

ATTACHMENTS:

Description	Type	Upload Date
ECP #1 Notice to Paper	Other	12/30/2020
Supplemental Info	Other	1/5/2021
FY22 CIP Approved	Other	12/30/2020
GO Bond Process	Other	12/30/2020
Resolution 21-3 (ECP #1)	Resolution	1/5/2021

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$4,400,000 GENERAL OBLIGATION BONDS OF
THE CITY (FOR ESSENTIAL CORPORATE PURPOSES),
AND THE HEARING ON THE ISSUANCE THEREOF (ECP-1)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$4,400,000 General Obligation Bonds, for essential corporate purposes, to provide funds to pay the costs of:

- a) The opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, and pedestrian underpasses and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes;
- b) The acquisition, construction, reconstruction, and improvement of real and personal property, useful for the reclamation of property situated within the corporate limits of cities from floods or high waters, including the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the development and beautification of the banks and other areas adjacent to flood control improvements;
- c) The acquisition, construction, reconstruction, improvement, repair, and equipping of waterworks, water mains, and extensions, and real and personal property, useful for providing potable water to residents of the city;
- d) The rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
- e) The acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been

received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.25 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed \$4,400,000)			
Total Purpose		\$4,228,989	
FIRST AVE Program	CD-22-01		\$1,750,000
River's Edge Water Main Upgrade	CD-22-04		\$2,250,000
Chochran Park Playground Replacement	PR-22-05		\$200,000
Park monument sign replacement	PR-22-07		\$28,989
General Corporate Purpose Reso 21-4 (not to exceed \$700,000)			
Total Purpose		\$700,000	
IT Safety and Security	IT-22-01		\$60,000
IT Infrastructure and Services	IT-22-02		\$325,000
IT Mobile Technologies	IT-22-03		\$50,000
IT Software Licensing	IT-22-04		\$265,000
General Corporate Purpose Reso 21-5 (not to exceed \$700,000)			
Total Purpose		\$450,000	
Fire Station #2 Window Replacement	BM-22-04		\$200,000
City Wide Parking Lot Upgrades	PR-22-01		\$250,000
General Corporate Purpose Reso 21-6 (not to exceed \$700,000)			
Total Purpose		\$496,011	
Valley View Park dog park	PR-22-12		\$90,000
City County Connector Trail	PR-22-15		\$129,200
Eastern Hills Neighborhood Park	PR-22-16		\$276,811
General Corporate Purpose Reso 21-7 (not to exceed \$700,000)			
Total Purpose		\$575,000	
MAC Parking Lot Rehab - Ph III	BM-22-01		\$575,000
General Corporate Purpose Reso 21-8 (not to exceed \$700,000)			
Total Purpose		\$550,000	
MAC Roof Replacement - Ph II	BM-22-02		\$550,000
		Total CIP Projects	\$ 7,000,000
		Total Refunding	-
		Total GO Bond Funding	\$ 7,000,000

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Replacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive					\$276,811								\$276,811	
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000										\$300,000	\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000		\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000		\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000		\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion													\$175,000	\$175,000
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	Other = Sewer STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes and to collect a tax levy (also referred to as pre-levy resolution)

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds and collect a tax levy

Step 4 – Reimbursement resolution

Step 5 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 6 – Notice of Bond Sale; set public hearing for sale of bonds

Step 7 – Sale of Bonds public hearing

Step 8 – Final resolution is to approve the Bond paying agent and registrar

ITEMS TO INCLUDE ON AGENDA
CITY OF COUNCIL BLUFFS, IOWA

Resolution 21-3

Not to exceed \$4,400,000 General Obligation Bonds (ECP-1)

- Resolution fixing date for a meeting on the proposition to issue.

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

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$4,400,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (ECP-1)", 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 21-3

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$4,400,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (ECP-1)

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$4,400,000, as authorized by Section 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of the Code, and to publish a notice of the proposal to issue such bonds and of the time and place of the meeting at which the Council proposes to take action for the issuance of the Bonds and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ .M., on the 8th day of February, 2021, for the purpose of taking action on the matter of the issuance of not to exceed \$4,400,000 General Obligation Bonds, for essential corporate purposes, the proceeds of which bonds will be used to provide funds to pay the costs of:

- a) The opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, and pedestrian underpasses and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes;
- b) The acquisition, construction, reconstruction, and improvement of real and personal property, useful for the reclamation of property situated within the corporate limits of cities from floods or high waters, including the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the development and beautification of the banks and other areas adjacent to flood control improvements;
- c) The acquisition, construction, reconstruction, improvement, repair, and equipping of waterworks, water mains, and extensions, and real and personal property, useful for providing potable water to residents of the city;
- d) The rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
- e) The acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 4. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$4,400,000 GENERAL OBLIGATION BONDS OF
THE CITY (FOR ESSENTIAL CORPORATE PURPOSES),
AND THE HEARING ON THE ISSUANCE THEREOF (ECP-1)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at 7: 00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$4,400,000 General Obligation Bonds, for essential corporate purposes, to provide funds to pay the costs of:

- a) The opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, and pedestrian underpasses and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes;
- b) The acquisition, construction, reconstruction, and improvement of real and personal property, useful for the reclamation of property situated within the corporate limits of cities from floods or high waters, including the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the development and beautification of the banks and other areas adjacent to flood control improvements;
- c) The acquisition, construction, reconstruction, improvement, repair, and equipping of waterworks, water mains, and extensions, and real and personal property, useful for providing potable water to residents of the city;
- d) The rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
- e) The acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been

received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.25 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

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 the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the 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 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 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 City offices as indicated therein, that no Council vacancy existed except as may be stated in the 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 individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$4,400,000 General Obligation Bonds) (ECP-1)

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /

Kathy Knott

Resolution 21-4

ITEM 3.H.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$700,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22.

ATTACHMENTS:

Description	Type	Upload Date
GCP #2 Notice to Paper	Other	12/30/2020
Supplemental Info	Other	1/5/2021
FY22 CIP Approved	Other	12/30/2020
GO Bond Process	Other	12/30/2020
Resolution 21-4 (GCP #2)	Resolution	1/5/2021

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-2)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping, including information technology hardware and software, of city buildings.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed \$4,400,000)			
Total Purpose		\$4,228,989	
FIRST AVE Program	CD-22-01		\$1,750,000
River's Edge Water Main Upgrade	CD-22-04		\$2,250,000
Chochran Park Playground Replacement	PR-22-05		\$200,000
Park monument sign replacement	PR-22-07		\$28,989
General Corporate Purpose Reso 21-4 (not to exceed \$700,000)			
Total Purpose		\$700,000	
IT Safety and Security	IT-22-01		\$60,000
IT Infrastructure and Services	IT-22-02		\$325,000
IT Mobile Technologies	IT-22-03		\$50,000
IT Software Licensing	IT-22-04		\$265,000
General Corporate Purpose Reso 21-5 (not to exceed \$700,000)			
Total Purpose		\$450,000	
Fire Station #2 Window Replacement	BM-22-04		\$200,000
City Wide Parking Lot Upgrades	PR-22-01		\$250,000
General Corporate Purpose Reso 21-6 (not to exceed \$700,000)			
Total Purpose		\$496,011	
Valley View Park dog park	PR-22-12		\$90,000
City County Connector Trail	PR-22-15		\$129,200
Eastern Hills Neighborhood Park	PR-22-16		\$276,811
General Corporate Purpose Reso 21-7 (not to exceed \$700,000)			
Total Purpose		\$575,000	
MAC Parking Lot Rehab - Ph III	BM-22-01		\$575,000
General Corporate Purpose Reso 21-8 (not to exceed \$700,000)			
Total Purpose		\$550,000	
MAC Roof Replacement - Ph II	BM-22-02		\$550,000
		Total CIP Projects	\$ 7,000,000
		Total Refunding	-
		Total GO Bond Funding	\$ 7,000,000

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Relpacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design.	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive.					\$276,811								\$276,811	
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000									\$300,000		\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000		\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000		\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000		\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion													\$175,000	\$175,000
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	Other = Sewer STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes and to collect a tax levy (also referred to as pre-levy resolution)

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds and collect a tax levy

Step 4 – Reimbursement resolution

Step 5 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 6 – Notice of Bond Sale; set public hearing for sale of bonds

Step 7 – Sale of Bonds public hearing

Step 8 – Final resolution is to approve the Bond paying agent and registrar

ITEMS TO INCLUDE ON AGENDA
CITY OF COUNCIL BLUFFS, IOWA

Resolution 21-4

Not to exceed \$700,000 General Obligation Bonds (GCP-2)

- Resolution fixing date for a meeting on the proposition to issue.

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

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-2)", 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 21-4

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-2)

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$700,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the 8th day of February, 2021, for the purpose of taking action on the matter of the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide funds to pay the

costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping, including information technology hardware and software, of city buildings and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-2)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping, including information technology hardware and software, of city buildings.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$700,000 General Obligation Bonds) (GCP-2)

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

(SEAL)

Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /

Kathy Knott

Resolution 21-5

ITEM 3.I.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$700,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22.

ATTACHMENTS:

Description	Type	Upload Date
GCP #3 Notice to Paper	Other	12/30/2020
FY22 CIP Approved	Other	12/30/2020
GO Bond Process	Other	12/30/2020
Resolution 21-5 (GCP #3)	Resolution	1/5/2021
Supplemental Info	Other	1/5/2021

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-3)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of:

- a) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of city halls, jails, police stations, fire stations, garages, libraries, and hospitals, including buildings to be used for any combination of the foregoing purposes, and the acquisition of real estate therefor;
- b) The acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at Westwood, Pirate Cove; and
- c) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including parking lot improvements.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical.

Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Replacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design.	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive.					\$276,811								\$276,811	
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000										\$300,000	\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000		\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000		\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000		\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion												\$175,000	\$175,000	Other = Sewer
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes and to collect a tax levy (also referred to as pre-levy resolution)

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds and collect a tax levy

Step 4 – Reimbursement resolution

Step 5 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 6 – Notice of Bond Sale; set public hearing for sale of bonds

Step 7 – Sale of Bonds public hearing

Step 8 – Final resolution is to approve the Bond paying agent and registrar

ITEMS TO INCLUDE ON AGENDA
CITY OF COUNCIL BLUFFS, IOWA

Resolution 21-5

Not to exceed \$700,000 General Obligation Bonds (GCP-3)

- Resolution fixing date for a meeting on the proposition to issue.

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

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-3)", 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 21-5

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-3)

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$700,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ .M., on the 8th day of February, 2021, for the purpose of taking action on the matter of the issuance of not to exceed \$700,000 General Obligation

Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide funds to pay the costs of:

- a) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of city halls, jails, police stations, fire stations, garages, libraries, and hospitals, including buildings to be used for any combination of the foregoing purposes, and the acquisition of real estate therefor;
- b) The acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at Westwood, Pirate Cove; and
- c) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including parking lot improvements and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-3)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of:

- a) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of city halls, jails, police stations, fire stations, garages, libraries, and hospitals, including buildings to be used for any combination of the foregoing purposes, and the acquisition of real estate therefor;
- b) The acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at Westwood, Pirate Cove; and
- c) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including parking lot improvements.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical.

Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

CERTIFICATE

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

NOTICE OF PUBLIC HEARING
(Not To Exceed \$700,000 General Obligation Bonds) (GCP-3)

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 "Daily 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:

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

01811799-1\10342-163

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed \$4,400,000)			
Total Purpose		\$4,228,989	
FIRST AVE Program	CD-22-01		\$1,750,000
River's Edge Water Main Upgrade	CD-22-04		\$2,250,000
Chochran Park Playground Replacement	PR-22-05		\$200,000
Park monument sign replacement	PR-22-07		\$28,989
General Corporate Purpose Reso 21-4 (not to exceed \$700,000)			
Total Purpose		\$700,000	
IT Safety and Security	IT-22-01		\$60,000
IT Infrastructure and Services	IT-22-02		\$325,000
IT Mobile Technologies	IT-22-03		\$50,000
IT Software Licensing	IT-22-04		\$265,000
General Corporate Purpose Reso 21-5 (not to exceed \$700,000)			
Total Purpose		\$450,000	
Fire Station #2 Window Replacement	BM-22-04		\$200,000
City Wide Parking Lot Upgrades	PR-22-01		\$250,000
General Corporate Purpose Reso 21-6 (not to exceed \$700,000)			
Total Purpose		\$496,011	
Valley View Park dog park	PR-22-12		\$90,000
City County Connector Trail	PR-22-15		\$129,200
Eastern Hills Neighborhood Park	PR-22-16		\$276,811
General Corporate Purpose Reso 21-7 (not to exceed \$700,000)			
Total Purpose		\$575,000	
MAC Parking Lot Rehab - Ph III	BM-22-01		\$575,000
General Corporate Purpose Reso 21-8 (not to exceed \$700,000)			
Total Purpose		\$550,000	
MAC Roof Replacement - Ph II	BM-22-02		\$550,000
		Total CIP Projects	\$ 7,000,000
		Total Refunding	-
		Total GO Bond Funding	\$ 7,000,000

Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /

Kathy Knott

Resolution 21-6

ITEM 3.J.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$700,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22.

ATTACHMENTS:

Description	Type	Upload Date
GCP #4 Notice to Paper	Other	12/30/2020
Supplemental Info	Other	1/5/2021
FY22 CIP Approved	Other	12/30/2020
GO Bond Process	Other	12/30/2020
Resolution 21-6 (GCP #4)	Resolution	1/5/2021

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-4)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including recreational grounds and trails, and the new Eastern Hills Neighborhood Park and Valley View dog park.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed \$4,400,000)			
Total Purpose		\$4,228,989	
FIRST AVE Program	CD-22-01		\$1,750,000
River's Edge Water Main Upgrade	CD-22-04		\$2,250,000
Chochran Park Playground Replacement	PR-22-05		\$200,000
Park monument sign replacement	PR-22-07		\$28,989
General Corporate Purpose Reso 21-4 (not to exceed \$700,000)			
Total Purpose		\$700,000	
IT Safety and Security	IT-22-01		\$60,000
IT Infrastructure and Services	IT-22-02		\$325,000
IT Mobile Technologies	IT-22-03		\$50,000
IT Software Licensing	IT-22-04		\$265,000
General Corporate Purpose Reso 21-5 (not to exceed \$700,000)			
Total Purpose		\$450,000	
Fire Station #2 Window Replacement	BM-22-04		\$200,000
City Wide Parking Lot Upgrades	PR-22-01		\$250,000
General Corporate Purpose Reso 21-6 (not to exceed \$700,000)			
Total Purpose		\$496,011	
Valley View Park dog park	PR-22-12		\$90,000
City County Connector Trail	PR-22-15		\$129,200
Eastern Hills Neighborhood Park	PR-22-16		\$276,811
General Corporate Purpose Reso 21-7 (not to exceed \$700,000)			
Total Purpose		\$575,000	
MAC Parking Lot Rehab - Ph III	BM-22-01		\$575,000
General Corporate Purpose Reso 21-8 (not to exceed \$700,000)			
Total Purpose		\$550,000	
MAC Roof Replacement - Ph II	BM-22-02		\$550,000
		Total CIP Projects	\$ 7,000,000
		Total Refunding	-
		Total GO Bond Funding	\$ 7,000,000

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Replacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive					\$276,811								\$276,811	
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000									\$300,000		\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000		\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000		\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000		\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion												\$175,000	\$175,000	Other = Sewer
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes and to collect a tax levy (also referred to as pre-levy resolution)

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds and collect a tax levy

Step 4 – Reimbursement resolution

Step 5 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 6 – Notice of Bond Sale; set public hearing for sale of bonds

Step 7 – Sale of Bonds public hearing

Step 8 – Final resolution is to approve the Bond paying agent and registrar

ITEMS TO INCLUDE ON AGENDA
CITY OF COUNCIL BLUFFS, IOWA

Resolution 21-6

Not to exceed \$700,000 General Obligation Bonds (GCP-4)

- Resolution fixing date for a meeting on the proposition to issue.

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

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-4)", 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 21-6

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-4)

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$700,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ .M., on the 8th day of February, 2021, for the purpose of taking action on the matter of the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide

funds to pay the costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including recreational grounds and trails, and the new Eastern Hills Neighborhood Park and Valley View dog park and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-4)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including recreational grounds and trails, and the new Eastern Hills Neighborhood Park and Valley View dog park.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$700,000 General Obligation Bonds) (GCP-4)

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

(SEAL)

Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /

Kathy Knott

Resolution 21-7

ITEM 3.K.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$700,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22.

ATTACHMENTS:

Description	Type	Upload Date
GCP #5 Notice to Paper	Other	12/30/2020
Supplemental Info	Other	1/5/2021
FY22 CIP Approved	Other	12/30/2020
GO Bond Process	Other	12/30/2020
Resolution 21-7 (GCP #5)	Resolution	1/5/2021

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-5)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at the Mid-America Center convention center.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed \$4,400,000)			
Total Purpose		\$4,228,989	
FIRST AVE Program	CD-22-01		\$1,750,000
River's Edge Water Main Upgrade	CD-22-04		\$2,250,000
Chochran Park Playground Replacement	PR-22-05		\$200,000
Park monument sign replacement	PR-22-07		\$28,989
General Corporate Purpose Reso 21-4 (not to exceed \$700,000)			
Total Purpose		\$700,000	
IT Safety and Security	IT-22-01		\$60,000
IT Infrastructure and Services	IT-22-02		\$325,000
IT Mobile Technologies	IT-22-03		\$50,000
IT Software Licensing	IT-22-04		\$265,000
General Corporate Purpose Reso 21-5 (not to exceed \$700,000)			
Total Purpose		\$450,000	
Fire Station #2 Window Replacement	BM-22-04		\$200,000
City Wide Parking Lot Upgrades	PR-22-01		\$250,000
General Corporate Purpose Reso 21-6 (not to exceed \$700,000)			
Total Purpose		\$496,011	
Valley View Park dog park	PR-22-12		\$90,000
City County Connector Trail	PR-22-15		\$129,200
Eastern Hills Neighborhood Park	PR-22-16		\$276,811
General Corporate Purpose Reso 21-7 (not to exceed \$700,000)			
Total Purpose		\$575,000	
MAC Parking Lot Rehab - Ph III	BM-22-01		\$575,000
General Corporate Purpose Reso 21-8 (not to exceed \$700,000)			
Total Purpose		\$550,000	
MAC Roof Replacement - Ph II	BM-22-02		\$550,000
		Total CIP Projects	\$ 7,000,000
		Total Refunding	-
		Total GO Bond Funding	\$ 7,000,000

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Replacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design.	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive.					\$276,811								\$276,811	
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000										\$300,000	\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000		\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000		\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000		\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion													\$175,000	\$175,000
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	Other = Sewer STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes and to collect a tax levy (also referred to as pre-levy resolution)

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds and collect a tax levy

Step 4 – Reimbursement resolution

Step 5 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 6 – Notice of Bond Sale; set public hearing for sale of bonds

Step 7 – Sale of Bonds public hearing

Step 8 – Final resolution is to approve the Bond paying agent and registrar

ITEMS TO INCLUDE ON AGENDA
CITY OF COUNCIL BLUFFS, IOWA

Resolution 21-7

Not to exceed \$700,000 General Obligation Bonds (GCP-5)

- Resolution fixing date for a meeting on the proposition to issue.

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

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-5)", 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 21-7

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-5)

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$700,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ .M., on the 8th day of February, 2021, for the purpose of taking action on the matter of the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide

funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at the Mid-America Center convention center and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-5)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at the Mid-America Center convention center.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$700,000 General Obligation Bonds) (GCP-5)

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /

Kathy Knott

Resolution 21-8

ITEM 3.L.

Council Action: 1/11/2021

Description

Resolution to set a public hearing for February 8, 2021 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$700,000.

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$700,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22.

ATTACHMENTS:

Description	Type	Upload Date
GCP #6 Notice to Paper	Other	12/30/2020
Supplemental Info	Other	1/5/2021
FY22 CIP Approved	Other	12/30/2020
GO Bond Process	Other	12/30/2020
Resolution 21-8 (GCP #6)	Resolution	1/5/2021

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-6)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including roof repairs and replacements at the Mid-America Center convention center.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed \$4,400,000)			
Total Purpose		\$4,228,989	
FIRST AVE Program	CD-22-01		\$1,750,000
River's Edge Water Main Upgrade	CD-22-04		\$2,250,000
Chochran Park Playground Replacement	PR-22-05		\$200,000
Park monument sign replacement	PR-22-07		\$28,989
General Corporate Purpose Reso 21-4 (not to exceed \$700,000)			
Total Purpose		\$700,000	
IT Safety and Security	IT-22-01		\$60,000
IT Infrastructure and Services	IT-22-02		\$325,000
IT Mobile Technologies	IT-22-03		\$50,000
IT Software Licensing	IT-22-04		\$265,000
General Corporate Purpose Reso 21-5 (not to exceed \$700,000)			
Total Purpose		\$450,000	
Fire Station #2 Window Replacement	BM-22-04		\$200,000
City Wide Parking Lot Upgrades	PR-22-01		\$250,000
General Corporate Purpose Reso 21-6 (not to exceed \$700,000)			
Total Purpose		\$496,011	
Valley View Park dog park	PR-22-12		\$90,000
City County Connector Trail	PR-22-15		\$129,200
Eastern Hills Neighborhood Park	PR-22-16		\$276,811
General Corporate Purpose Reso 21-7 (not to exceed \$700,000)			
Total Purpose		\$575,000	
MAC Parking Lot Rehab - Ph III	BM-22-01		\$575,000
General Corporate Purpose Reso 21-8 (not to exceed \$700,000)			
Total Purpose		\$550,000	
MAC Roof Replacement - Ph II	BM-22-02		\$550,000
		Total CIP Projects	\$ 7,000,000
		Total Refunding	-
		Total GO Bond Funding	\$ 7,000,000

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Relpacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design.	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive.					\$276,811								\$276,811	
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000										\$300,000	\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000		\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000		\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000		\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion													\$175,000	\$175,000
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	Other = Sewer STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

City of Council Bluffs

GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes and to collect a tax levy (also referred to as pre-levy resolution)

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds and collect a tax levy

Step 4 – Reimbursement resolution

Step 5 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 6 – Notice of Bond Sale; set public hearing for sale of bonds

Step 7 – Sale of Bonds public hearing

Step 8 – Final resolution is to approve the Bond paying agent and registrar

ITEMS TO INCLUDE ON AGENDA
CITY OF COUNCIL BLUFFS, IOWA

Resolution 21-8

Not to exceed \$700,000 General Obligation Bonds (GCP-6)

- Resolution fixing date for a meeting on the proposition to issue.

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

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-6)", 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 21-8

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF (GCP-6)

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$700,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ .M., on the 8th day of February, 2021, for the purpose of taking action on the matter of the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide

funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including roof repairs and replacements at the Mid-America Center convention center and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

Section 2. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds.

Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form:

(To be published on or before: January 26, 2021)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$700,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES), AND THE
HEARING ON THE ISSUANCE THEREOF (GCP-6)

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 8th day of February, 2021, at _____ M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$700,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including roof repairs and replacements at the Mid-America Center convention center.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Section 384.26 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds.

Due to public health concerns related to COVID-19, electronic access this meeting of the City Council may be available, if holding the meeting in person is impossible or impractical. Please check the posted agenda in advance of the meeting for any updates to the manner in which the public may access the meeting.

This notice is given by order of the City Council of the City of Council Bluffs, State of Iowa, as provided by Section 384.26 of the Code of Iowa.

Dated this 11th day of January, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

CERTIFICATE

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

NOTICE OF PUBLIC HEARING
(Not To Exceed \$700,000 General Obligation Bonds) (GCP-6)

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 "Daily 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:

_____, 2021.

WITNESS my official signature this _____ day of _____, 2021.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

01811813-1\10342-163

City of Council Bluffs

**Receipts by Fund
For the Month of October FY21**

General Fund	21,605,542.67
Special Revenue	4,270,175.54
Debt Service	3,646,131.30
Capital Project	33,745.50
Enterprise	1,584,619.96
Total Receipts	31,140,214.97

**Expenditures by Fund
For the Month of October FY21**

General Fund	6,141,364.93
Special Revenue	661,308.14
Debt Service	0.00
Capital Project	3,491,957.17
Enterprise	740,771.55
Total Expenditures	11,035,401.79

Transfer from City Operating Accounts

to Mid America Center	0.00
to Dodge Riverside	0.00
to RE Parking Garage	0.00
Total Transfers	0.00

**CITY OF COUNCIL BLUFFS
EXPENDITURES
OCTOBER FY21
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION
HAWKINS CONSTRUCTION COMPANY	\$1,746,922.88	CONSTRUCTION
TWO RIVERS INSURANCE COMPANY, INC.	\$909,170.62	EMPLOYEE INSURANCE
EFTPS	\$569,586.71	PAYROLL RELATED
COMPASS UTILITY LLC	\$519,708.99	CONSTRUCTION
BLUFFS PAVING & UTILITY INC	\$511,968.52	CONSTRUCTION
MFPRSI	\$472,605.19	PAYROLL RELATED
CARLEY CONSTRUCTION LLC	\$452,858.68	CONSTRUCTION
COUNCIL BLUFFS AIRPORT AUTHORITY	\$305,690.11	AIRPORT AUTH TAX
WASTE CONNECTIONS OF IOWA	\$305,456.87	HOUSEHOLD TRASH
IPERS	\$205,262.90	PAYROLL RELATED
HGM ASSOCIATES INC	\$194,671.40	CONSULTANT
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$176,800.00	CONTRIBUTIONS
MIDAMERICAN ENERGY COMPANY	\$136,651.60	ELECTRICITY
IOWA DEPT OF REVENUE	\$127,786.00	PAYROLL RELATED
STUDIO 15 COMMERCIAL INTERIORS INC	\$121,028.26	PROFESSIONAL SVCS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$99,418.00	BUS SERVICE
US BANK	\$98,646.10	CREDIT CARD PURCHASES
OMNI ENGINEERING	\$93,838.71	STREET MAINTENANCE SUPLS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$81,644.74	PAYROLL RELATED
EMPLOYERS MUTUAL CASUALTY COMPANY	\$76,277.13	INSURANCE
SNYDER & ASSOCIATES INC	\$71,289.91	CONSULTANT
LYMAN RICHEY CORPORATION	\$58,417.42	STREET MAINTENANCE SUPLS
GREAT PLAINS UNIFORMS	\$58,015.00	UNIFORMS
IOWA WASTE SERVICES HOLDINGS INC	\$57,641.44	SOLID WASTE DISPOSAL
SOUTHWEST IOWA PLANNING COUNCIL	\$48,250.34	TRANSIT SERVICES
KARL CHEVROLET, INC.	\$44,511.20	VEHICLES
PAYROLL	\$43,737.89	MAC OPERATING EXPENSE
RELIANCE STANDARD LIFE INSURANCE CO	\$41,088.54	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	\$40,195.75	CONSULTANT
ADVANCE SOUTHWEST IOWA	\$39,250.00	PROFESSIONAL SVCS
HUFFMAN ENGINEERING INC	\$37,772.95	CONSTRUCTION
AVI SYSTEMS INC	\$35,574.04	HARDWARE/SOFTWARE
BENEVATE INC	\$34,200.00	HARDWARE/SOFTWARE
CUMMINS SALES & SERVICE	\$32,902.28	EQUIPMENT/PARTS
CORNHUSKER INTERNATIONAL TRUCKS	\$31,095.35	EQUIPMENT/PARTS
COUNCIL BLUFFS WATER WORKS	\$24,440.84	WATER
BRYAN ROCK PRODUCTS INC	\$24,302.10	SUPPLIES
ADVANCED DATA PROCESSING, INC	\$23,973.51	AMBULANCE BILLING FEE
BLUFFS ELECTRIC INC	\$23,900.18	ELECTRICAL REPAIR
CUBIC CORPORATION AND SUBSIDIARIES	\$22,650.00	HARDWARE/SOFTWARE
RTG BUILDING SERVICES INC	\$22,468.66	JANITORIAL SERVICE
AGRILAND F S INC	\$21,745.98	SUPPLIES
BOLTON & MENK	\$21,513.40	CONSULTANT
MMC MECHANICAL CONTRACTORS, INC.	\$19,072.00	SERVICE LABOR
COX COMMUNICATION INC	\$18,875.01	PHONE/INTERNET SVC
FROST CONTROL SYSTEMS INC	\$18,090.00	STREET MAINTENANCE SUPLS
TRAFFIC CONTROL CORP	\$16,500.00	EQUIPMENT/PARTS
IP PATHWAYS LLC	\$15,341.00	HARDWARE/SOFTWARE
MATTHEW PECKHAM	\$14,590.00	CONSTRUCTION
WALDSTEIN HVAC LLC	\$14,235.00	EQUIPMENT/PARTS
JOSHUA BOGARDUS PLUMBING INC	\$14,000.00	PLUMBING NEW OR REPAIR
IOWA LAW ENFORCEMENT ACADEMY	\$13,975.00	TRAINING
ICMA RETIREMENT TRUST - 457	\$13,736.48	PAYROLL RELATED
AMPED ELECTRIC	\$13,527.56	ELECTRICAL REPAIR
ODEYS INC	\$12,556.60	EQUIPMENT/PARTS
OMAHA COUNCIL BLUFFS PLUMBING INC	\$12,500.00	CONSTRUCTION
FELSBURG HOLT & ULLEVIG INC	\$12,213.67	PROFESSIONAL SVCS
TREASURER STATE OF IOWA/SALES TAX	\$12,181.00	SALES TAX
TRU PRO CONSTRUCTION INC	\$11,880.00	CONSTRUCTION
CELLEBRITE USA INC	\$11,660.00	HARDWARE/SOFTWARE
ESO SOLUTIONS INC	\$11,436.51	HARDWARE/SOFTWARE
BAKER & TAYLOR INC	\$11,327.11	BOOKS/PERIODICALS/SUB
RSM US LLP	\$11,000.00	AUDIT
COMPUTER CABLE CONNECTION	\$10,650.00	HARDWARE/SOFTWARE
POTTAWATTAMIE COUNTY SHERIFF	\$10,540.00	INMATE COST
SCHINDLER ELEVATOR CORP	\$10,410.21	MAC OPERATING EXPENSE
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
CONCRETE HOLDINGS OMAHA, INC	\$10,292.00	STREET MAINTENANCE SUPLS

KELTEK, INCORPORATED	\$10,052.44	EQUIPMENT/PARTS
BEST QUALITY COUNTERTOPS INC	\$9,693.00	REPAIRS & MAINTENANCE
ABC ELECTRIC INC.	\$9,384.00	REPAIRS & MAINTENANCE
MACONN ENTERPRISES LLC	\$9,211.80	MOWING/GROUNDS MAINT
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$9,063.28	EQUIPMENT/PARTS
IMPACT7G INC	\$8,928.72	PROFESSIONAL SVCS
VERIZON WIRELESS SERVICES LLC	\$8,894.24	CELL PHONE
AXON ENTERPRISE INC	\$8,874.90	TRAINING
COX CONTRACTING	\$8,800.00	CONSTRUCTION
MARCO HOLDINGS, LLC	\$8,747.21	COPY/PRINTER MAINTANCE
JONES BOYS LLC	\$8,699.00	REPAIRS & MAINTENANCE
GENERAL TRAFFIC CONTROLS INC	\$8,689.40	CONTRACT AGREEMENT
CITY OF COUNCIL BLUFFS-FLEX	\$8,309.28	PAYROLL RELATED
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$8,090.00	PAYROLL RELATED
COLLECTION SERVICES CENTER	\$7,975.10	PAYROLL RELATED
NEW VISIONS HOMELESS SERVICES	\$7,942.22	GRANT REIMBURSEMENT
MCGINNIS CONSTRUCTION INC	\$7,942.20	CONSTRUCTION
CFI TIRE SERVICE	\$7,774.00	TIRE REPLACEMENT/REPAIR
EBSCO INDUSTRIES, INC.	\$7,562.00	SUBSCRIPTION
STYKER SALES CORPORATION	\$7,521.72	EQUIPMENT/PARTS
MARK J RATER	\$7,500.00	LEGAL CLAIM
PENGUIN RANDOM HOUSE LLC	\$7,500.00	PROFESSIONAL SVCS
CHAMPLIN TIRE RECYCLING INC	\$7,410.00	TIRE DISPOSAL
OVERDRIVE INC	\$6,971.86	BOOKS/PERIODICALS/SUB
LANDSCAPES GOLF MANAGEMENT LLC	\$6,809.60	DODGE OPERATING EXPENSE
MOTOROLA SOLUTIONS INC	\$6,508.80	EQUIPMENT/PARTS
MILLS COUNTY SHERIFF'S DEPARTMENT	\$6,502.80	GRANT REIMBURSEMENT
ELAVON INC	\$6,465.78	FEES
ABLE LOCKSMITHS	\$6,360.00	PROFESSIONAL SVCS
HEARTLAND TIRES & TREADS INC	\$6,171.21	TIRE REPLACEMENT/REPAIR
JOHN KEISTER & ASSOCIATES LLC	\$6,100.00	PROFESSIONAL SVCS
SECURITY EQUIPMENT INCORPORATED	\$6,073.60	ALARM SECURITY
ARNOLD MOTOR SUPPLY, LLP	\$5,572.93	EQUIPMENT/PARTS
MIDWEST TAPE, LLC	\$5,486.29	DVD/AUDIO/CD
JONES AUTOMOTIVE	\$5,195.76	EQUIPMENT/PARTS
JEO CONSULTING GROUP INC	\$4,948.75	CONSULTANT
THE SCOTTS MIRACLE-GRO COMPANY	\$4,925.78	SERVICE LABOR
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,841.94	PAYROLL RELATED
ADASHI SYSTEMS LLC	\$4,750.00	HARDWARE/SOFTWARE
CONSOLIDATED ELECTRICAL DISTR, INC	\$4,643.35	SUPPLIES
D & K PRODUCTS	\$4,630.19	SUPPLIES
DAVID C ANDERSEN	\$4,629.00	CONSTRUCTION
COLLABORATIVE AGGREGATES LLC	\$4,585.00	STREET MAINTENANCE SUPLS
HYDRO OPTIMIZATION AND AUTOMATION SOLUTIONS INC	\$4,468.00	PROFESSIONAL SVCS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,450.00	PAYROLL RELATED
HDR ENGINEERING INC	\$4,427.08	PROFESSIONAL SVCS
ROLLIN GREEN GRADING AND SOD INC	\$4,344.20	MOWING/GROUNDS MAINT
BLACK HILLS UTILITY HOLDINGS, INC.	\$4,246.79	NATURAL GAS
MACQUEEN EQUIPMENT, INC.	\$4,200.84	EQUIPMENT/PARTS
MELLEN & ASSOCIATES INC	\$4,152.00	EQUIPMENT/PARTS
NEBRASKA AIR FILTER INC	\$4,092.90	SUPPLIES
DALES TRASH SERVICE INC	\$4,080.00	RENTAL EXPS
MIDWEST TURF & IRRIGATION	\$4,045.11	EQUIPMENT/PARTS
SINGLETON EQUIPMENT LLC	\$3,975.00	EQUIPMENT/PARTS
KIRVIDA FIRE INC	\$3,895.00	PROFESSIONAL SVCS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,860.00	PAYROLL RELATED
DRAKE-WILLIAMS STEEL INC	\$3,750.00	REPAIRS & MAINTENANCE
ENGINEERING TECHNOLOGIES INC	\$3,721.27	CONSULTANT
COX COMMUNICATIONS1	\$3,671.72	MAC OPERATING EXPENSE
ERRIN GUNDERSON	\$3,668.20	MOWING/GROUNDS MAINT
THE RETROFIT COMPANIES INC	\$3,633.00	SERVICE LABOR
LOCKTON CO, LLC -KC SERIES	\$3,610.00	DODGE OPERATING EXPENSE
ALISA JILL ROTH	\$3,559.71	PAYROLL RELATED
CARTTRAC LLC	\$3,550.00	DODGE OPERATING EXPENSE
RK BELT & SONS INC	\$3,396.00	EQUIPMENT/PARTS
NEBRASKA IOWA SUPPLY CO INC	\$3,384.00	FUEL
CITY COUNCIL BLUFFS	\$3,352.79	DODGE OPERATING EXPENSE
BROWN SUPPLY CO	\$3,278.97	EQUIPMENT/PARTS
BGNE INC.	\$3,252.97	SUPPLIES
PITNEY BOWES INC.	\$3,182.17	POSTAGE & PRINTING
AHLERS & COONEY P.C	\$3,056.50	LEGAL SERVICES
LAWSON PRODUCTS INC	\$2,978.50	SUPPLIES
ECHO GROUP	\$2,964.04	SUPPLIES

POTTERS INDUSTRIES LLC	\$2,944.00	STREET MAINTENANCE SUPLS
DONALD W MATHEWS	\$2,776.10	VEHICLE REPAIR
NAPA AUTO PARTS	\$2,730.18	EQUIPMENT/PARTS
BOBCAT OF OMAHA	\$2,669.96	EQUIPMENT/PARTS
BOUND TREE MEDICAL LLC	\$2,647.22	MEDICAL SUPPLIES
UNDERWRITERS LABORATORIES INC	\$2,577.75	PROFESSIONAL SVCS
FIRST NATIONAL BANK PCARDS ACH	\$2,564.87	DODGE OPERATING EXPENSE
WINDSTREAM CORPORATION	\$2,500.00	TELEPHONE
MICHAEL TODD AND COMPANY INC	\$2,499.40	EQUIPMENT/PARTS
SUNBELT RENTALS INC	\$2,475.16	EQUIPMENT/PARTS
WESTERN ENGINEERING COMPANY INC	\$2,461.88	CONSTRUCTION
BURTON PLUMBING	\$2,408.48	PLUMBING NEW OR REPAIR
D & S WELDING POWDER COATING & BLASTING	\$2,400.00	PROFESSIONAL SVCS
MICHAEL O'BRADOVICH	\$2,400.00	PROFESSIONAL SVCS
TRANE U.S. INC	\$2,365.64	REPAIRS & MAINTENANCE
JOY L CUSHING	\$2,359.02	PAYROLL RELATED
SYSCO - LINCOLN	\$2,313.40	DODGE OPERATING EXPENSE
DELL MARKETING L P	\$2,308.22	HARDWARE/SOFTWARE
LINK MEDIA GEORGIA LLC	\$2,300.00	MAC OPERATING EXPENSE
OMAHA DOOR & WINDOW CO INC	\$2,264.38	REPAIRS & MAINTENANCE
LANOHA NURSERY	\$2,250.00	RE PARKING GARAGE EXPENSE
EDWARDS CHEVROLET-CADILLAC INC	\$2,221.69	EQUIPMENT/PARTS
FACTORY MOTOR PARTS	\$2,139.86	EQUIPMENT/PARTS
NEWSBANK INC	\$2,034.00	HARDWARE/SOFTWARE
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$2,000.00	MEDICAL SUPPLIES
CITY TREASURER	\$1,958.74	DODGE OPERATING EXPENSE
CHEMSEARCH FE	\$1,958.00	SUPPLIES
MATHESON TRI GAS INC.	\$1,945.30	SUPPLIES
SANDRY FIRE SUPPLY LLC	\$1,864.08	SUPPLIES
TOYNE INC	\$1,824.01	EQUIPMENT/PARTS
DOLL DISTRIBUTING LLC ACH!	\$1,819.05	DODGE OPERATING EXPENSE
VANGUARD ID SYSTEMS CORPORATION	\$1,817.35	SUPPLIES
NMC INC.	\$1,817.00	EQUIPMENT/PARTS
IOWA WORKFORCE DEVELOPMENT	\$1,770.76	UNEMPLOYEMENT
GRAINGER INC	\$1,744.95	MAC OPERATING EXPENSE
SOLARWINDS INC	\$1,742.00	HARDWARE/SOFTWARE
GALLS PARENT HOLDING, LLC	\$1,690.75	EQUIPMENT/PARTS
ROSANNA M THURMAN	\$1,660.00	CONSULTANT
DAILY NONPAREIL	\$1,616.14	ADVERTISEMENT
PITNEY BOWES GLOBAL FINANCIAL LLC	\$1,579.47	POSTAGE & PRINTING
ZIMCO SUPPLY CO	\$1,521.00	DODGE OPERATING EXPENSE
FOX HOLDINGS, INC.	\$1,485.00	REPAIRS & MAINTENANCE
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS
FLEET US LLC	\$1,296.00	SUPPLIES
HEARTLAND DOCUMENT SERVICES INC.	\$1,289.00	JANITORIAL SERVICE
MID AMERICAN ENERGY	\$1,263.44	RE PARKING GARAGE EXPENSE
SYS-KOOL LLC	\$1,260.93	MAC OPERATING EXPENSE
OCLC INC	\$1,255.86	SUBSCRIPTION
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,250.00	PAYROLL RELATED
IOWA DEPARTMENT OF HUMAN SERVICES	\$1,236.28	AMBULANCE BILLING FEE
MERITAIN HEALTH	\$1,162.58	REFUND
JOHNSON CONTROLS INC.	\$1,125.00	EQUIPMENT/PARTS
ECHO ELECTRIC SUPPLY	\$1,091.35	MAC OPERATING EXPENSE
SIRSI CORPORATION	\$1,080.00	HARDWARE/SOFTWARE
VEENSTRA & KIMM INC	\$1,077.46	PROFESSIONAL SVCS
PREMIER GLAZER'S BEVS ACH!	\$1,076.40	DODGE OPERATING EXPENSE
PASSPORT LABS INC	\$1,073.50	PARKING FEES
ZIMCO SUPPLY COMPANY	\$1,072.50	SUPPLIES
COUNCIL BLUFFS WINSUPPLY	\$1,070.28	SUPPLIES
CENGAGE LEARNING INC	\$1,069.14	BOOKS/PERIODICALS/SUB
ALVARADO UPHOLSTERING	\$1,065.00	REPAIRS & MAINTENANCE
SCHINDLER ELEVATOR CORPORATION	\$1,050.00	REPAIRS & MAINTENANCE
W.W. GRAINGER, INC.	\$1,019.15	EQUIPMENT/PARTS
UNDERGROUND LOCATION COMPANY	\$989.40	PROFESSIONAL SVCS
HUBER CHEVROLET CO INC	\$969.28	EQUIPMENT/PARTS
LOGAN CONTRACTORS SUPPLY INC	\$966.37	SUPPLIES
SUSPENSION SHOP INC	\$944.00	EQUIPMENT/PARTS
MAX I WALKER UNIFORM & APPAREL	\$940.09	UNIFORMS
BOUND TO STAY BOUND BOOKS INC	\$930.12	BOOKS/PERIODICALS/SUB
CLAY'S PUMP & EQUIPMENT COMPANY	\$925.90	EQUIPMENT/PARTS
AGRIVISION EQUIPMENT GROUP	\$908.97	EQUIPMENT/PARTS
MENARD INC.	\$883.88	SUPPLIES
ARBUTUS S. WALKER, JOHN L. HENRY & JOHN DAVIS	\$860.00	REFUND

ATLAS BUILDERS LLC	\$854.00	REPAIRS & MAINTENANCE
MARK A WARNEKE	\$850.00	REPAIRS & MAINTENANCE
UMR	\$829.44	DODGE OPERATING EXPENSE
MONROE TRUCK EQUIPMENT, INC.	\$828.13	EQUIPMENT/PARTS
ELECTRIC PUMP	\$824.68	EQUIPMENT/PARTS
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
MECHANICAL INC	\$800.00	MAC OPERATING EXPENSE
WOODHOUSE FORD CHRYLSEY INC	\$797.56	EQUIPMENT/PARTS
DONALD D BLOCKER	\$791.00	REFUND
RELIANT FIRE APPARATUS INC	\$771.25	EQUIPMENT/PARTS
RASMUSSEN MECHANICAL SERVICES INC	\$754.51	EQUIPMENT/PARTS
I-80 LIQUOR & TOBACCO	\$751.96	DODGE OPERATING EXPENSE
TNEMEC COMPANY INC	\$743.35	SUPPLIES
BENNETT REFRIGERATION INC	\$734.87	REPAIRS & MAINTENANCE
DRIVER PLUMBING LTD.	\$730.00	REPAIRS & MAINTENANCE
M & R WELDING	\$717.00	WELDING SUPPLIES/SERVICE
CENTURYLINK	\$706.40	TELEPHONE
CONTINENTAL ALARM & DETECTION CO	\$704.00	REPAIRS & MAINTENANCE
ENTERPRISE FM TRUST	\$699.88	RENTAL EXPS
JOHNSON CONTROLS FIRE PROTECTION	\$692.83	MAC OPERATING EXPENSE
METOLIUS LLC	\$670.00	DODGE OPERATING EXPENSE
BOMGAARS SUPPLY INC	\$663.03	SUPPLIES
IOWA DEPARTMENT OF REVENUE	\$661.83	PAYROLL RELATED
MUTUAL OF OMAHA	\$656.65	REFUND
HOLT WOODWORKING INC	\$655.46	REPAIRS & MAINTENANCE
YAMAHA MOTOR FINANCE ACH!	\$652.24	DODGE OPERATING EXPENSE
BRIAN KOONTZ	\$650.00	RENTAL EXPS
ARROW TOWING	\$648.00	TOWING/STORAGE/AUCTION
STANARD & ASSOCIATES INC	\$645.00	SUPPLIES
NALCO COMPANY	\$643.90	MAC OPERATING EXPENSE
HEARTLAND CO-OP	\$624.00	FUEL
INLAND TRUCK PARTS COMPANY INC	\$622.23	EQUIPMENT/PARTS
FELD FIRE	\$613.70	EQUIPMENT/PARTS
JOHN VIOLA	\$613.00	REFUND
MS2 LLC	\$610.50	RIGHT OF WAY EASEMENTS
JERRY KENNEDY	\$600.00	RENTAL EXPS
THE DAVEY TREE EXPERT COMPANY	\$600.00	TREE WORK
SAVANT CORPORATION	\$589.00	EQUIPMENT/PARTS
PROMOTION, INC.	\$588.00	SUBSCRIPTION
EMSPACE INC	\$585.00	CONSULTANT
911 CUSTOM LLC	\$578.00	EQUIPMENT/PARTS
KMC PROPERTIES	\$575.00	RENTAL EXPS
ALLEY POYNER MACCHIETTO ARCHITECTURE INC	\$571.25	REPAIRS & MAINTENANCE
MID IOWA REFRIGERATION INC	\$566.05	EQUIPMENT/PARTS
GM DODGE CHARITABLE TRUST	\$554.30	DODGE TRUST REIMBURSEMENT
IOWA DEPT OF REVENUE	\$549.00	MAC OPERATING EXPENSE
OMAHA TRUCK CENTER COMPANY INC.	\$544.12	EQUIPMENT/PARTS
YMCA OF GREATER OMAHA	\$540.00	DUES/MEMBERSHIP
BROADCAST MUSIC INCORPORATED	\$538.85	MAC OPERATING EXPENSE
C & J INDUSTRIAL SUPPLY	\$532.00	JANITORIAL SERVICE
KONECRANES, INC.	\$525.00	PROFESSIONAL SVCS
ATHLETICO EXCEL NEBRASKA LLC	\$516.00	PROFESSIONAL SVCS
CHILD SUPPORT SERVICES DIVISION	\$514.32	PAYROLL RELATED
VERMEER SALES & SERVICE INC	\$511.91	EQUIPMENT/PARTS
PAULA BUSCHER	\$510.00	PROPERTY ACQUISITION
J&M GOLF	\$506.83	DODGE OPERATING EXPENSE
SCOTT L WHITE	\$500.00	PROFESSIONAL SVCS
TYLER WALSH	\$500.00	PROFESSIONAL SVCS
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	PAYROLL RELATED
ACUSHNET COMPANY	\$489.29	DODGE OPERATING EXPENSE
STEPP MANUFACTURING CO INC	\$479.68	EQUIPMENT/PARTS
MIOVISION TECHNOLOGIES INCORPORATED	\$470.82	EQUIPMENT/PARTS
THE GRASS WAGON LLC	\$460.00	RENTAL EXPS
HYDRONIC ENERGY INC	\$459.90	MAC OPERATING EXPENSE
BROOMERS INC	\$450.00	RE PARKING GARAGE EXPENSE
RECORDED BOOKS LLC	\$449.81	DVD/AUDIO/CD
NATIONAL CONCRETE CUTTING INC	\$439.96	REPAIRS & MAINTENANCE
MCMULLEN FORD INC	\$439.36	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY TREASURER	\$435.00	FEES
NEBRASKA GOLF & TURF	\$414.22	DODGE OPERATING EXPENSE
DATA POWER TECHNOLOGY LLC	\$412.00	REPAIRS & MAINTENANCE
MID-AMERICA CLEANING SYSTEMS INC	\$407.00	EQUIPMENT/PARTS
ECOLAB PEST ELIMINATION	\$402.00	MAC OPERATING EXPENSE

BRYAN PREGON	\$390.00	PROFESSIONAL SVCS
ECOSOLUTIONS INC	\$381.20	SUPPLIES
BLUFFS TAXI & COURIER	\$379.75	TRANSIT SERVICES
BUCK'S INC.	\$377.80	VEHICLE WASH
10ZIG TECHNOLOGY INC	\$375.00	HARDWARE/SOFTWARE
PARAMOUNT LINEN & UNIFORMS	\$363.40	DODGE OPERATING EXPENSE
UNITED HEALTHCARE	\$362.10	REFUND
PIPPA G LAWSON	\$350.00	CONTRACT AGREEMENT
U.S. VENTURE, INC.	\$337.37	EQUIPMENT/PARTS
DXP ENTERPRISES INC	\$322.42	EQUIPMENT/PARTS
MIDSTATES BANK, NA	\$316.80	BANK SERVICES
CAROLINA SOFTWARE INC	\$300.00	HARDWARE/SOFTWARE
JOHN KUEBLER	\$300.00	REIMB EMPLOYEE EXPENSE
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$300.00	PROFESSIONAL SVCS
MIDWEST TITLE INC	\$300.00	PROPERTY ACQUISITION
INDUSTRIAL SALES COMPANY INC	\$289.15	SUPPLIES
GREATAMERICA FINANCIAL SERVICES CORP	\$287.83	LEASE
OMAHA DOOR & WINDOW INC	\$281.82	MAC OPERATING EXPENSE
SAPP BROTHERS INC	\$281.50	FUEL
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$280.00	PAYROLL RELATED
SYSCO LINCOLN	\$276.28	MAC OPERATING EXPENSE
DAVIS EQUIPMENT CORPORATION	\$273.42	EQUIPMENT/PARTS
MYRON WILDER	\$270.00	PROFESSIONAL SVCS
LIFE ASSIST INC	\$263.40	MEDICAL SUPPLIES
ALEAGENT CREIGHTON HEALTH	\$258.00	PROFESSIONAL SVCS
WATER ENGINEERING INC	\$254.57	MOWING/GROUNDS MAINT
ZECHARIAH JAMES BLACKBURN	\$250.00	PROFESSIONAL SVCS
GIBBS RENTAL & SALES	\$241.90	RENTAL EXPS
GENIE SERVICES LLC	\$235.00	PEST CONTROL
PEPSI BEVERAGES CO	\$228.11	DODGE OPERATING EXPENSE
VOICE & DATA SYSTEMS INC	\$228.00	TELEPHONE
STERN OIL CO INC	\$223.69	SUPPLIES
WASTE CONNECTIONS OF IOWA	\$222.50	DODGE OPERATING EXPENSE
YANT EQUIPMENT	\$220.00	REPAIRS & MAINTENANCE
TED'S MOWER SALES & SERVICE INC	\$213.24	EQUIPMENT/PARTS
ROCHESTER ARMORED CAR CO INC	\$212.93	MAC OPERATING EXPENSE
TRI-TECH FORENSICS INC	\$211.79	SUPPLIES
EDWARD JAMES BREWSTER JR	\$210.00	PROFESSIONAL SVCS
MATHESON TRI GAS INC	\$203.67	MAC OPERATING EXPENSE
MOBOTREX INC	\$200.00	STREET MAINTENANCE SUPLS
SYSCO CORPORATION	\$196.73	MAC OPERATING EXPENSE
CLEAR TITLE & ABSTRACT LLC	\$195.00	PROFESSIONAL SVCS
TRONEX INTERNATIONAL INC	\$194.21	MAC OPERATING EXPENSE
O KEEFE ELEVATOR CO INC	\$184.04	RE PARKING GARAGE EXPENSE
DAVID W WOODY	\$180.60	SUPPLIES
SOIL DYNAMICS COMPOSTING FARM INC	\$175.50	PROFESSIONAL SVCS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$174.30	CONSULTANT
GARAGE DOOR SERVICES	\$170.00	REPAIRS & MAINTENANCE
DALTON PREGON	\$162.00	PROFESSIONAL SVCS
ELANA GRACE ZALAR	\$162.00	PROFESSIONAL SVCS
HARRAHS OPERATING COMPANY	\$157.68	MAC OPERATING EXPENSE
GENERAL FIRE & SAFETY EQUIPMENT COMPANY OF	\$153.00	EQUIPMENT/PARTS
SAFETY KLEEN SYSTEMS, INC	\$150.00	SERVICE LABOR
MATTHEW M KRZYCKI	\$149.00	REIMB EMPLOYEE EXPENSE
GREAT AMERICA FINANCIAL SERV	\$147.79	DODGE OPERATING EXPENSE
JEFFREY T KOUBA	\$140.50	PROFESSIONAL SVCS
CANON SOLUTIONS AMERICA INC	\$136.27	COPY/PRINTER MAINTANCE
EXELA ENTERPRISE SOLUTIONS INC	\$125.53	MAC OPERATING EXPENSE
COX BUSINESS	\$123.68	DODGE OPERATING EXPENSE
ROSE EQUIPMENT, LLC	\$120.37	EQUIPMENT/PARTS
CENTER POINT LARGE PRINT	\$113.90	BOOKS/PERIODICALS/SUB
THE WALMAN OPTICAL COMPANY	\$112.00	SAFETY EQUIP & MAINTENANCE
MARTIN RESOURCE MANAGEMENT	\$111.00	SUPPLIES
CALLAWAY	\$107.50	DODGE OPERATING EXPENSE
DULTMEIER SALES LLC	\$105.60	SUPPLIES
MECHANICAL SALES INC.	\$100.95	SUPPLIES
DANKO EMERGENCY EQUIPMENT CO	\$100.44	SUPPLIES
INFOSAFE SHREDDING LLC	\$100.00	PROFESSIONAL SVCS
TAMI HUTTMANN	\$100.00	REFUND
O'REILLY AUTOMOTIVE INC	\$97.09	EQUIPMENT/PARTS
METAL DOOR & HARDWARE	\$97.00	SUPPLIES
IOWA DEPARTMENT OF NATURAL RESOURCE	\$95.00	FEES
TAYLOR PLASTICS LLC	\$95.00	REPAIRS & MAINTENANCE

BLACKSTONE AUDIO INC	\$92.93	BOOKS/PERIODICALS/SUB
PARAMOUNT LINEN	\$92.56	MAC OPERATING EXPENSE
TVH PARTS CO	\$89.12	SUPPLIES
DEX MEDIA, INC.	\$87.00	ADVERTISEMENT
GRP & ASSOCIATES	\$86.00	SUPPLIES
AMERICAN NATIONAL BANK	\$85.00	BANK SERVICES
JEREMY RYAN SMITH	\$82.50	PROFESSIONAL SVCS
LORETTA GOESCHEL	\$76.48	REIMB EMPLOYEE EXPENSE
AMERISTAR CASINO COUNCIL BLUFFS	\$75.00	REFUND
COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT	\$75.00	BOOKS/PERIODICALS/SUB
WANITA E PRINTY-ZIKA	\$75.00	CONSULTANT
BILL'S WATER CONDITIONING	\$72.00	SUPPLIES
LEWIS CENTRAL COMMUNITY SCHOOL DISTRICT	\$65.00	CONTRACT AGREEMENT
RICOH USA INC	\$61.78	LEASE
TECH INC	\$61.66	SUPPLIES
NODDLE SERVICES LLC	\$60.19	RE PARKING GARAGE EXPENSE
COUNCIL BLUFFS AREA CATHOLIC EDUCATIONS SYSTEMS IN	\$60.00	BOOKS/PERIODICALS/SUB
SPRINT SOLUTIONS INC	\$59.20	CELL PHONE
KELSEY BOCKEN	\$55.83	REIMB EMPLOYEE EXPENSE
DOUGLAS COUNTY SHERIFF	\$55.00	TRAINING
BRERETON, NANETTE L	\$54.00	REFUND
MID STATES BANK	\$51.26	MAC OPERATING EXPENSE
COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT	\$50.00	BOOKS/PERIODICALS/SUB
ST JOSEPH CATHOLIC CEMETERY ASSOC	\$50.00	CONSULTANT
FASTENAL COMPANY	\$46.19	SUPPLIES
FRANK A MCCRARY	\$45.00	CONSULTANT
VOGEL TRAFFIC SERVICES INC	\$44.23	EQUIPMENT/PARTS
WESTLAKE HARDWARE INC	\$42.54	SUPPLIES
BT SUPPLIES WEST INC	\$41.57	MAC OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS CO	\$40.07	DODGE OPERATING EXPENSE
FIRESPRING PRINT INC	\$39.80	PRINTING/BINDING
UNITED PARCEL SERVICE	\$38.12	FREIGHT/POSTAGE
CIVICPLUS	\$37.00	HARDWARE/SOFTWARE
MUTUAL OF OMAHA	\$32.95	DODGE OPERATING EXPENSE
AMERITAS LIFE INS CORP	\$32.35	DODGE OPERATING EXPENSE
MIDWEST MEDICAL & SAFETY INC	\$32.30	MEDICAL SUPPLIES
AMERIGROUP IOWA INC	\$31.71	REFUND
THERESA DEWITT	\$31.05	REIMB EMPLOYEE EXPENSE
KATELYN PHILLIPS	\$30.00	REIMB EMPLOYEE EXPENSE
DESTINY VOYLES	\$26.00	REFUND
SHERWIN WILLIAMS	\$25.39	SUPPLIES
MARLYS LIEN	\$17.25	REIMB EMPLOYEE EXPENSE
AMERICAN MESSAGING SERVICES LLC	\$14.27	TELEPHONE
IOWA POETRY ASSOCIATION	\$9.00	SUPPLIES
UNION BANK & TRUST/OMNIFY	\$5.50	DODGE OPERATING EXPENSE
BOFA	\$3.55	MAC OPERATING EXPENSE
TOTAL	\$9,001,300.47	

**CITY OF COUNCIL BLUFFS
EXPENDITURES
OCTOBER FY21
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION
10ZIG TECHNOLOGY INC	\$375.00	HARDWARE/SOFTWARE
911 CUSTOM LLC	\$578.00	EQUIPMENT/PARTS
ABC ELECTRIC INC.	\$9,384.00	REPAIRS & MAINTENANCE
ABLE LOCKSMITHS	\$6,360.00	PROFESSIONAL SVCS
ACUSHNET COMPANY	\$489.29	DODGE OPERATING EXPENSE
ADASHI SYSTEMS LLC	\$4,750.00	HARDWARE/SOFTWARE
ADVANCE SOUTHWEST IOWA	\$39,250.00	PROFESSIONAL SVCS
ADVANCED DATA PROCESSING, INC	\$23,973.51	AMBULANCE BILLING FEE
AGRILAND F S INC	\$21,745.98	SUPPLIES
AGRIVISION EQUIPMENT GROUP	\$908.97	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$3,056.50	LEGAL SERVICES
ALEGENT CREIGHTON HEALTH	\$258.00	PROFESSIONAL SVCS
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$2,000.00	MEDICAL SUPPLIES
ALISA JILL ROTH	\$3,559.71	PAYROLL RELATED
ALLEY POYNER MACCHIETTO ARCHITECTURE INC	\$571.25	REPAIRS & MAINTENANCE
ALVARADO UPHOLSTERING	\$1,065.00	REPAIRS & MAINTENANCE
AMERICAN MESSAGING SERVICES LLC	\$14.27	TELEPHONE
AMERICAN NATIONAL BANK	\$85.00	BANK SERVICES
AMERIGROUP IOWA INC	\$31.71	REFUND
AMERISTAR CASINO COUNCIL BLUFFS	\$75.00	REFUND
AMERITAS LIFE INS CORP	\$32.35	DODGE OPERATING EXPENSE
AMPED ELECTRIC	\$13,527.56	ELECTRICAL REPAIR
ARBUTUS S. WALKER, JOHN L. HENRY & JOHN DAVIS	\$860.00	REFUND
ARNOLD MOTOR SUPPLY, LLP	\$5,572.93	EQUIPMENT/PARTS
ARROW TOWING	\$648.00	TOWING/STORAGE/AUCTION
ATHLETICO EXCEL NEBRASKA LLC	\$516.00	PROFESSIONAL SVCS
ATLAS BUILDERS LLC	\$854.00	REPAIRS & MAINTENANCE
AVI SYSTEMS INC	\$35,574.04	HARDWARE/SOFTWARE
AXON ENTERPRISE INC	\$8,874.90	TRAINING
BAKER & TAYLOR INC	\$11,327.11	BOOKS/PERIODICALS/SUB
BENEVATE INC	\$34,200.00	HARDWARE/SOFTWARE
BENNETT REFRIGERATION INC	\$734.87	REPAIRS & MAINTENANCE
BEST QUALITY COUNTERTOPS INC	\$9,693.00	REPAIRS & MAINTENANCE
BGNE INC.	\$3,252.97	SUPPLIES
BILL'S WATER CONDITIONING	\$72.00	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	\$4,246.79	NATURAL GAS
BLACKSTONE AUDIO INC	\$92.93	BOOKS/PERIODICALS/SUB
BLUFFS ELECTRIC INC	\$23,900.18	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	\$511,968.52	CONSTRUCTION
BLUFFS TAXI & COURIER	\$379.75	TRANSIT SERVICES
BOBCAT OF OMAHA	\$2,669.96	EQUIPMENT/PARTS
BOFA	\$3.55	MAC OPERATING EXPENSE
BOLTON & MENK	\$21,513.40	CONSULTANT
BOMGAARS SUPPLY INC	\$663.03	SUPPLIES
BOUND TO STAY BOUND BOOKS INC	\$930.12	BOOKS/PERIODICALS/SUB
BOUND TREE MEDICAL LLC	\$2,647.22	MEDICAL SUPPLIES
BRERETON, NANETTE L	\$54.00	REFUND
BRIAN KOONTZ	\$650.00	RENTAL EXPS
BROADCAST MUSIC INCORPORATED	\$538.85	MAC OPERATING EXPENSE
BROOMERS INC	\$450.00	RE PARKING GARAGE EXPENSE
BROWN SUPPLY CO	\$3,278.97	EQUIPMENT/PARTS
BRYAN PREGON	\$390.00	PROFESSIONAL SVCS
BRYAN ROCK PRODUCTS INC	\$24,302.10	SUPPLIES
BT SUPPLIES WEST INC	\$41.57	MAC OPERATING EXPENSE
BUCK'S INC.	\$377.80	VEHICLE WASH
BURTON PLUMBING	\$2,408.48	PLUMBING NEW OR REPAIR
C & J INDUSTRIAL SUPPLY	\$532.00	JANITORIAL SERVICE
CALLAWAY	\$107.50	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$136.27	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	\$452,858.68	CONSTRUCTION
CAROLINA SOFTWARE INC	\$300.00	HARDWARE/SOFTWARE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$9,063.28	EQUIPMENT/PARTS
CARTTRAC LLC	\$3,550.00	DODGE OPERATING EXPENSE
CELLEBRITE USA INC	\$11,660.00	HARDWARE/SOFTWARE
CENGAGE LEARNING INC	\$1,069.14	BOOKS/PERIODICALS/SUB

CENTER POINT LARGE PRINT	\$113.90	BOOKS/PERIODICALS/SUB
CENTURYLINK	\$706.40	TELEPHONE
CFI TIRE SERVICE	\$7,774.00	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	\$7,410.00	TIRE DISPOSAL
CHEMSEARCH FE	\$1,958.00	SUPPLIES
CHILD SUPPORT SERVICES DIVISION	\$514.32	PAYROLL RELATED
CITY COUNCIL BLUFFS	\$3,352.79	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,841.94	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	\$8,309.28	PAYROLL RELATED
CITY TREASURER	\$1,958.74	DODGE OPERATING EXPENSE
CIVICPLUS	\$37.00	HARDWARE/SOFTWARE
CLAY'S PUMP & EQUIPMENT COMPANY	\$925.90	EQUIPMENT/PARTS
CLEAR TITLE & ABSTRACT LLC	\$195.00	PROFESSIONAL SVCS
COLLABORATIVE AGGREGATES LLC	\$4,585.00	STREET MAINTENANCE SUPLS
COLLECTION SERVICES CENTER	\$7,975.10	PAYROLL RELATED
COMPASS UTILITY LLC	\$519,708.99	CONSTRUCTION
COMPUTER CABLE CONNECTION	\$10,650.00	HARDWARE/SOFTWARE
CONCRETE HOLDINGS OMAHA, INC	\$10,292.00	STREET MAINTENANCE SUPLS
CONSOLIDATED ELECTRICAL DISTR, INC	\$4,643.35	SUPPLIES
CONTINENTAL ALARM & DETECTION CO	\$704.00	REPAIRS & MAINTENANCE
CORNHUSKER INTERNATIONAL TRUCKS	\$31,095.35	EQUIPMENT/PARTS
COUNCIL BLUFFS AIRPORT AUTHORITY	\$305,690.11	AIRPORT AUTH TAX
COUNCIL BLUFFS AREA CATHOLIC EDUCATIONS SYSTEMS IN	\$60.00	BOOKS/PERIODICALS/SUB
COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT	\$75.00	BOOKS/PERIODICALS/SUB
COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT	\$50.00	BOOKS/PERIODICALS/SUB
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$176,800.00	CONTRIBUTIONS
COUNCIL BLUFFS WATER WORKS	\$24,440.84	WATER
COUNCIL BLUFFS WINSUPPLY	\$1,070.28	SUPPLIES
COX BUSINESS	\$123.68	DODGE OPERATING EXPENSE
COX COMMUNICATION INC	\$18,875.01	PHONE/INTERNET SVC
COX COMMUNICATIONS1	\$3,671.72	MAC OPERATING EXPENSE
COX CONTRACTING	\$8,800.00	CONSTRUCTION
CUBIC CORPORATION AND SUBSIDIARIES	\$22,650.00	HARDWARE/SOFTWARE
CUMMINS SALES & SERVICE	\$32,902.28	EQUIPMENT/PARTS
D & K PRODUCTS	\$4,630.19	SUPPLIES
D & S WELDING POWDER COATING & BLASTING	\$2,400.00	PROFESSIONAL SVCS
DAILY NONPAREIL	\$1,616.14	ADVERTISEMENT
DALES TRASH SERVICE INC	\$4,080.00	RENTAL EXPS
DALTON PREGON	\$162.00	PROFESSIONAL SVCS
DANKO EMERGENCY EQUIPMENT CO	\$100.44	SUPPLIES
DATA POWER TECHNOLOGY LLC	\$412.00	REPAIRS & MAINTENANCE
DAVID C ANDERSEN	\$4,629.00	CONSTRUCTION
DAVID W WOODY	\$180.60	SUPPLIES
DAVIS EQUIPMENT CORPORATION	\$273.42	EQUIPMENT/PARTS
DELL MARKETING L P	\$2,308.22	HARDWARE/SOFTWARE
DESTINY VOYLES	\$26.00	REFUND
DEX MEDIA, INC.	\$87.00	ADVERTISEMENT
DOLL DISTRIBUTING LLC ACHI	\$1,819.05	DODGE OPERATING EXPENSE
DONALD D BLOCKER	\$791.00	REFUND
DONALD W MATHEWS	\$2,776.10	VEHICLE REPAIR
DOUGLAS COUNTY SHERIFF	\$55.00	TRAINING
DRAKE-WILLIAMS STEEL INC	\$3,750.00	REPAIRS & MAINTENANCE
DRIVER PLUMBING LTD.	\$730.00	REPAIRS & MAINTENANCE
DULTMEIER SALES LLC	\$105.60	SUPPLIES
DXP ENTERPRISES INC	\$322.42	EQUIPMENT/PARTS
EBSCO INDUSTRIES, INC.	\$7,562.00	SUBSCRIPTION
ECHO ELECTRIC SUPPLY	\$1,091.35	MAC OPERATING EXPENSE
ECHO GROUP	\$2,964.04	SUPPLIES
ECOLAB PEST ELIMINATION	\$402.00	MAC OPERATING EXPENSE
ECOSOLUTIONS INC	\$381.20	SUPPLIES
EDWARD JAMES BREWSTER JR	\$210.00	PROFESSIONAL SVCS
EDWARDS CHEVROLET-CADILLAC INC	\$2,221.69	EQUIPMENT/PARTS
EFTPS	\$569,586.71	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	\$40,195.75	CONSULTANT
ELANA GRACE ZALAR	\$162.00	PROFESSIONAL SVCS
ELAVON INC	\$6,465.78	FEES
ELECTRIC PUMP	\$824.68	EQUIPMENT/PARTS
EMPLOYERS MUTUAL CASUALTY COMPANY	\$76,277.13	INSURANCE
EMSPACE INC	\$585.00	CONSULTANT
ENGINEERING TECHNOLOGIES INC	\$3,721.27	CONSULTANT

ENTERPRISE FM TRUST	\$699.88	RENTAL EXPS
ERRIN GUNDERSON	\$3,668.20	MOWING/GROUNDS MAINT
ESO SOLUTIONS INC	\$11,436.51	HARDWARE/SOFTWARE
EXELA ENTERPRISE SOLUTIONS INC	\$125.53	MAC OPERATING EXPENSE
FACTORY MOTOR PARTS	\$2,139.86	EQUIPMENT/PARTS
FASTENAL COMPANY	\$46.19	SUPPLIES
FELD FIRE	\$613.70	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$12,213.67	PROFESSIONAL SVCS
FIRESRING PRINT INC	\$39.80	PRINTING/BINDING
FIRST NATIONAL BANK PCARDS ACH	\$2,564.87	DODGE OPERATING EXPENSE
FLEET US LLC	\$1,296.00	SUPPLIES
FOX HOLDINGS, INC.	\$1,485.00	REPAIRS & MAINTENANCE
FRANK A MCCRARY	\$45.00	CONSULTANT
FROST CONTROL SYSTEMS INC	\$18,090.00	STREET MAINTENANCE SUPLS
GALLS PARENT HOLDING, LLC	\$1,690.75	EQUIPMENT/PARTS
GARAGE DOOR SERVICES	\$170.00	REPAIRS & MAINTENANCE
GENERAL FIRE & SAFETY EQUIPMENT COMPANY OF	\$153.00	EQUIPMENT/PARTS
GENERAL TRAFFIC CONTROLS INC	\$8,689.40	CONTRACT AGREEMENT
GENIE SERVICES LLC	\$235.00	PEST CONTROL
GIBBS RENTAL & SALES	\$241.90	RENTAL EXPS
GM DODGE CHARITABLE TRUST	\$554.30	DODGE TRUST REIMBURSEMENT
GRAINGER INC	\$1,744.95	MAC OPERATING EXPENSE
GREAT AMERICA FINANCIAL SERV	\$147.79	DODGE OPERATING EXPENSE
GREAT PLAINS UNIFORMS	\$58,015.00	UNIFORMS
GREATAMERICA FINANCIAL SERVICES CORP	\$287.83	LEASE
GRP & ASSOCIATES	\$86.00	SUPPLIES
HARRAHS OPERATING COMPANY	\$157.68	MAC OPERATING EXPENSE
HAWKINS CONSTRUCTION COMPANY	\$1,746,922.88	CONSTRUCTION
HDR ENGINEERING INC	\$4,427.08	PROFESSIONAL SVCS
HEARTLAND CO-OP	\$624.00	FUEL
HEARTLAND DOCUMENT SERVICES INC.	\$1,289.00	JANITORIAL SERVICE
HEARTLAND TIRES & TREADS INC	\$6,171.21	TIRE REPLACEMENT/REPAIR
HGM ASSOCIATES INC	\$194,671.40	CONSULTANT
HOLT WOODWORKING INC	\$655.46	REPAIRS & MAINTENANCE
HUBER CHEVROLET CO INC	\$969.28	EQUIPMENT/PARTS
HUFFMAN ENGINEERING INC	\$37,772.95	CONSTRUCTION
HYDRO OPTIMIZATION AND AUTOMATION SOLUTIONS INC	\$4,468.00	PROFESSIONAL SVCS
HYDRONIC ENERGY INC	\$459.90	MAC OPERATING EXPENSE
I-80 LIQUOR & TOBACCO	\$751.96	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$13,736.48	PAYROLL RELATED
IMPACT7G INC	\$8,928.72	PROFESSIONAL SVCS
INDUSTRIAL SALES COMPANY INC	\$289.15	SUPPLIES
INFOSAFE SHREDDING LLC	\$100.00	PROFESSIONAL SVCS
INLAND TRUCK PARTS COMPANY INC	\$622.23	EQUIPMENT/PARTS
IOWA DEPARTMENT OF HUMAN SERVICES	\$1,236.28	AMBULANCE BILLING FEE
IOWA DEPARTMENT OF NATURAL RESOURCE	\$95.00	FEES
IOWA DEPARTMENT OF REVENUE	\$661.83	PAYROLL RELATED
IOWA DEPT OF REVENUE	\$127,786.00	PAYROLL RELATED
IOWA DEPT OF REVENUE	\$549.00	MAC OPERATING EXPENSE
IOWA LAW ENFORCEMENT ACADEMY	\$13,975.00	TRAINING
IOWA POETRY ASSOCIATION	\$9.00	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	\$57,641.44	SOLID WASTE DISPOSAL
IOWA WORKFORCE DEVELOPMENT	\$1,770.76	UNEMPLOYEMENT
IP PATHWAYS LLC	\$15,341.00	HARDWARE/SOFTWARE
IPERS	\$205,262.90	PAYROLL RELATED
J&M GOLF	\$506.83	DODGE OPERATING EXPENSE
JEFFREY T KOUBA	\$140.50	PROFESSIONAL SVCS
JEO CONSULTING GROUP INC	\$4,948.75	CONSULTANT
JEREMY RYAN SMITH	\$82.50	PROFESSIONAL SVCS
JERRY KENNEDY	\$600.00	RENTAL EXPS
JOHN KEISTER & ASSOCIATES LLC	\$6,100.00	PROFESSIONAL SVCS
JOHN KUEBLER	\$300.00	REIMB EMPLOYEE EXPENSE
JOHN VIOLA	\$613.00	REFUND
JOHNSON CONTROLS FIRE PROTECTION	\$692.83	MAC OPERATING EXPENSE
JOHNSON CONTROLS INC.	\$1,125.00	EQUIPMENT/PARTS
JONES AUTOMOTIVE	\$5,195.76	EQUIPMENT/PARTS
JONES BOYS LLC	\$8,699.00	REPAIRS & MAINTENANCE
JOSHUA BOGARDUS PLUMBING INC	\$14,000.00	PLUMBING NEW OR REPAIR
JOY L CUSHING	\$2,359.02	PAYROLL RELATED
KARL CHEVROLET, INC.	\$44,511.20	VEHICLES

KATELYN PHILLIPS	\$30.00	REIMB EMPLOYEE EXPENSE
KELSEY BOCKEN	\$55.83	REIMB EMPLOYEE EXPENSE
KELTEK, INCORPORATED	\$10,052.44	EQUIPMENT/PARTS
KIRVIDA FIRE INC	\$3,895.00	PROFESSIONAL SVCS
KMC PROPERTIES	\$575.00	RENTAL EXPS
KONECRANES, INC.	\$525.00	PROFESSIONAL SVCS
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
LANDSCAPES GOLF MANAGEMENT LLC	\$6,809.60	DODGE OPERATING EXPENSE
LANOHA NURSERY	\$2,250.00	RE PARKING GARAGE EXPENSE
LAWSON PRODUCTS INC	\$2,978.50	SUPPLIES
LEWIS CENTRAL COMMUNITY SCHOOL DISTRICT	\$65.00	CONTRACT AGREEMENT
LIFE ASSIST INC	\$263.40	MEDICAL SUPPLIES
LINCOLN NATIONAL LIFE INS CO	\$40.07	DODGE OPERATING EXPENSE
LINK MEDIA GEORGIA LLC	\$2,300.00	MAC OPERATING EXPENSE
LOCKTON CO, LLC -KC SERIES	\$3,610.00	DODGE OPERATING EXPENSE
LOGAN CONTRACTORS SUPPLY INC	\$966.37	SUPPLIES
LORETTA GOESCHEL	\$76.48	REIMB EMPLOYEE EXPENSE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,860.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,450.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,250.00	PAYROLL RELATED
LYMAN RICHEY CORPORATION	\$58,417.42	STREET MAINTENANCE SUPPLS
M & R WELDING	\$717.00	WELDING SUPPLIES/SERVICE
MACONN ENTERPRISES LLC	\$9,211.80	MOWING/GROUNDS MAINT
MACQUEEN EQUIPMENT, INC.	\$4,200.84	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	\$8,747.21	COPY/PRINTER MAINTANCE
MARK A WARNEKE	\$850.00	REPAIRS & MAINTENANCE
MARK J RATER	\$7,500.00	LEGAL CLAIM
MARLYS LIEN	\$17.25	REIMB EMPLOYEE EXPENSE
MARTIN RESOURCE MANAGEMENT	\$111.00	SUPPLIES
MATHESON TRI GAS INC	\$203.67	MAC OPERATING EXPENSE
MATHESON TRI GAS INC.	\$1,945.30	SUPPLIES
MATTHEW M KRZYCKI	\$149.00	REIMB EMPLOYEE EXPENSE
MATTHEW PECKHAM	\$14,590.00	CONSTRUCTION
MAX I WALKER UNIFORM & APPAREL	\$940.09	UNIFORMS
MCGINNIS CONSTRUCTION INC	\$7,942.20	CONSTRUCTION
MCMULLEN FORD INC	\$439.36	EQUIPMENT/PARTS
MECHANICAL INC	\$800.00	MAC OPERATING EXPENSE
MECHANICAL SALES INC.	\$100.95	SUPPLIES
MELLEN & ASSOCIATES INC	\$4,152.00	EQUIPMENT/PARTS
MENARD INC.	\$883.88	SUPPLIES
MERITAIN HEALTH	\$1,162.58	REFUND
METAL DOOR & HARDWARE	\$97.00	SUPPLIES
METOLIUS LLC	\$670.00	DODGE OPERATING EXPENSE
MFPRSI	\$472,605.19	PAYROLL RELATED
MICHAEL O'BRADOVICH	\$2,400.00	PROFESSIONAL SVCS
MICHAEL TODD AND COMPANY INC	\$2,499.40	EQUIPMENT/PARTS
MID AMERICAN ENERGY	\$1,263.44	RE PARKING GARAGE EXPENSE
MID IOWA REFRIGERATION INC	\$566.05	EQUIPMENT/PARTS
MID STATES BANK	\$51.26	MAC OPERATING EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	\$407.00	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	\$136,651.60	ELECTRICITY
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MIDSTATES BANK, NA	\$316.80	BANK SERVICES
MIDWEST MEDICAL & SAFETY INC	\$32.30	MEDICAL SUPPLIES
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$300.00	PROFESSIONAL SVCS
MIDWEST TAPE, LLC	\$5,486.29	DVD/AUDIO/CD
MIDWEST TITLE INC	\$300.00	PROPERTY ACQUISITION
MIDWEST TURF & IRRIGATION	\$4,045.11	EQUIPMENT/PARTS
MILLS COUNTY SHERIFF'S DEPARTMENT	\$6,502.80	GRANT REIMBURSEMENT
MIOVISION TECHNOLOGIES INCORPORATED	\$470.82	EQUIPMENT/PARTS
MMC MECHANICAL CONTRACTORS, INC.	\$19,072.00	SERVICE LABOR
MOBOTREX INC	\$200.00	STREET MAINTENANCE SUPPLS
MONROE TRUCK EQUIPMENT, INC.	\$828.13	EQUIPMENT/PARTS
MOTOROLA SOLUTIONS INC	\$6,508.80	EQUIPMENT/PARTS
MS2 LLC	\$610.50	RIGHT OF WAY EASEMENTS
MUTUAL OF OMAHA	\$656.65	REFUND
MUTUAL OF OMAHA	\$32.95	DODGE OPERATING EXPENSE
MYRON WILDER	\$270.00	PROFESSIONAL SVCS
NALCO COMPANY	\$643.90	MAC OPERATING EXPENSE

NAPA AUTO PARTS	\$2,730.18	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	\$439.96	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$81,644.74	PAYROLL RELATED
NEBRASKA AIR FILTER INC	\$4,092.90	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	PAYROLL RELATED
NEBRASKA GOLF & TURF	\$414.22	DODGE OPERATING EXPENSE
NEBRASKA IOWA SUPPLY CO INC	\$3,384.00	FUEL
NEW VISIONS HOMELESS SERVICES	\$7,942.22	GRANT REIMBURSEMENT
NEWSBANK INC	\$2,034.00	HARDWARE/SOFTWARE
NMC INC.	\$1,817.00	EQUIPMENT/PARTS
NODDLE SERVICES LLC	\$60.19	RE PARKING GARAGE EXPENSE
O KEEFE ELEVATOR CO INC	\$184.04	RE PARKING GARAGE EXPENSE
OCLC INC	\$1,255.86	SUBSCRIPTION
ODEYS INC	\$12,556.60	EQUIPMENT/PARTS
OMAHA COUNCIL BLUFFS PLUMBING INC	\$12,500.00	CONSTRUCTION
OMAHA DOOR & WINDOW CO INC	\$2,264.38	REPAIRS & MAINTENANCE
OMAHA DOOR & WINDOW INC	\$281.82	MAC OPERATING EXPENSE
OMAHA TRUCK CENTER COMPANY INC.	\$544.12	EQUIPMENT/PARTS
OMNI ENGINEERING	\$93,838.71	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$174.30	CONSULTANT
O'REILLY AUTOMOTIVE INC	\$97.09	EQUIPMENT/PARTS
OVERDRIVE INC	\$6,971.86	BOOKS/PERIODICALS/SUB
PARAMOUNT LINEN	\$92.56	MAC OPERATING EXPENSE
PARAMOUNT LINEN & UNIFORMS	\$363.40	DODGE OPERATING EXPENSE
PASSPORT LABS INC	\$1,073.50	PARKING FEES
PAULA BUSCHER	\$510.00	PROPERTY ACQUISITION
PAYROLL	\$43,737.89	MAC OPERATING EXPENSE
PENGUIN RANDOM HOUSE LLC	\$7,500.00	PROFESSIONAL SVCS
PEPSI BEVERAGES CO	\$228.11	DODGE OPERATING EXPENSE
PIPPA G LAWSON	\$350.00	CONTRACT AGREEMENT
PITNEY BOWES GLOBAL FINANCIAL LLC	\$1,579.47	POSTAGE & PRINTING
PITNEY BOWES INC.	\$3,182.17	POSTAGE & PRINTING
POTTAWATTAMIE COUNTY SHERIFF	\$10,540.00	INMATE COST
POTTAWATTAMIE COUNTY TREASURER	\$435.00	FEES
POTTERS INDUSTRIES LLC	\$2,944.00	STREET MAINTENANCE SUPLS
PREMIER GLAZER'S BEVS ACH!	\$1,076.40	DODGE OPERATING EXPENSE
PROMOTION, INC.	\$588.00	SUBSCRIPTION
RASMUSSEN MECHANICAL SERVICES INC	\$754.51	EQUIPMENT/PARTS
RECORDED BOOKS LLC	\$449.81	DVD/AUDIO/CD
RELIANCE STANDARD LIFE INSURANCE CO	\$41,088.54	PAYROLL RELATED
RELIANT FIRE APPARATUS INC	\$771.25	EQUIPMENT/PARTS
RICOH USA INC	\$61.78	LEASE
RK BELT & SONS INC	\$3,396.00	EQUIPMENT/PARTS
ROCHESTER ARMORED CAR CO INC	\$212.93	MAC OPERATING EXPENSE
ROLLIN GREEN GRADING AND SOD INC	\$4,344.20	MOWING/GROUNDS MAINT
ROSANNA M THURMAN	\$1,660.00	CONSULTANT
ROSE EQUIPMENT, LLC	\$120.37	EQUIPMENT/PARTS
RSM US LLP	\$11,000.00	AUDIT
RTG BUILDING SERVICES INC	\$22,468.66	JANITORIAL SERVICE
SAFETY KLEEN SYSTEMS, INC	\$150.00	SERVICE LABOR
SANDRY FIRE SUPPLY LLC	\$1,864.08	SUPPLIES
SAPP BROTHERS INC	\$281.50	FUEL
SAVANT CORPORATION	\$589.00	EQUIPMENT/PARTS
SCHINDLER ELEVATOR CORP	\$10,410.21	MAC OPERATING EXPENSE
SCHINDLER ELEVATOR CORPORATION	\$1,050.00	REPAIRS & MAINTENANCE
SCOTT L WHITE	\$500.00	PROFESSIONAL SVCS
SECURITY EQUIPMENT INCORPORATED	\$6,073.60	ALARM SECURITY
SHERWIN WILLIAMS	\$25.39	SUPPLIES
SINGLETON EQUIPMENT LLC	\$3,975.00	EQUIPMENT/PARTS
SIRSI CORPORATION	\$1,080.00	HARDWARE/SOFTWARE
SNYDER & ASSOCIATES INC	\$71,289.91	CONSULTANT
SOIL DYNAMICS COMPOSTING FARM INC	\$175.50	PROFESSIONAL SVCS
SOLARWINDS INC	\$1,742.00	HARDWARE/SOFTWARE
SOUTHWEST IOWA PLANNING COUNCIL	\$48,250.34	TRANSIT SERVICES
SPRINT SOLUTIONS INC	\$59.20	CELL PHONE
ST JOSEPH CATHOLIC CEMETERY ASSOC	\$50.00	CONSULTANT
STANARD & ASSOCIATES INC	\$645.00	SUPPLIES
STEPP MANUFACTURING CO INC	\$479.68	EQUIPMENT/PARTS
STERN OIL CO INC	\$223.69	SUPPLIES
STUDIO 15 COMMERCIAL INTERIORS INC	\$121,028.26	PROFESSIONAL SVCS

STYKER SALES CORPORATION	\$7,521.72	EQUIPMENT/PARTS
SUNBELT RENTALS INC	\$2,475.16	EQUIPMENT/PARTS
SUSPENSION SHOP INC	\$944.00	EQUIPMENT/PARTS
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS
SYSCO - LINCOLN	\$2,313.40	DODGE OPERATING EXPENSE
SYSCO CORPORATION	\$196.73	MAC OPERATING EXPENSE
SYSCO LINCOLN	\$276.28	MAC OPERATING EXPENSE
SYS-KOOL LLC	\$1,260.93	MAC OPERATING EXPENSE
TAMI HUTTMANN	\$100.00	REFUND
TAYLOR PLASTICS LLC	\$95.00	REPAIRS & MAINTENANCE
TECH INC	\$61.66	SUPPLIES
TED'S MOWER SALES & SERVICE INC	\$213.24	EQUIPMENT/PARTS
THE DAVEY TREE EXPERT COMPANY	\$600.00	TREE WORK
THE GRASS WAGON LLC	\$460.00	RENTAL EXPS
THE RETROFIT COMPANIES INC	\$3,633.00	SERVICE LABOR
THE SCOTTS MIRACLE-GRO COMPANY	\$4,925.78	SERVICE LABOR
THE WALMAN OPTICAL COMPANY	\$112.00	SAFETY EQUIP & MAINTENANCE
THERESA DEWITT	\$31.05	REIMB EMPLOYEE EXPENSE
TNEMEC COMPANY INC	\$743.35	SUPPLIES
TOYNE INC	\$1,824.01	EQUIPMENT/PARTS
TRAFFIC CONTROL CORP	\$16,500.00	EQUIPMENT/PARTS
TRANE U.S. INC	\$2,365.64	REPAIRS & MAINTENANCE
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$99,418.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	\$12,181.00	SALES TAX
TRI-TECH FORENSICS INC	\$211.79	SUPPLIES
TRONEX INTERNATIONAL INC	\$194.21	MAC OPERATING EXPENSE
TRU PRO CONSTRUCTION INC	\$11,880.00	CONSTRUCTION
TVH PARTS CO	\$89.12	SUPPLIES
TWO RIVERS INSURANCE COMPANY, INC.	\$909,170.62	EMPLOYEE INSURANCE
TYLER WALSH	\$500.00	PROFESSIONAL SVCS
U.S. VENTURE, INC.	\$337.37	EQUIPMENT/PARTS
UMR	\$829.44	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$989.40	PROFESSIONAL SVCS
UNDERWRITERS LABORATORIES INC	\$2,577.75	PROFESSIONAL SVCS
UNION BANK & TRUST/OMNIFY	\$5.50	DODGE OPERATING EXPENSE
UNITED HEALTHCARE	\$362.10	REFUND
UNITED PARCEL SERVICE	\$38.12	FREIGHT/POSTAGE
US BANK	\$98,646.10	CREDIT CARD PURCHASES
VANGUARD ID SYSTEMS CORPORATION	\$1,817.35	SUPPLIES
VEENSTRA & KIMM INC	\$1,077.46	PROFESSIONAL SVCS
VERIZON WIRELESS SERVICES LLC	\$8,894.24	CELL PHONE
VERMEER SALES & SERVICE INC	\$511.91	EQUIPMENT/PARTS
VOGEL TRAFFIC SERVICES INC	\$44.23	EQUIPMENT/PARTS
VOICE & DATA SYSTEMS INC	\$228.00	TELEPHONE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$8,090.00	PAYROLL RELATED
W.W. GRAINGER, INC.	\$1,019.15	EQUIPMENT/PARTS
WALDSTEIN HVAC LLC	\$14,235.00	EQUIPMENT/PARTS
WANITA E PRINTY-ZIKA	\$75.00	CONSULTANT
WASTE CONNECTIONS OF IOWA	\$305,456.87	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	\$222.50	DODGE OPERATING EXPENSE
WATER ENGINEERING INC	\$254.57	MOWING/GROUNDS MAINT
WESTERN ENGINEERING COMPANY INC	\$2,461.88	CONSTRUCTION
WESTLAKE HARDWARE INC	\$42.54	SUPPLIES
WINDSTREAM CORPORATION	\$2,500.00	TELEPHONE
WOODHOUSE FORD CHRYLSEY INC	\$797.56	EQUIPMENT/PARTS
YAMAHA MOTOR FINANCE ACH!	\$652.24	DODGE OPERATING EXPENSE
YANT EQUIPMENT	\$220.00	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	\$540.00	DUES/MEMBERSHIP
ZECHARIAH JAMES BLACKBURN	\$250.00	PROFESSIONAL SVCS
ZIMCO SUPPLY CO	\$1,521.00	DODGE OPERATING EXPENSE
ZIMCO SUPPLY COMPANY	\$1,072.50	SUPPLIES
TOTAL	\$9,001,300.47	

Council Communication

Department: Mayor
Case/Project No.:
Submitted by: Matt Walsh

Mayor's Appointment
ITEM 3.N.

Council Action: 1/11/2021

Description

Council Bluffs Airport Authority

Background/Discussion

With City Council concurrence, I would like to make the following appointment/reappointments:

Council Bluffs Airport Authority

Edwin Holtz
1520 Chestnut Dr.
Council Bluffs, Iowa 51503

Recommendation

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

CITY CLAIM NO. 20-PD-2088

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Ryan Kurer DAY PHONE: ---
ADDRESS: _____ DOB: _____

DATE & TIME OF LOSS/ACCIDENT: November 18th, 2020 around noon
LOCATION OF LOSS/ACCIDENT: Council Bluffs Iowa police department / Interstate
DESCRIPTION OF LOSS/ACCIDENT: Tool Box was being shipped by carrier that was pulled over and searched. Tool Box was locked. During search the police pryed lock out of tool box, severely bending & damaging tool box frame. (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ \$3,100

WITNESS(ES) (Name(s), Address(es), Phone No(s)): Adam Watson
5811 West Park Hill Ave. Milwaukee, WI 53213
(414) 334-4799

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

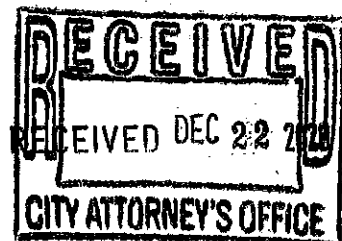
OTHER RELEVANT INFORMATION: Top frame and top drawer of tool box is bent, scratched and deformed, lock is broken & missing. Tool Box is stuck locked. Snap-on Distributor says it is not repairable and gave quote for replacement. Pictures and invoice attached.
LIST INSURANCE PROVIDER AND COVERAGE: _____

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)

12/19/2020
DATE

Ryan Kurer
CLAIMANT'S SIGNATURE



PM:9:22

23 DEC 20

CLERK

IN THE IOWA DISTRICT COURT FOR POTTAWATTAMIE COUNTY

McGINNIS CONSTRUCTION, INC., an
Iowa corporation,

Plaintiff,

vs.

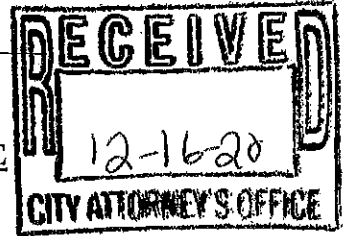
CITY OF COUNCIL BLUFFS, IOWA,

an Iowa municipal corporation,

Defendant.

Case No. LACV 121188

ORIGINAL NOTICE



CLERK RCVD

16 DEC'20

AM 11:42

You are notified that a petition has been filed in the office of the clerk of this court naming you as the defendant(s) in this action. A copy of the petition (and any documents filed with it) is attached to this notice. The name and address of the attorney for the plaintiff(s) is Patrick T. Vint, 10250 Regency Circle, Suite 525, Omaha, NE 68114. The attorney's phone number is 402-898-7400; Facsimile number: 402-898-7401.

You are further notified that the above case has been filed in a county that utilizes electronic filing. Unless, within 20 days after service of this original notice upon you, you serve, and within a reasonable time thereafter file a motion or answer, in the Iowa District Court for Pottawattamie County, at the courthouse in Council Bluffs, Iowa, judgment by default will be rendered against you for the relief demanded in the petition. Please see Iowa Court Rules Chapter 16 for information on electronic filing and Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings.

If you require the assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at (712) 328-5883. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942)

Important: You are advised to seek legal advice at once to protect your interests.

STATE OF IOWA JUDICIARY

Case No. LACV121188

County Pottawattamie

Case Title MCGINNIS CONSTRUCTION V CITY OF COUNCIL BLUFFS, IA

THIS CASE HAS BEEN FILED IN A COUNTY THAT USES ELECTRONIC FILING.

Therefore, unless the attached Petition and Original Notice contains a hearing date for your appearance, or unless you obtain an exemption from the court, you must file your Appearance and Answer electronically.

You must register through the Iowa Judicial Branch website at <http://www.iowacourts.state.ia.us/Efile> and obtain a log in and password for the purposes of filing and viewing documents on your case and of receiving service and notices from the court.

FOR GENERAL RULES AND INFORMATION ON ELECTRONIC FILING, REFER TO THE IOWA COURT RULES CHAPTER 16 PERTAINING TO THE USE OF THE ELECTRONIC DOCUMENT MANAGEMENT SYSTEM:

<http://www.iowacourts.state.ia.us/Efile>

FOR COURT RULES ON PROTECTION OF PERSONAL PRIVACY IN COURT FILINGS, REFER TO DIVISION VI OF IOWA COURT RULES CHAPTER 16: <http://www.iowacourts.state.ia.us/Efile>

Scheduled Hearing:

If you require the assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at (712) 328-5883 . (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.)

Date Issued 12/08/2020 02:05:55 PM



District Clerk of Pottawattamie

/s/ Julie Walling

County

IN THE IOWA DISTRICT COURT FOR POTTAWATTAMIE COUNTY

McGINNIS CONSTRUCTION, INC., an
Iowa corporation,

Plaintiff,

vs.

CITY OF COUNCIL BLUFFS, IOWA,
an Iowa municipal corporation,

Defendant.

Case No. LACV 121188

PETITION AT LAW

COMES NOW the Plaintiff, McGinnis Construction, Inc., by and through the undersigned counsel, and for its Petition at Law, states as follows:

PARTIES, JURISDICTION AND VENUE

1. Plaintiff McGinnis Construction, Inc. (hereafter "McGinnis") is an Iowa corporation with a principal place of business in Council Bluffs, Pottawattamie County, Iowa.
2. Defendant City of Council Bluffs, Iowa (hereafter "Council Bluffs") is a municipal corporation located in Pottawattamie County, Iowa.
3. Subject matter jurisdiction is proper, as the amount in controversy exceeds the Iowa small claims court jurisdictional limit.
4. Venue is proper pursuant to Iowa Code §§ 616.7 and, to the extent applicable, 616.16, as the action is brought in the county where the contract at issue was to be performed, the location of the municipality, and at the place where court is held nearest to where the subject of the action originated.

FACTS

5. The Mid-America Center (hereafter "MAC") is an arena and convention center located in Council Bluffs. The MAC includes an arena which hosts concerts and sporting events, as well as a convention center with 64,000 square feet of meeting space.

6. On or about February 25, 2020, Council Bluffs issued a "Project Announcement" for the renovation of existing restrooms in the Mid America Center (hereafter "the Project"). *See* Exhibit 1, attached hereto and incorporated herewith.

7. Pursuant to the Project Announcement, work would be expected to be complete by June 25, with liquidated damages of \$500 per day potentially assessed for delayed completion. *See* Exhibit 1.

8. At that time, Council Bluffs also produced project specifications for review by potential bidders.

9. Pursuant to the project specifications, the MAC site would be generally available for construction during its normal business hours, though excessively noisy operations would need to be undertaken during pre-arranged times to provide minimal disruption to the MAC's business operations. No work would be allowed on Sundays or holidays without the permission of the project architect.

10. McGinnis filed a bid on the Project, based on the Project Announcement and specifications provided.

11. On March 10, 2020, bids were received by the Office of the City Clerk of Council Bluffs and reviewed.

12. McGinnis submitted the low bid of \$225,000, reduced to \$203,000.00 after choice of alternate items by the City of Council Bluffs. *See* Exhibit 2, attached hereto and incorporated herewith.

13. On March 23, 2020, the City Council of Council Bluffs passed Resolution No. 20-84, authorizing the Mayor and City Clerk to execute an agreement with McGinnis for the Project. *See* Exhibit 2.

14. On April 8, 2020, Council Bluffs and McGinnis entered into a contract for McGinnis to perform the Project. *See* Exhibit 3, attached hereto and incorporated herewith.

15. Council Bluffs did not hold a preconstruction meeting until April 21, 2020. *See* Exhibit 4, attached hereto and incorporated herewith.

16. At that meeting, Council Bluffs informed McGinnis that, contrary to the specifications provided, the MAC would only be available for construction from 7 a.m. to 3 p.m. Sunday through Thursday. *See* Exhibit 4.

17. When McGinnis objected to the change in hours, the hours available for construction was amended to 8 a.m. to 4 p.m. Monday through Friday. However, McGinnis would not have access to the Project during all of the MAC's normal business hours, as originally specified in the project bid documents.

18. McGinnis completed work on the Project on August 14.

19. The MAC had no events or conventions canceled or affected by the delay in completion, as most or all events were canceled due to the Covid-19 pandemic.

20. On September 16, 2020, Council Bluffs notified McGinnis it was issuing a deductive change order for \$23,000 in claimed liquidated damages.

21. Council Bluffs also amended the final pay application to McGinnis, reducing the contract amount by \$23,000. *See Exhibit 5*; attached hereto and incorporated herewith.

22. McGinnis did not agree to the deductive change order.

23. The final pay application, as amended, reflects a total contract price of \$180,224.25. *See Exhibit 5*.

24. To date, Council Bluffs has paid McGinnis \$145,540.00 for contractual work performed on the Project.

25. McGinnis has fully performed its contractual scope of work on the Project.

26. Council Bluffs has breached its contract with McGinnis, including but not limited to the following particulars:

- a. Failing to promptly pay amounts due to McGinnis under the contract;
- b. Failing to obtain McGinnis' approval on a proposed deductive change order;
- c. Wrongfully assessing liquidated damages as a penalty unrelated to actual damages incurred due to delay;
- d. Wrongfully assessing liquidated damages caused by delays unrelated to McGinnis' performance of its scope of work.

27. As a result of Council Bluffs' breach of contract, McGinnis has suffered damages, in an amount to be proven at trial.

WHEREFORE Plaintiff McGinnis Construction, Inc. respectfully requests the Court enter judgment in its favor, and against the City of Council Bluffs, for the damages incurred as a result of the City of Council Bluffs' breach of contract, interest, costs, and fees associated with this matter, and all other relief which this Court deems necessary and proper.

Dated this 8th day of December 2020.

**MCGINNIS CONSTRUCTION,
INC., Plaintiff**

By: /s/ Patrick T. Vint
Patrick T. Vint, No. AT0008811
WOODS | AITKEN LLP
10250 Regency Circle, Suite 525
Omaha, NE 68114
Telephone: 402-898-7400
Facsimile: 402-898-7401
pvint@woodsaitken.com

PROJECT ANNOUNCEMENT

Date: February 25, 2020

HGM Project #: 150020

Owner Project #: BM-20-02

Project: MAC Restroom Renovation

Owner: City of Council Bluffs, Iowa
Phone: (712) 328-4641

Project Estimate: \$163,000

Tuesday, March 10, 2020 @ 10:00 a.m.

Bid Date, Time, Location: at City Clerk's Office, 209 Pearl Street, Council Bluffs, Iowa

Bids To: *Be opened publicly*

Pre-bid Walk Through: Tuesday, March 3, 2020 at 10:00 a.m. at the project site

Project Description: The Work includes but is not limited to the renovation of existing restrooms in the Mid America Center. The facility will remain operational during the entire period of construction; the General Contractor shall coordinate phasing of the work with the Owner as outlined in the specifications. Materials include casework and interior finishes. Mechanical, plumbing and electrical systems are included in the work. Fire sprinkler system modifications are not included. No new sprinklers or sprinkler relocations are included. Toilet accessories and partitions are included in the work.

Completion Date: Thursday, June 25, 2020

Liquidated Damages: \$500

Bid Bond Required: Yes, 10%

Performance Bond Required: Yes, 100%

Plan Deposit: \$50 Refundable and there is a limit of 1 set per planholder. Additional sets may be purchased.

Mailing/UPS Charge: Determined by A&D

Plans Available From: A&D Technical Supply Company Inc., 4320 South 89th Street, Omaha, Nebraska
Phone 402-592-4950 www.adtechplans.com

Plans Viewed At: Omaha Builders Exchange
4159 S. 94 St.
Omaha, NE 68127
Phone (402) 991-6906
Fax (402) 884-7055

Fremont Plan Room
605 North Broad Street
Fremont, NE 68025
Phone (402) 721-2641
Fax (402) 721-9359

Sioux City Construction League Plan Room
3900 Stadium Drive
Sioux City, IA 51106
Phone (712) 255-9730
Fax (712) 255-3915

Sioux Falls Builders Exchange
1418 "C" Avenue
Sioux Falls, SD 57104
Phone (605) 357-8687
Fax (605) 357-8655

Lincoln Builders
5910 S. 58, Suite C
Lincoln, NE 68516
Phone (402) 421-8332
Fax (402) 421-8334

Master Builders
221 Park Street, P.O. Box 695
Des Moines, IA 50306
Phone (515) 657-4400
Fax (515) 288-8718

Arch./Civil/Structural/ Dana Blaschko, NCARB, LEED AP BD+C, NCIDQ -- HGM Associates Inc.

Eng./Surveying: Phone: (712) 323-0530; Fax: (712) 323-0779; dblaschko@hgmonline.com

Electrical / Ryan E. Richard, P.E. -- Farris Engineering, 12700 West Dodge Road, Omaha, NE 68154

Mechanical Eng.: Phone: (402) 330-5900; rrichard@farris-usa.com

EXHIBIT 1

RESOLUTION NO. 20-84

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
MCGINNIS CONSTRUCTION INC. FOR THE
MID-AMERICA CENTER RESTROOM RENOVATION PROJECT
PROJECT #BM20-02**

WHEREAS, the plans, specifications, and form of contract are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the Mid-America Center Restroom Renovation Project; and

WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on February 24, 2020 and the plans, specifications, form of contract, and cost estimate were approved; and

WHEREAS, McGinnis Construction Inc. has submitted a low bid in the amount of \$203,000.00 for the base bid and alternate No. 3 of the contract.

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

That the bid of McGinnis Construction Inc. in the amount of \$203,000.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

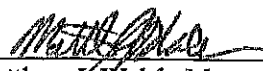
That the City Council does hereby award the contract in connection with the Mid-America Center Restroom Renovation Project; and

BE IT FURTHER RESOLVED

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

**ADOPTED
AND
APPROVED**

March 23, 2020


Matthew J. Walsh, Mayor

ATTEST:



Jodi Quakenbush, City Clerk

EXHIBIT 2

Council Communication

Department: Public Works Admin
 Case/Project No.: BM20-02
 Submitted by: Pat Miller, Public Works
 Operations Director

Resolution 20-84
 ITEM 5.B.

Council Action: 3/23/2020

Description

Resolution accepting the bid of McGinnis Construction Inc. the amount of \$203,000.00 for the Mid-America Center Restroom Renovation Project. Project #BM20-02

Background/Discussion

On March 10, 2020, bids were received in the office of the city clerk as follows:

	Base Bid	Alternate No. 3	Total	Alternate No. 1	Alternate No. 2
McGinnis Construction, Council Bluffs, IA	\$225,000.00	(\$22,000.00)	\$203,000.00	\$19,872.00	\$9,185.00
Pinnacle Construction, Glenwood, IA	\$238,990.00	(\$14,950.00)	\$224,040.00	\$28,171.00	\$7,350.00
Connaci Construction, Omaha, NE	\$242,673.00	(\$770.00)	\$241,903.00	\$25,966.00	\$14,703.00
Olson Bros., Council Bluffs, IA	\$267,577.00	(\$18,000.00)	\$249,577.00	\$25,000.00	\$14,000.00
Engineer's Estimate (HGM)	\$167,840.00			19,000.00	\$3,295.00

Three alternate bids were requested for this project. Alternate No. 1 was a bid to provide, but not install, battery operated flushometers for all toilets and urinals in areas of work. Alternate No. 2 was a bid to convert Janitor 101B into Mother's Room 101B, which included demolition, paint, APC ceiling, carpet, furniture, sinks and lighting as well as electrical and plumbing. Alternate No. 3 was a bid to clean, remove 22 fins, and re-lamp the existing linear perimeter luminaries versus replacement of the fixtures.

All bids received exceeded the engineer's estimate. Several reasons for this include the current market, bidding climate, and construction workload in addition to higher than expected mechanical, plumbing, and electrical costs. Workload and demand for these trades is currently high and subcontractors are not available. Due to the high volume of construction work in this area, it will likely be more economical to proceed with this project now despite the increased cost.

Based on the bids received, it is recommended that Alternate No. 3 be accepted.

Thousands of people have attended events at the Mid-America Center since it opened its doors to the public in October of 2002. Due to the high volume of usage and wear over the years, the fixtures in these rooms now need to be replaced. This project will renovate the Exhibit Hall Pre-Function Restrooms, the Ballroom Pre-Function Restrooms and the Restrooms that serve Hallways H, I, and J.

The renovation will include removal and replacement of the dated metal toilet partitions with solid HDPE (high density polyethylene) partitions which will never rust or need painted. New solid surface countertops, sinks and hands-free faucets will be installed. The lighting will be upgraded. The rooms will have the wallpaper removed and the walls will be painted.

Renovating these areas will provide a greater overall customer experience and enhance the competitive advantage across this market. This project was included in the CIP and is identified as BM20-02. Architectural services provided by HGM totaled \$21,540.00. Funding is from the General Fund with additional funds available in Gaming to cover the costs in excess of the original budget of \$168,000.

The project is scheduled to be completed by June 25, 2020.

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 20-84	Resolution	3/18/2020

AGREEMENT

This AGREEMENT is made and entered this 8TH day of APRIL, 2020, by and between the City of Council Bluffs, Iowa, hereinafter called the Owner, and MCGILVER CONSTRUCTION, INC. hereinafter called the Contractor, with said Agreement to be effective when approved and executed by the Owner.

Whereas the Contractor on the 10TH day of MARCH 2020, did submit a proposal to the Owner on certain Plans and Specifications entitled *MidAmerica Center (MAC) Restroom Renovation Project, City of Council Bluffs, Iowa, City Project No. BM 20-02*, a copy of which Proposal is hereto attached and made a part hereof, the parties hereto do hereby, in consideration of the mutual covenants hereinafter contained, agree with each other as follows:

1. The Contract Documents include the Notice to Bidders, Instructions to Bidders, General Conditions, Supplemental Specifications, Special Provisions, Proposal, Agreement, Bonds, Standard Details, Construction Drawings, Addenda and Modifications are a part of this Contract the same as if each had been fully set out and attached hereto.
2. The Contractor agrees to furnish all labor, mechanics for labor, tools, materials, and equipment to complete the construction under this Contract in a good and workmanlike manner in accordance with the Plans and Specifications.
3. The Owner agrees to pay the Contractor in accordance with the provisions of said plans and specifications and the accepted proposal.
4. It is mutually agreed by each party hereto that all provisions of said plans and specifications shall be strictly complied with and conformed to the same as if rewritten herein, and that no substitutions or changes in said plans and specifications shall be made except upon written consent of the Owner, and such allowance shall in no manner be construed to release either party from any specified or implied obligation of said plans and specifications.
5. The Contractor shall complete the work under this Contract within the time allotted by the Notice to Bidders or by an approved extension thereof. If the Contractor shall fail to do so, then the Contractor agrees to pay the Owner as liquidated damages, and not as a penalty, the sum of \$500 for each and every calendar day that the Contractor is in default of substantial completion of the work under this Contract.

IN WITNESS WHEREOF, we, the contracting parties by our agents hereto affix our signatures.

Executed for Contractor:

By: Mel M. B.
PRESIDENT
(Title)

ATTEST: (Witness)

Melvin M. B.

4-8-20
Date Signed

Bonds and Insurance Approved By:

City Attorney: Richard B. Wade

Non Discrimination in Employment
Clause Compliance

Approved By: Human Relations Department

Executed by City:

By: Mayor: Matthew J. Walsh

ATTEST: (Witness)

Date Signed

City Clerk: Jodi Quakenbush



PRECONSTRUCTION MEETING MINUTES

PROJECT: City of Council Bluffs, Iowa
MAC Restroom Remodel

DATE: April 21, 2020
TIME: 10:00 a.m.

PROJECT #: 150020 / CB# BM-20-02

CONTRACTOR: McGinnis Construction

LOCATION: Project Site

COMPLETION DATE: June 25, 2020

ATTENDEES:

Representing HGM Associates Inc.: Dana Blaschko. Representing Owner, City of Council Bluffs, Iowa: Rick Reichenberg. Representing Harrah's Casino: Mark Vacanti. Representing Contractor, McGinnis Construction: Mel McGinnis. Representing Farris Engineering: Ryan Richard.

ITEMS DISCUSSED:

1. Discuss Architects role and responsibilities during construction.
Calendar appointments will be sent out for: bi-weekly construction meetings. These are to be working meetings; please feel free to invite subs for issues resolution.
2. Construction schedule.
 - a) Final Completion Date: June 25, 2020.
 - (i) Project funding availability is contingent upon completion by June 25, 2020.
 - b) Liquidated Damages: \$500/calendar day.
3. Critical work sequencing.
4. Designation of responsible personnel.
5. Quality Control Plan.
 - Mel will need to submit per specs.
 - Dana will email Mel outline of what is needed.
6. Procedures for processing field decisions and Change Orders.
 - Outlined in specifications.
 - a. Contractor verification photographs of corrections and modifications
7. Procedures for processing Applications for Payment.
8. Distribution of Contract Documents.
 - Back up CRC, submittal form – digital form – Ryan will send Mel.
9. Submittal of Shop Drawings, Product Data, and Samples.

EXHIBIT 4

City of Council Bluffs, Iowa – MAC Restroom Remodel

April 21, 2020

Page 2 of 3

- a. (Contractor is required to submit new color samples for all color selections)
10. Preparation of record documents.
11. Use of the premises.
 - 20x20 area Exit hall by dumpster. Use pallet jack (don't put over the carpet). Partitions. Must have floor protection. Put Masonite to cover carpet to drive pallet jack over carpet. Mel will provide floor covering.
12. Parking availability.
 - Already lined up – will coordinate inside Exit hall or right outside.
13. Office, work, and storage areas.
14. Equipment deliveries and priorities.
 - come in garage doors – call Mark's cell.
15. Safety procedures.
 - AED around corner from main entrance
16. First aid.
 - Kit on-site.
17. Security.
 - Mark or someone has to be here. Janna Vrack.
18. Housekeeping.
 - Clean up every day. Restroom – use Family Restroom. If cleanliness becomes an issue portable toilets will have to be used.
19. Working hours.
 - 7-3 Sunday-Thursday. Let them know ahead. Can make Friday work.
 - Mel to submit a schedule ASAP.

Please submit comments, additions, or corrections to this memo within three (3) business days of issuance. If no comments are received this memo will be assumed accurate.

E-COPY TO: Rick Reichenberg, City of CB Ryan Richard, Farris Engineering
Mark Vacanti, Harrah's Casino HGM Architecture Team
Mel McGinnis, McGinnis Construction

REPORT BY: Dana M. Blaschko, NCARB, LEED AP BD+C, NCIDQ

FILED: 2020 DEC 08 12:45 PM POTTAWATTAMIE - CLERK OF DISTRICT COURT
PRE-CON MEETING MINUTES
City of Council Bluffs, Iowa – MAC Restroom Remodel
April 21, 2020
Page 3 of 3

P:\150020 MAC Bathroom Remodel\Word-XL\Meeting Minutes\Meeting Minutes Master.doc

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGES

PAGE ONE OF

TO : City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51501

PROJECT: City of Council Bluffs, IA
MAC Restroom Renovation
1 Arena Way
Council Bluffs, IA 51501

FROM CONTRACTOR: McGinnis Construction Inc.
9 S. 15th Street
Council Bluffs, IA 51501

VIA ARCHITECT: HGM & Associates
640 Fifth Ave.
Council Bluffs, IA 51501

APPLICATION NO: 2 R2-FINAL

PERIOD TO: 8/26/2020

ARCHITECT #: 150020

PROJECT NOS: JC042001

Distribution to:
☒ OWNER
☒ ARCHITECT
☐ CONTRACTOR

CONTRACT DATE: 4/8/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 203,000.00

2. Net change by Change Orders \$ (\$22,775.75) ~~724.25~~

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ \$180,224.25 ~~203,724.25~~

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ \$180,224.25 ~~203,724.25~~

5. RETAINAGE:

a. % of Completed Work \$ \$9,011.21 ~~\$10,161.21~~

b. (Column D + E on G703) \$

(Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ ~~10,161.21~~

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ \$171,213.04 ~~\$193,563.04~~

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 145,540.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ \$25,673.04 ~~\$7,181.21~~

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$23,000.00
Total approved this Month	\$224.25	
TOTALS	\$224.25	\$23,000.00 \$0.00
NET CHANGES by Change Order		(\$22,775.75) \$24.25

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *Melissa McGinnis* Date: 8/27/2020

State of Iowa County of Pottawattamie
Subscribed and sworn to before me this 27th day of August 2020
Notary Public: *Melissa McGinnis*
My Commission expires: 12/19/2022
MELISSA MCGINNIS
Commission Number 822818
MY COMMISSION EXPIRES 12/19/2022

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ \$25,673.04
~~47,524.04~~

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

MAC Restroom Reno - Application for Payment Value Sheet

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2R2-FINAL

APPLICATION DATE: 8/27/2020

PERIOD TO: 8/26/2020

ARCHITECT'S PROJECT NO: 150020

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
001	General Conditions	\$7,220.00	\$5,800.00	\$1,420.00			\$7,220.00	100.00%		\$361.00
002	Sitework	\$3,459.00	\$3,000.00	\$459.00			\$3,459.00	100.00%		\$172.95
003	Concrete									
004	Masonry									
005	Metals									
006	Woods & Plastics	\$20,400.00	\$17,000.00	\$3,400.00			\$20,400.00	100.00%		\$1,020.00
007	Thermal & Moisture	\$43,640.00	\$29,750.00	\$13,890.00			\$43,640.00	100.00%		\$2,182.00
008	Doors & Windows	\$5,350.00	\$2,000.00	\$3,350.00			\$5,350.00	100.00%		\$267.50
009	Finishes	\$10,290.00	\$8,500.00	\$1,790.00			\$10,290.00	100.00%		\$514.50
010	Specialties	\$37,200.00	\$35,000.00	\$2,200.00			\$37,200.00	100.00%		\$1,860.00
011	Equipment									
012	Furnishings									
013	Special Construction									
014	Conveying									
015	Mechanical	\$24,283.00	\$8,250.00	\$16,033.00			\$24,283.00	100.00%		\$1,214.15
016	Electrical	\$51,158.00	\$45,000.00	\$6,158.00			\$51,158.00	100.00%		\$2,557.90
017	Change Order	\$224.25		\$224.25			\$224.25	100.00%		\$11.21
018	Change Order #2 - Liquidated Damages	(\$23,000.00)		(\$23,000.00)			(\$23,000.00)	100.00%		(\$1,150.00)
GRAND TOTALS		\$203,224.25	\$154,300.00	\$48,924.25		\$0.00	\$203,224.25	100.00%	\$0.00	\$10,161.21 \$9,011.21

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



3311 109th Street • Urbandale, Iowa 50322 Tel:
515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

December 16, 2020

W20600 Council Bluffs CRAN (Node 001B) #840539

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 001B) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD Metro Drive, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.221592 and Longitude: -95.838144). The facility will include a replacement metal pole with an approximate overall height of 41-ft. and associated equipment, located within a utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties was published in the Council Bluffs Daily Nonpareil on December 9, 2020.
- Invite comments on the potential effects of the proposed facility on Historic Properties, from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

A handwritten signature in black ink, appearing to read 'Josh Niere', is written over a horizontal line.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127787

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009334085

TCNS Number: 223225

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation

Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: W20600 Council Bluffs CRAN (Node 001B)

Site Address: TBD Metro Drive

Detailed Description of Project: Proposed 40-foot (overall 41-ft) replacement metal utility/light pole within a utility right-of-way in Council Bluffs, Iowa.

Site Coordinates: 41-13-17.7 N, 095-50-17.3 W

City: Council Bluffs

County: POTTAWATTAMIE

State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



3311 109th Street • Urbandale, Iowa 50322 Tel:
515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

December 16, 2020

W20602 Council Bluffs CRAN (Node 003A) #840541

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

**RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 003A) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA**

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD Manawa Center Drive, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.228367 and Longitude: -95.847619). The facility will include a replacement metal pole with an approximate overall height of 31-ft. and associated equipment, located within a utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties is scheduled to be published in the Council Bluffs Daily Nonpareil on December 9, 2020.
- Invite comments on the potential effects of the proposed facility on Historic Properties, from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127773

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009333791
TCNS Number: 223226
Purpose: New Tower Submission Packet
Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation
Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: W20602 Council Bluffs CRAN (Node 003A)
Site Address: TBD Manawa Center Drive
Detailed Description of Project: Proposed 27-foot (overall 31-ft) replacement metal utility/light pole within a utility right-of-way in
Council Bluffs, Iowa.
Site Coordinates: 41-13-42.1 N, 095-50-51.4 W
City: Council Bluffs
County: POTTAWATTAMIE
State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



3311 109th Street • Urbandale, Iowa 50322 Tel:
515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

December 16, 2020

W20604 Council Bluffs CRAN (Node 005D) #840543

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 005D) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD South 24th Street, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.2284 and Longitude: -95.879422). The facility will include a replacement metal pole with an approximate overall height of 31-ft. and associated equipment, located within a utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties is scheduled to be published in the Council Bluffs Daily Nonpareil on December 9, 2020.
- Invite comments on the potential effects of the proposed facility on Historic Properties, from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

A handwritten signature in black ink, appearing to read 'Josh Niere'.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127795

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009333811
TCNS Number: 223227
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation
Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: W20604 Council Bluffs CRAN (Node 005D)
Site Address: TBD South 24th Street
Detailed Description of Project: Proposed 29-foot (overall 31-ft) replacement metal utility/light pole within a utility right-of-way in Council Bluffs, Iowa.
Site Coordinates: 41-13-42.2 N, 095-52-45.9 W
City: Council Bluffs
County: POTTAWATTAMIE
State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.



3311 109th Street • Urbandale, Iowa 50322 Tel:
515.331.2103 • Fax: 515.331.1728
gss@gssmidwest.com • www.gssmidwest.com

December 16, 2020

W20605 Council Bluffs CRAN (Node 006B) #840544

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 006B) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD Veterans Memorial Highway, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.219439 and Longitude: -95.860169). U.S. Cellular is planning to collocate telecommunications equipment on an existing 56-ft wood utility pole, located within the utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties is scheduled to be published in the Council Bluffs Daily Nonpareil on December 9, 2020.
- Invite comments on the potential effects of the proposed facility on Historic Properties, from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127804

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009333896

TCNS Number: 223229

Purpose: Collocation Submission Packet

Has the Communications Tower or Non-Tower Structure been the subject of SHPO/THPO review? No

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation

Consultant: GSS, INC: (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: W20605 Council Bluffs CRAN (Node 006B)

Site Address: TBD Veterans Memorial Highway

Detailed Description of Project: Collocation of a telecommunications antenna on a 56-foot wood utility pole within a utility right-of-way in Council Bluffs, Iowa.

Site Coordinates: 41-13-09.9 N, 095-51-36.6 W

City: Council Bluffs

County: POTTAWATTAMIE

State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

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December 16, 2020

W20606 Council Bluffs CRAN (Node 007A) #840545

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 007A) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD Twin City Drive, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.224447 and Longitude: -95.893733). U.S. Cellular is planning to collocate telecommunications equipment on an existing 40-ft wood utility pole, located within the utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties is scheduled to be published in the Council Bluffs Daily Nonpareil on December 9, 2020.
- Invite comments on the potential effects of the proposed facility on Historic Properties, from your office and any other relevant individuals or groups that you may be aware of.

Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

Josh Nlere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127791

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009333942

TCNS Number: 223230

Purpose: Collocation Submission Packet

Has the Communications Tower or Non-Tower Structure been the subject of SHPO/THPO review? No

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation

Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jnieri@gssmidwest.com

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: W20606 Council Bluffs CRAN (Node 007A)

Site Address: TBD Twin City Drive

Detailed Description of Project: Collocation of a telecommunications antenna on a 40-foot wood utility pole within a utility right-of-way in Council Bluffs, Iowa.

Site Coordinates: 41-13-28.0 N, 095-53-37.4 W

City: Council Bluffs

County: POTTAWATTAMIE

State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

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December 16, 2020

W20607 Council Bluffs CRAN (Node 008D) #840546

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 008D) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD South 24th Street, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.235419 and Longitude: -95.87905). U.S. Cellular is planning to collocate telecommunications equipment on an existing 60-ft wood utility pole, located within the utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

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Attached to this letter are the following: a topographic map, street map, aerial photograph, site photographs (when available), drawings (when available), and a copy of the wording placed in the Public Notice.

We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

A handwritten signature in black ink, appearing to read 'Josh Niere'.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127808

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009333963

TCNS Number: 223231

Purpose: Collocation Submission Packet

Has the Communications Tower or Non-Tower Structure been the subject of SHPO/THPO review? No

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation

Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: W20607 Council Bluffs CRAN (Node 008D)

Site Address: TBD South 24th Street

Detailed Description of Project: Collocation of a telecommunications antenna on a 60-foot wood utility pole within a utility right-of-way in Council Bluffs, Iowa.

Site Coordinates: 41-14-07.5 N, 095-52-44.6 W

City: Council Bluffs

County: POTTAWATTAMIE

State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

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December 16, 2020

W20608 Council Bluffs CRAN (Node 009C) #840547

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 009C) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD Marc Boulevard, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.234675 and Longitude: -95.889486). The facility will include a replacement metal pole with an approximate overall height of 41-ft. and associated equipment, located within a utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

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Sincerely,
GSS, INC.

A handwritten signature in black ink, appearing to read 'Josh Niere', is written over a horizontal line.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127811

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009334044
TCNS Number: 223233
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation
Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: W20608 Council Bluffs CRAN (Node 009C)
Site Address: TBD Marc Boulevard
Detailed Description of Project: Proposed 40-foot (overall 41-ft) replacement metal light/utility pole to be located within a utility right-of-way in Council Bluffs, Iowa.
Site Coordinates: 41-14-04.8 N, 095-53-22.2 W
City: Council Bluffs
County: POTTAWATTAMIE
State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

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gss@gssmidwest.com • www.gssmidwest.com

December 16, 2020

W20610 Council Bluffs CRAN (Node 011B) #840549

Historic Preservation Commission
209 Pearl Street
Council Bluffs, Iowa 51503

RE: NOTICE OF INITIATION OF THE SECTION 106 PROCESS-PUBLIC PARTICIPATION
COUNCIL BLUFFS CRAN (NODE 011B) COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. Notice of Initiation of the Section 106 Process-Public Participation in accordance with the FCC's Nationwide Programmatic Agreement. U.S. Cellular intends to construct a communications facility at an address TBD 15th Avenue, Council Bluffs, Pottawattamie County, Iowa (Latitude: 41.247722 and Longitude: -95.862153). The facility will include a replacement metal pole with an approximate overall height of 31-ft. and associated equipment, located within a utility right-of-way. U.S. Cellular is publishing this notice in accordance with Federal Communications Commission regulations (47 CFR § 1.1307) for Section 106 of the National Historic Preservation Act (NHPA) and for the National Environmental Policy Act (NEPA).

U.S. Cellular must comply with all Federal, State and local regulations governing the proposed facility. Section 106 of the National Historic Preservation Act of 1966, as amended, requires U.S. Cellular to evaluate this project for any effect it may have on Historic Properties. As part of this evaluation, U.S. Cellular is required to publish Public Notice in an effort to gather comments on the potential effects of the proposed facility on Historic Properties.

The purpose of this letter is to:

- Notify your office that Public Notice seeking comments on the potential effects of the proposed construction on Historic Properties is scheduled to be published in the Council Bluffs Daily Nonpareil on December 9, 2020.
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We respectfully request that parties interested in submitting comments regarding any potential effects of the proposed facility on Cultural or Historic Properties, or questions regarding the project, may do so by sending them to GSS, Inc., 3311 109th Street, Urbandale, IA 50322 or by calling (515) 331-2103 within 30 days of the date of this letter.

Sincerely,
GSS, INC.

A handwritten signature in black ink, appearing to read 'Josh Niere'.

Josh Niere
Associate Project Manager

Enclosure



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 12/23/2020
Reference Number: 1127815

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

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009334104
TCNS Number: 223235
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 12/16/2020

Applicant: United States Cellular Corporation
Consultant: GSS, INC. (IOWA OFFICE) - 3311 109TH STREET, URBANDALE, IA 50322; Ph #515-331-2103;
jniere@gssmidwest.com
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: W20610 Council Bluffs CRAN (Node 011B)
Site Address: TBD 15th Avenue
Detailed Description of Project: Proposed 27-foot (overall 31-ft) replacement metal light/utility pole to be located within a utility
right-of-way in Council Bluffs, Iowa.
Site Coordinates: 41-14-51.8 N, 095-51-43.8 W
City: Council Bluffs
County: POTTAWATTAMIE
State: IA

Lead SHPO/THPO: State Historical Society of Iowa

Consultant Contact Information:

Name: Mark Kelly

Title: Principal Investigator Archaeology

PO Box:

Address: 23184 151st Street

City: Leavenworth

State: KS

Zip: 66048

Phone: (913) 724-5800

Fax:

Email: markwkelly1@prodigy.net

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City of Council Bluffs

Office of the Mayor Proclamation

WHEREAS:

Human trafficking is a horrific assault on human dignity that affects people in the United States and around the world. Human trafficking is a 32-billion dollar a year global criminal enterprise and is a crime as well as a civil and human rights violation. The United States government estimates that 600,000 to 800,000 individuals are trafficked across international borders each year and exploited through forced labor and forced commercial sexual activity; and

WHEREAS:

human trafficking is the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of forced labor or sexual servitude; and

WHEREAS:

While women and girls are the primary victims anyone can become a victim of trafficking, victims/survivors come from every background, race, gender, sexual orientation, and economic status. Traffickers target individuals who, for any reason, are vulnerable.

WHEREAS

the US is a major destination country for international trafficking victims as approximately 14,500-17,500 folks are trafficked into the country each year. These numbers do not include domestically trafficked children and adults; and

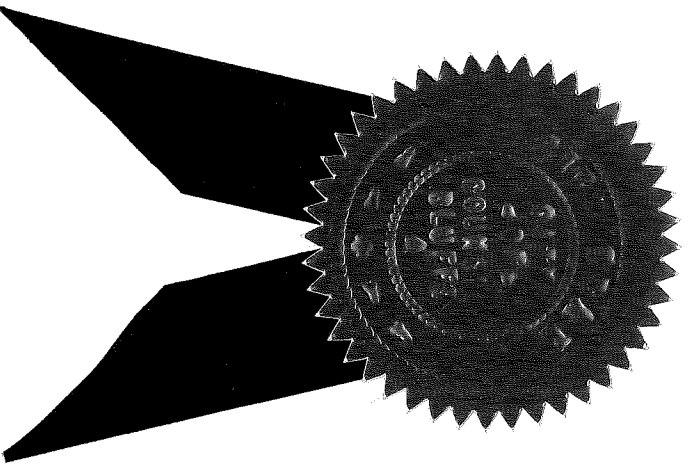
WHEREAS:

We remain focused on ensuring that survivors of these horrific crimes receive the care and support they need and deserve. More awareness and education is crucial to eradicating human trafficking in our communities, or state and our nation.

THEREFORE:

Be it resolved that I, Mayor Matt Walsh, do hereby proclaim Monday January 11th, as National Human Trafficking Prevention Day and the Month of January as National Slavery and Human Trafficking Prevention Month throughout Council Bluffs.

I encourage all businesses and community members to join me in learning more about the prevalence of human slavery and trafficking.



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 1st day of January, in the year
Two Thousand Twenty-One.

Matthew J. Walsh, Mayor

Council Communication

Department: Public Works Admin
Case/Project No.: BM21-03
Submitted by: Jeremy Noel, Public
Works Operations Manager

Resolution 21-9
ITEM 5.A.

Council Action: 1/11/2021

Description

Resolution approving the plans and specifications for the Central Fire Station - Fire Sprinkler System Installation. Project #BM21-03

Background/Discussion

The Emergency Management Agency is the only area at the Central Fire Station that currently has a fire suppression system. This project will enhance the safety of this facility by connecting to that existing fire sprinkler system and plumbing it throughout the rest of the building. This project will also provide a fire detection and a notification system for the entire building. When complete, the entire building will be monitored continuously.

This project will greatly enhance the safety of our firefighters and the public who visit this building.

The estimated cost of this project is \$ 210,100.00. The project was included in the FY21 CIP with funding from the General Fund.

The project schedule is as follows:	Hold Public Hearing	January 11, 2021
	Letting	February 9, 2021
	Award	February 22, 2021
	Construction End	May 28, 2021

Recommendation

Approval of this resolution. This project will extend the fire suppression system in the Emergency Management Agency area throughout the Central Fire Station and provide fire detection and notification systems to the entire building.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-9	Resolution	1/5/2021

**RESOLUTION
NO 21-9**

**RESOLUTION APPROVING THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
CENTRAL FIRE STATION - FIRE SPRINKLER SYSTEM INSTALLATION
PROJECT NO. BM21-03**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa, for the Central Fire Station - Fire Sprinkler System Installation; and

WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on January 11, 2021.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the Central Fire Station - Fire Sprinkler System Installation and the City is hereby authorized to advertise for bids for said project.

ADOPTED
AND
APPROVED

January 11, 2021

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW21-06C
Submitted by: Matthew Cox, Public
Works Director

Resolution 21-10
ITEM 5.B.

Council Action: 1/11/2021

Description

Resolution approving the plans, specifications, form of contract, and cost estimate for the Levee Certification Project, Geotechnical MR_3 and MR_4. Project # PW21-06C

Background/Discussion

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

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

In order to meet the criteria for levee certification, improvements to each of the levee systems will be necessary. The purpose of the Geotechnical MR_3 and MR_4 projects are to resolve levee seepage and stability deficiencies. The project will construct large berms along the land side of the levee.

Public Works was successful in securing funding through the Economic Development Authority (EDA) Economic Adjustment Assistance disaster recovery program. The estimated cost for construction is \$9,083,000. The EDA share is 80% of construction costs with a maximum contribution of \$8,485,749. The City's share will be funded by funds from the Iowa Flood Mitigation Program and Sales Tax Funds programmed for levee improvements.

The project schedule is as follows:	Hold Public Hearing	January 11, 2021
	Bid Letting	February 23, 2021
	Award	March 8, 2021
	Construction Start	April 18, 2021
	Construction End	June 30, 2022

Recommendation

Approval of this resolution. This project will improve the levee system to meet the criteria for certification.

ATTACHMENTS:

Description	Type	Upload Date
-------------	------	-------------

**RESOLUTION
NO 21-10**

**RESOLUTION APPROVING THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR_3 AND MR_4
PROJECT #PW21-06C**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the Levee Certification Project, Geotechnical MR_3 and MR_4 within the City, as therein described; and

WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on January 11, 2021.

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

That the plans, specifications, form of contract and cost estimate are hereby approved for the Levee Certification Project, Geotechnical MR_3 and MR_4 and the City is hereby authorized to advertise for bids for said project.

AND BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED

January 11, 2021

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community

Development

Case/Project No.: OTB-20-017

Submitted by: Moises Monrroy,

Planner

Resolution 21-11

ITEM 5.C.

Council Action: 1/11/2021

Description

Resolution to dispose of City property described as Lot 4, Block 11, Hyatt's Subdivision. Location: 716 South 7th Street. OTB-20-017

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #OTB-20-017 Staff Report	Other	12/31/2020
Attachment A - Case Map	Map	12/31/2020
Attachment B - Statement of Intent	Other	12/31/2020
Resolution 21-11	Resolution	1/5/2021

Council Communication

Department: Community Development	Reso. of Intent No. _____	Set Public Hearing: 12/14/2020
CASES #OTB-20-017	Reso. to Dispose No. _____	Public Hearing: 1/11/2021
Applicant: Harvest Temple Church of God Attn: Brayden Holt 2918 Avenue 'C' Council Bluffs, IA 51501		

Subject/Title

Request: Public hearing on the request of Harvest Temple Church of God, represented by Brayden Holt, to purchase property described as Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 716 South 7th Street.

Location: West of the South Expressway, between 7th Avenue and 8th Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable.' The applicant wishes to acquire this property to expand the existing Heartland Harvest Ministries site. According to the *Inventory and Disposal Policy for Surplus City Property*, adopted by City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be \$8,543.00. The applicant has offered \$8,550.00 to purchase the property, and has submitted an \$855.00 down payment.

The subject property was acquired by the City of Council Bluffs in November of 2019 via a 657A Petition through the Iowa District Courts. As is stated in the adopted *Inventory and Disposal Policy for Surplus City Policy*, the property is not be eligible for a forgivable mortgage as it has not been actively marketed on the Surplus Property list for more than the required 24 months.

The following costs have been incurred on the subject property:

Permits and Inspections Division – Legal fees:	\$ 459.98
Permits and Inspections Division – Asbestos abatement:	\$ 500.00
Permits and Inspections Division – Board-up:	\$ 1,191.00
<u>Permits and Inspections Division – Demolition:</u>	<u>\$ 12,096.00</u>
Total	\$ 14,246.98

The subject property is currently zoned R-3/Low Density Multifamily Residential District. The lot measures 45.33 feet wide by 112 feet deep, and contains approximately 5,077 square feet in area, which exceeds the minimum lot size requirements of the R-3/Low-Density Multifamily Residential District.

The applicant owns 700 South 7th Street, current site of Heartland Harvest Ministries. The church is located directly north of the subject property. The applicant is proposing to combine both properties into one parcel of land in order to construct a 60' x 80' one-story building with ADA accessibility and expand the existing parking lot at 700 South 7th Street by installing 15 additional spaces. City staff reviewed the applicant's proposal using SketchUp, a 3D modeling software, and found there is not sufficient land area to accommodate the proposed structure and provide a sufficient amount of off-street parking in an allowable location. If the applicant's offer

to purchase the subject property is approved, City staff will work with them to ensure all applicable site development and off-street parking standards are met.

There is a competing offer for the subject property from Andres Soria (see Case #OTB-20-018). Mr. Soria wishes to acquire this property to construct a single-family dwelling. After reviewing both offers, the Community Development recommends approval of Mr. Soria's request as his proposal would maintain the residential character of the subject property, which has been historically used as a single-family dwelling, and would produce property taxes for the City.

Recommendation

The Community Development Department recommends denial of the request by Harvest Temple Church of God to dispose of property legally described as Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa on the January 11, 2021 City Council Meeting.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Statement of Intent

Prepared by: Moises Monrroy, Planner, Community Development Department

Attachment A

CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-20-017 LOCATION/ZONING MAP

Legend

 Subject Property

0 30 60
1 Inch = 63 Feet



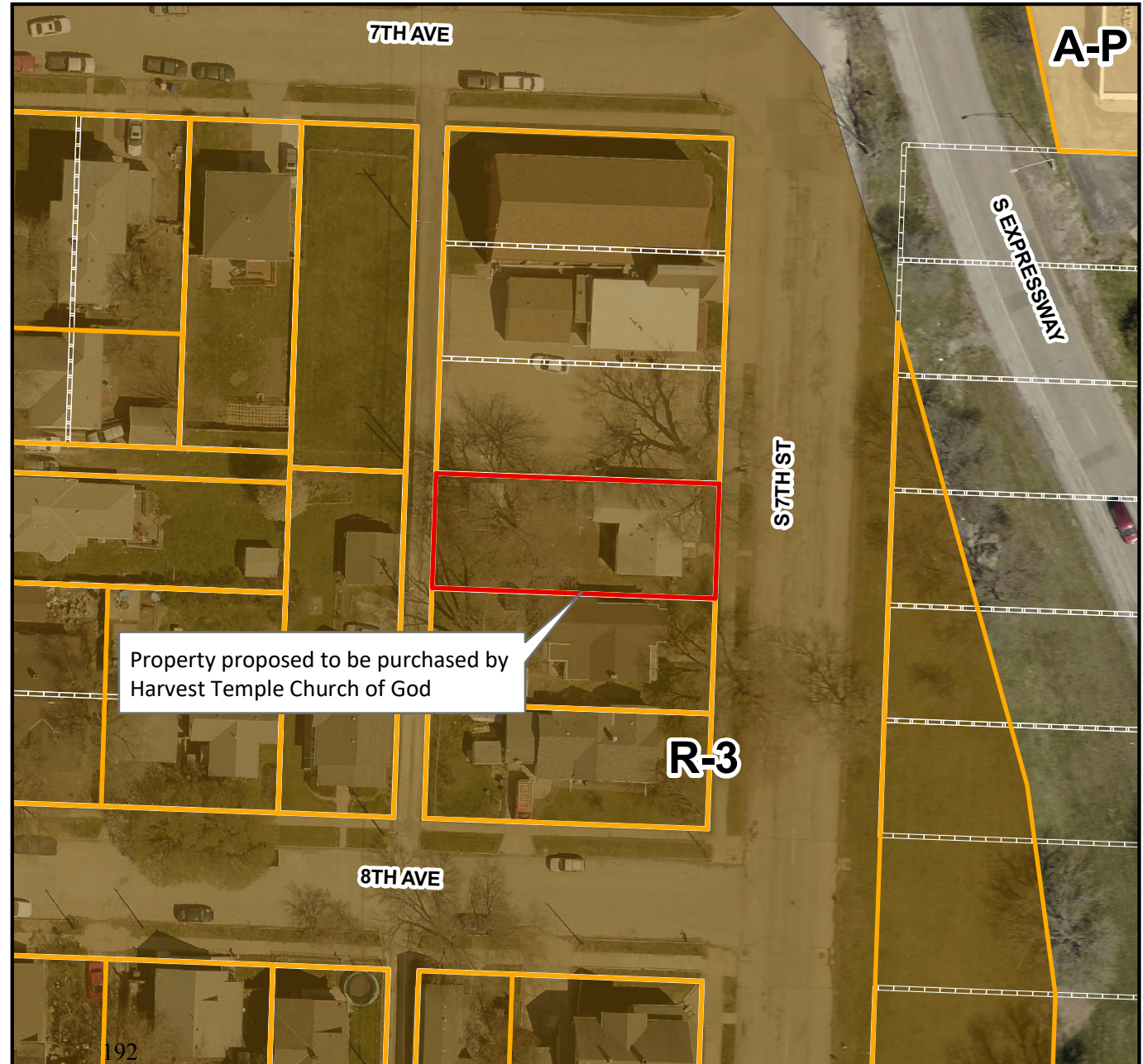
Last Amended: 11/9/2020



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER

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Proposal description

The lot of 716 s 7th street will be used to expand the parking area for the church at 700 s 7th st by 15 space the will be gravel for the first 3 year to allow the land to settle then it will be black topped for better foundation holding. The building will be approximately 60' by 80' single level . to allow for accessibility to for all people to access.

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5350

RESOLUTION NO. 21-11

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 4, BLOCK 11, HYATT'S 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 Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on January 11, 2021 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:

Harvest Temple Church of God, and all successors in interest: Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$8,550.00. Closing and the property closing must occur within 60 days of the date of approval.

BE IT FURTHER RESOLVED

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

Resolution # _____

Page 2 of 2

ADOPTED
AND
APPROVED

January 11, 2021.

Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community
Development

Case/Project No.: Case #OTB-20-
018

Submitted by: Moises Monrroy,
Planner

Resolution 21-12
ITEM 5.D.

Council Action: 1/11/2021

Description

Resolution to dispose of City property described as Lot 4, Block 11, Hyatt's Subdivision. Location: 716 South 7th Street. OTB-20-018

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
OTB-20-018 Staff Report	Other	12/31/2020
Attachment A - Case Map	Map	12/31/2020
Attachment B - Plot Plan	Other	12/31/2020
Resolution 21-12	Resolution	1/5/2021

Council Communication

Department: Community Development CASES #OTB-20-018 Applicant: Andres Sorias 21252 Ashwood Lane Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 12/14/2020 Public Hearing: 1/11/2021										
<p style="text-align: center;">Subject/Title</p> <p>Request: Public hearing on the request of Andres Soria to purchase property described as Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 716 South 7th Street.</p> <p>Location: West of the South Expressway, between 7th Avenue and 8th Avenue.</p>												
<p style="text-align: center;">Background/Discussion</p> <p>The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable.' The applicant wishes to acquire this property to construct a detached single-family dwelling. According to the <i>Inventory and Disposal Policy for Surplus City Property</i>, adopted by City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be \$8,543.00. The applicant has offered \$8,543.00 to purchase the property, and has submitted an \$854.30 down payment.</p> <p>The subject property was acquired by the City of Council Bluffs in November of 2019 via a 657A Petition through the Iowa District Courts. As is stated in the adopted <i>Inventory and Disposal Policy for Surplus City Policy</i>, the property is not be eligible for a forgivable mortgage as it has not been actively marketed on the Surplus Property list for more than the required 24 months.</p> <p>The following costs have been incurred on the subject property:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Permits and Inspections Division – Legal fees:</td> <td style="text-align: right;">\$ 459.98</td> </tr> <tr> <td>Permits and Inspections Division – Asbestos abatement:</td> <td style="text-align: right;">\$ 500.00</td> </tr> <tr> <td>Permits and Inspections Division – Board-up:</td> <td style="text-align: right;">\$ 1,191.00</td> </tr> <tr> <td><u>Permits and Inspections Division – Demolition:</u></td> <td style="text-align: right;"><u>\$ 12,096.00</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$ 14,246.98</td> </tr> </table> <p>The subject property is currently zoned R-3/Low Density Multifamily Residential District. The lot measures 45.33 feet wide by 112 feet deep, and contains approximately 5,077 square feet in area, which exceeds the minimum lot size requirements of the R-3 District. As per the submitted plot plan, the applicant intends to construct a 40' x 30' one-and-a-half story single-family structure on the subject property. The applicant also intends to construct a detached garage with access to the public alley located west of the subject property. If the applicant's offer to purchase the subject property is approved, City staff will work with him to ensure all applicable site development and off-street parking standards are met.</p> <p>There is a competing offer for the subject property from Harvest Temple of Church of God (see Case #OTB-20-017). Harvest Temple COG wishes to acquire this property to expand the existing Heartland Harvest Ministries site. After reviewing both offers, the Community Development recommends approval of Mr. Soria's</p>			Permits and Inspections Division – Legal fees:	\$ 459.98	Permits and Inspections Division – Asbestos abatement:	\$ 500.00	Permits and Inspections Division – Board-up:	\$ 1,191.00	<u>Permits and Inspections Division – Demolition:</u>	<u>\$ 12,096.00</u>	Total	\$ 14,246.98
Permits and Inspections Division – Legal fees:	\$ 459.98											
Permits and Inspections Division – Asbestos abatement:	\$ 500.00											
Permits and Inspections Division – Board-up:	\$ 1,191.00											
<u>Permits and Inspections Division – Demolition:</u>	<u>\$ 12,096.00</u>											
Total	\$ 14,246.98											

request as his proposal would maintain the residential character of the subject property, which has been historically used as a single-family dwelling, and would produce property taxes for the City.

Recommendation

The Community Development Department recommends disposal of the property legally described as Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa on the January 11, 2021 City Council Meeting, subject to the following conditions:

1. The purchase price shall be \$8,543.00.
2. Closing shall occur on the property within 60 days of the date of decision.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Plot Plan

Prepared by: Moises Monrroy, Planner, Community Development Department

Attachment A

CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-20-018 LOCATION/ZONING MAP

Legend

 Subject Property

0 30 60
1 Inch = 63 Feet



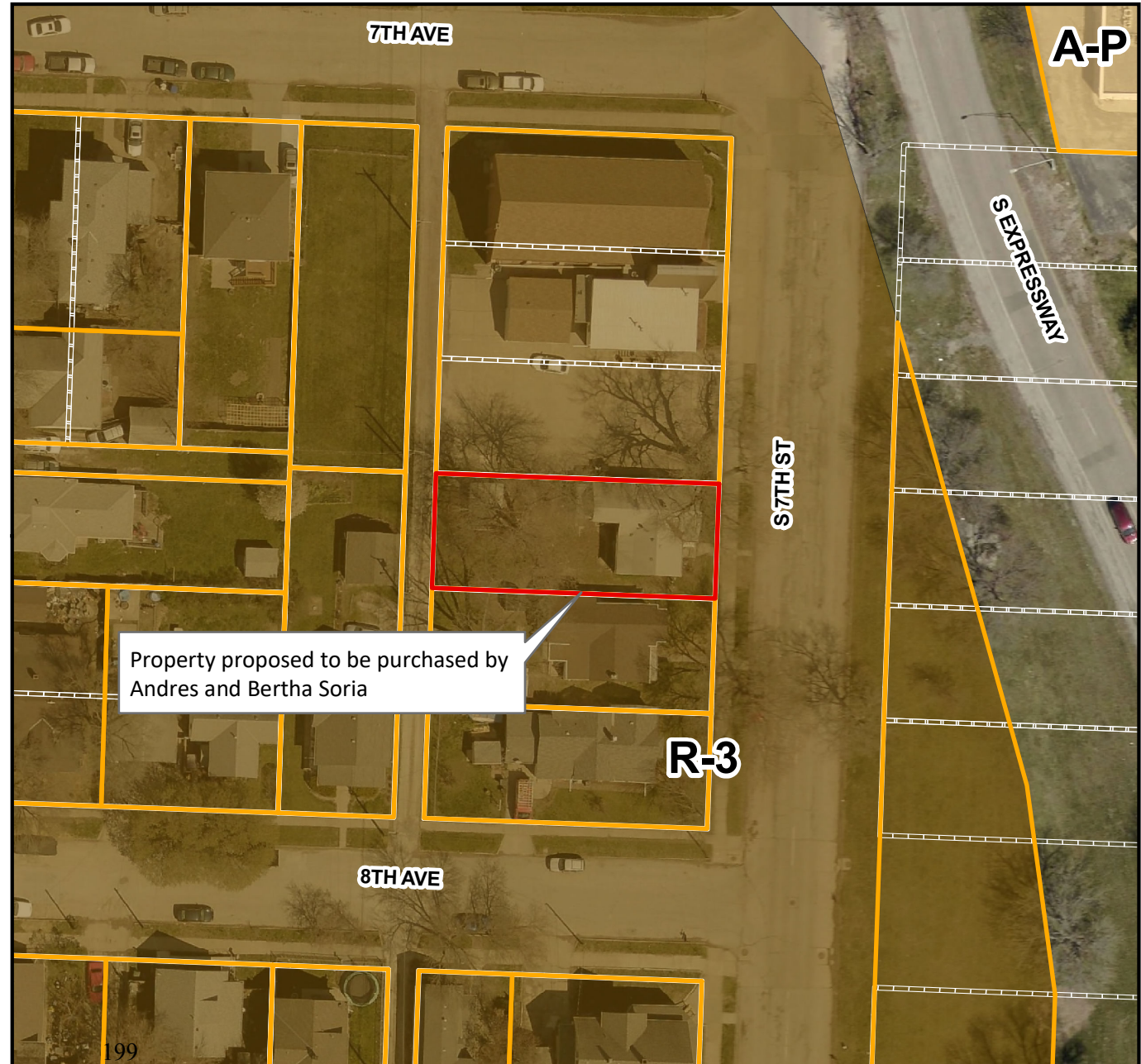
Last Amended: 11/16/2020



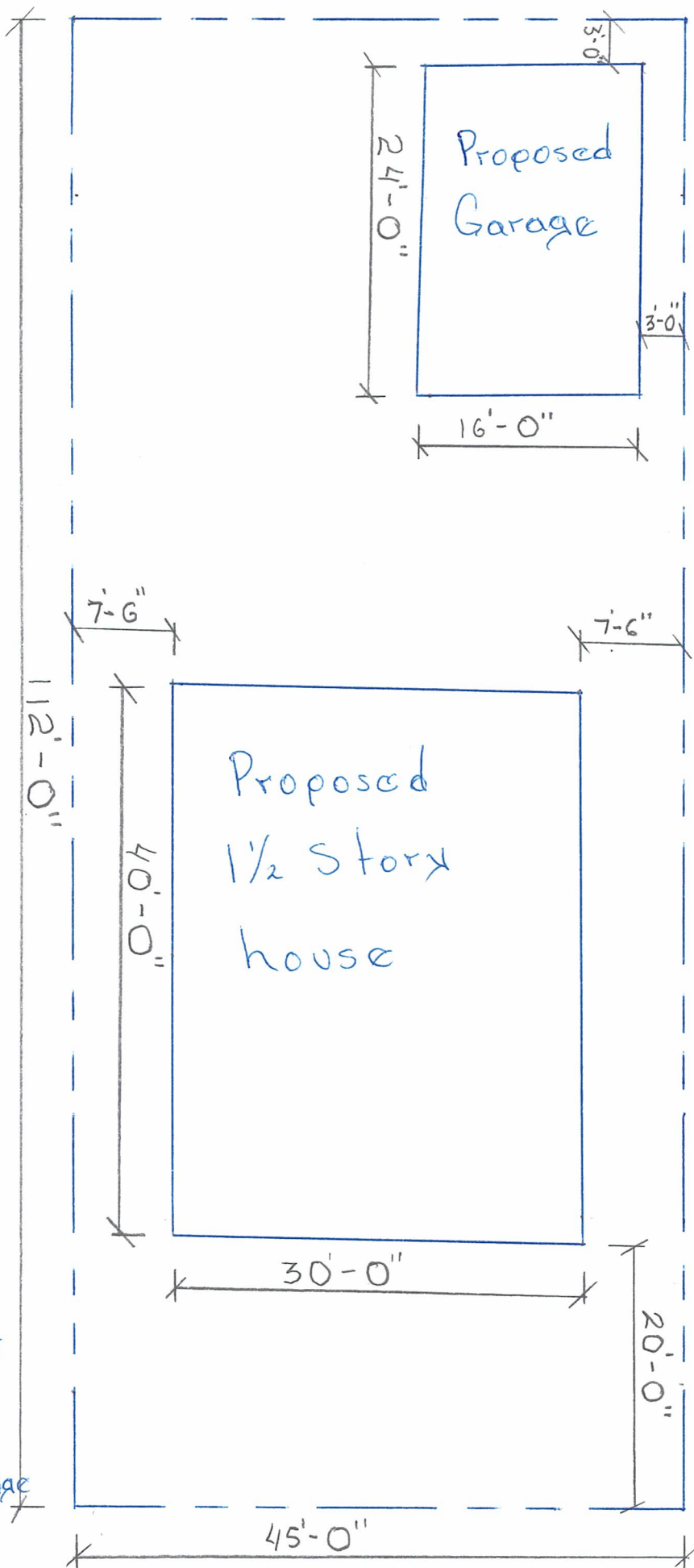
Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

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Attachment B



Proposed
built of new
house and
new garage
at 716 S 7th St
lot

Aprox. 31%
structures Coverage
of lot area

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5350

RESOLUTION NO. 21-12

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 4, BLOCK 11, HYATT'S 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 Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on January 11, 2021 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:

Andres Soria, and all successors in interest: Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$8,543.00. Closing and the property closing must occur within 60 days of the date of approval.

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED:

January 11, 2021.

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

Department: Community

Development

Case/Project No.: OTB-20-019

Submitted by: Moises Monrroy,

Planner

Resolution 21-13

ITEM 5.E.

Council Action: 1/11/2021

Description

Resolution to dispose of City property described as the Northerly 50 feet of Lot 4, Block 3, Hall's Addition.
Location: 517 North 8th Street. OTB-20-019

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #OTB-20-019 Staff Report	Other	12/31/2020
Attachment A - Case Map	Map	12/31/2020
Resolution 20-13	Resolution	1/5/2021

Council Communication

Department: Community Development CASES #OTB-20-019 Applicant: Andres Sorias 21252 Ashwood Lane Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 12/14/2020 Public Hearing: 1/11/2021										
<p style="text-align: center;">Subject/Title</p> <p>Request: Public hearing on the request of Andres Soria to purchase property described as the Northerly 50 feet of Lot 4, Block 3, Hall's Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 517 North 8th Street.</p> <p>Location: Between North 8th Street and Curtis Street, and between Avenue 'E' and Avenue 'F.'</p>												
<p style="text-align: center;">Background/Discussion</p> <p>The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable.' The applicant wishes to acquire this property to construct a detached single-family dwelling. According to the <i>Inventory and Disposal Policy for Surplus City Property</i>, adopted by City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be \$12,159.00. The applicant has offered \$12,159.00 to purchase the property, and has submitted a \$1,215.90 down payment.</p> <p>The subject property was acquired by the City of Council Bluffs in November of 2019 via a 657A Petition through the Iowa District Courts. As is stated in the adopted <i>Inventory and Disposal Policy for Surplus City Policy</i>, the property is not be eligible for a forgivable mortgage as it has not been actively marketed on the Surplus Property list for more than the required 24 months.</p> <p>The following costs have been incurred on the subject property:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Permits and Inspections Division – Legal fees:</td> <td style="text-align: right;">\$ 523.13</td> </tr> <tr> <td>Permits and Inspections Division – Asbestos abatement:</td> <td style="text-align: right;">\$ 500.00</td> </tr> <tr> <td>Permits and Inspections Division – Board-up:</td> <td style="text-align: right;">\$ 1,265.00</td> </tr> <tr> <td><u>Permits and Inspections Division – Demolition:</u></td> <td style="text-align: right;"><u>\$ 8,800.00</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">\$ 11,088.13</td> </tr> </table> <p>The subject property is currently zoned R-2/Two-Family Residential District. The lot measures 50 feet wide by 136.5 feet deep, and contains approximately 6,825 square feet in area, which exceeds the minimum lot size requirements of the R-2 District. Therefore, a single-family structure with a floor area not less than 500 square feet and a minimum width of not less than 20 feet can be built on the subject property that meets all site development regulations of the R-2 District.</p>			Permits and Inspections Division – Legal fees:	\$ 523.13	Permits and Inspections Division – Asbestos abatement:	\$ 500.00	Permits and Inspections Division – Board-up:	\$ 1,265.00	<u>Permits and Inspections Division – Demolition:</u>	<u>\$ 8,800.00</u>	Total	\$ 11,088.13
Permits and Inspections Division – Legal fees:	\$ 523.13											
Permits and Inspections Division – Asbestos abatement:	\$ 500.00											
Permits and Inspections Division – Board-up:	\$ 1,265.00											
<u>Permits and Inspections Division – Demolition:</u>	<u>\$ 8,800.00</u>											
Total	\$ 11,088.13											
<p style="text-align: center;">Recommendation</p> <p>The Community Development Department recommends disposal of the property legally described as the Northerly 50 feet of Lot 4, Block 3, Hall's Addition, City of Council Bluffs, Pottawattamie County, Iowa on the January 11, 2021 City Council Meeting, subject to the following conditions:</p>												

1. The purchase price shall be \$12,159.00.
2. Closing shall occur on the property within 60 days of the date of decision.

Attachments

Attachment A: Location/Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department

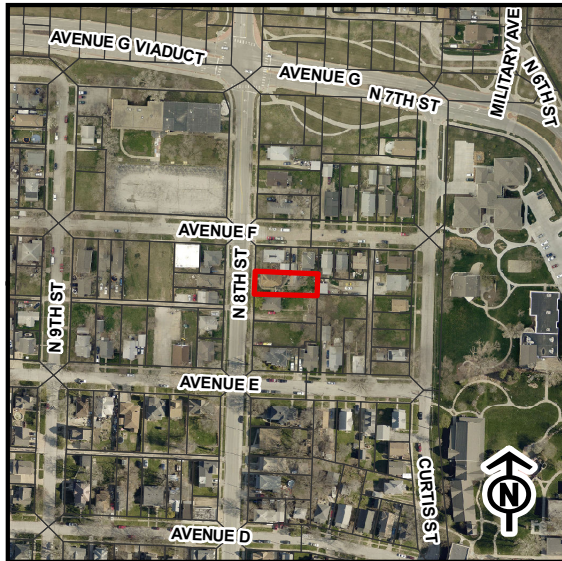
Attachment A

CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-20-019 LOCATION/ZONING MAP

Legend

 Subject Property

0 20 40
1 Inch = 42 Feet



Last Amended: 11/16/2020



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

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Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5350

RESOLUTION NO. 21-13

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS THE NORTHERLY 50 FEET OF LOT 4, BLOCK 3, HALL’S ADDITION, 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 Northerly 50 feet of Lot 4, Block 3, Hall’s Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on January 11, 2021 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:

Andres Soria, and all successors in interest: The Northerly 50 feet of Lot 4, Block 3, Hall’s Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$12,159.00. Closing and the property closing must occur within 60 days of the date of approval.

BE IT FURTHER RESOLVED

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

Resolution # _____

Page 2 of 2

ADOPTED
AND
APPROVED:

January 11, 2021.

Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community

Development

Case/Project No.: CD21-03 and
CD22-01

Resolution 21-14
ITEM 5.F.

Council Action: 1/11/2021

Submitted by: Brandon Garrett

Description

Resolution approving the final plans and specs in connection with the 1st Avenue Multi-Use Trail.

Background/Discussion

The 1st Avenue Multi-Use Trail is a critical trail connection for our community one block south of West Broadway. It stretches from S. 16th Street in the east to S. 35th Street in the west. It has been under design for about two years and has been guided by an advisory committee along the way. The project is in the Capital Improvement Program as CD21-03 and CD22-01 and is funded in part by the City and in part by the Iowa West Foundation. The project will be split into two phases to be determined by project budget.

Recommendation

Approval of final plans and specs for 1st Avenue Multi-Use Trail.

ATTACHMENTS:

Description

Resolution 21-14

Type

Resolution

Upload Date

1/5/2021

**RESOLUTION
NO 21-14**

**RESOLUTION APPROVING THE
FINAL PLANS AND SPECS
IN CONNECTION WITH THE
1st AVENUE MULTI-USE TRAIL
PROJECTS #CD21-03 AND CD22-01**

- WHEREAS, the city wishes to make improvements known as the 1st Avenue Multi-Use Trail within the City, as therein described; and
- WHEREAS, final construction plans and specs have been prepared of said improvements; and
- WHEREAS, the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs; and
- WHEREAS, a notice of Public Hearing was published as required by law, and a public hearing was held on January 11, 2021.

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

That the authorization for the plans and specs have been approved for the 1st Avenue Multi-Use Trail project.

ADOPTED
AND
APPROVED

January 11, 2021

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Legal

Case/Project No.:

Submitted by: Legal Department for
Matt Cox, Public Works

Ordinance 6440
ITEM 6.A.

Council Action: 1/11/2021

Description

An ordinance to amend Title 9-Traffic by amending Chapter 9.64 – One-Way Streets, Section 9.64.010 “Designated” of the 2020 Municipal Code of Council Bluffs, Iowa.

Background/Discussion

The city’s one-way street designations were last updated in 1997 and a few of the streets have been converted to two-way streets in recent years.

Avenue A, between North 16th Street and North 36th Street, was converted to a two-way street, at the beginning of the West Broadway Reconstruction project. By allowing two-way traffic, access was improved to businesses during construction and thru traffic was diverted onto Avenue A to reduce vehicle volumes on West Broadway during construction. Avenue A between North 36th Street and North 37th Street will remain one-way.

Baughn Street, between Kanesville Boulevard and Harmony Street, was converted to a two-way street after the reconstruction of Harmony Street and Baughn Street in coordination with the YMCA construction project.

The description for the one-way segment of Dodge Riverside Drive was updated for clarity.

The proposed changes to Title 9 will update the one-way street designations to reflect actual conditions.

Recommendation

Approval of this Ordinance.

ATTACHMENTS:

Description	Type	Upload Date
Redline version of change	Other	12/28/2020
Ordinance 6440	Ordinance	1/5/2021

9.64.010 Designated

The following public streets and avenues are designated as one-way streets upon which vehicular traffic shall proceed as follows, except when crossing said streets:

1. Avenue "A," between North ~~16th~~ 36th Street and North 37th Street, from east to west;
2. Avenue "D," between North 6th Street and North 7th Street, from west to east;
- ~~3. Baughn Street, between Kanesville Blvd. and Harmony Street, from south to north;~~
- ~~4.~~ 3. Main Street, between Pearl Street and West Broadway, from south to north;
- ~~5.~~ 4. Pearl Street, between West Broadway and Main Street, from north to south;
- ~~6.~~ 5. South 6th Street, between South Expressway and Kanesville Blvd., from south to north;
- ~~7.~~ 6. South 7th Street, between Kanesville Blvd. and South Expressway, from north to south;
- ~~8.~~ 7. North 37th Street, between Avenue "A" and Avenue "B," from south to north;
- ~~9.~~ 8. ~~North 37th Street~~ Dodge Riverside Drive, between 4th Avenue and ~~the I-29 exit ramp~~ 9th Avenue/Harrah's Boulevard, from north to south; and
- ~~10.~~ 9. Service Road "B," between 9th Avenue and 7th Avenue, from south to north.

(Ord. 5343 § 1, 1997)

ORDINANCE NO. 6440

AN ORDINANCE TO AMEND TITLE 9-TRAFFIC BY AMENDING CHAPTER 9.64 – ONE-WAY STREETS, SECTION 9.64.010 “DESIGNATED” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

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

SECTION 1. That Title 9-Traffic of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Chapter 9.64 – One-Way Streets, Section 9.64.10 “Designated” to read as follows:

9.64.010 Designated

The following public streets and avenues are designated as one-way streets upon which vehicular traffic shall proceed as follows, except when crossing said streets:

1. Avenue "A," between North 36th Street and North 37th Street, from east to west;
2. Avenue "D," between North 6th Street and North 7th Street, from west to east;
3. Main Street, between Pearl Street and West Broadway, from south to north;
4. Pearl Street, between West Broadway and Main Street, from north to south;
5. South 6th Street, between South Expressway and Kanesville Blvd., from south to north;
6. South 7th Street, between Kanesville Blvd. and South Expressway, from north to south;
7. North 37th Street, between Avenue "A" and Avenue "B," from south to north;
8. Dodge Riverside Drive, between 4th Avenue and 9th Avenue/Harrah’s Boulevard, from north to south; and
9. Service Road "B," between 9th Avenue and 7th Avenue, from south to north.

(Ord. 5343 § 1, 1997)

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

January 25, 2021.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 1-11-21

Second Consideration: 1-25-21

Public Hearing: 1-25-21

Third Consideration: _____

Council Communication

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

Resolution 21-15
ITEM 7.A.

Council Action: 1/11/2021

Description

Resolution authorizing the Mayor to execute the Joint Agreement with Pottawattamie County for the Courthouse Campus Urban Renewal Area.

Background/Discussion

The joint agreement was requested by the County.

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Plan	Other	12/30/2020
Joint Agreement Ex. C and Map Ex. B	Agreement	12/30/2020
Resolution 21-15	Resolution	1/5/2021

**POTTAWATTAMIE COUNTY
COURTHOUSE CAMPUS
URBAN RENEWAL PLAN**

for the

**POTTAWATTAMIE COUNTY
COURTHOUSE CAMPUS
URBAN RENEWAL AREA**

POTTAWATTAMIE COUNTY, IOWA

_____ **2020**

TABLE OF CONTENTS

SECTION

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. DEVELOPMENT PLAN/ZONING
- E. PLAN OBJECTIVES
- F. TYPES OF RENEWAL ACTIVITIES
- G. ELIGIBLE URBAN RENEWAL PROJECTS
- H. FINANCIAL DATA
- I. JOINT CITY/COUNTY AGREEMENT
- J. URBAN RENEWAL FINANCING
- K. PROPERTY ACQUISITION/DISPOSITION
- L. RELOCATION
- M. STATE AND LOCAL REQUIREMENTS
- N. SEVERABILITY
- O. URBAN RENEWAL PLAN AMENDMENTS
- P. EFFECTIVE PERIOD

EXHIBITS

- A. LEGAL DESCRIPTION OF AREA
- B. URBAN RENEWAL AREA MAP
- C. JOINT CITY/COUNTY AGREEMENT

**Pottawattamie County Courthouse Campus Urban Renewal Plan
for the
Pottawattamie County Courthouse Campus Urban Renewal Area**

Pottawattamie County, Iowa

A. INTRODUCTION

The Pottawattamie County Courthouse Campus Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Pottawattamie County Courthouse Campus Urban Renewal Area ("Area" or "Urban Renewal Area") has been developed to help local officials alleviate blighting conditions and influences in the Urban Renewal Area within Pottawattamie County.

In order to achieve this objective, Pottawattamie County (the "County") intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit "A" and illustrated in Exhibit "B". The County reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the County designates this Urban Renewal Area as a blighted area that is suitable for blight remediation activities.

The Urban Renewal Area is being created in order to remediate blighting influences in the Area. For the purposes of urban renewal, Iowa Code Section 403.17(5) (2019) defines a "blighted area" as follows:

"Blighted area" means an area of a municipality within which the local governing body of the municipality determines that the presence of a substantial number of slum, deteriorated, or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; insanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire and other causes; or any combination of these factors; substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use. A disaster area referred to in section 403.5, subsection 7, constitutes a "blighted area". "Blighted area" does not include real property assessed as agricultural property for purposes of property taxation.

In March 2020 and June 2020, blight assessments were completed on properties within the proposed Urban Renewal Area. The findings of the blight assessments were reported in the Pottawattamie County Courthouse – “B” Wing/Old Law Enforcement Area report and the Pottawattamie County Service Building – Substandard-Blighted Structure Review report, respectively. The reports evaluated properties within the proposed Urban Renewal Area based on the definition of “blighted area” in Iowa Code Chapter 403.17(5).

The Pottawattamie County Courthouse – “B” Wing/Old Law Enforcement Area report identified a number of conditions in the buildings reviewed that contribute to a “blighted area” under Iowa Code Section 403.17(5), including:

- The presence of asbestos containing material, which creates unsafe conditions.
- The lack of ADA compliance in existing restrooms.
- Mechanical systems within the building in need of replacement, due to deterioration as systems near the end of their useful life, which risks system failures and creates unsafe conditions.
- The lack of a fire sprinkler system, which creates unsafe conditions.

The Pottawattamie County Service Building – Substandard-Blighted Structure Review report identified a number of conditions in the Service Building that contribute to a “blighted area” under Iowa Code Section 403.17(5), including:

- The Service Building is an aging and deteriorating structure.
- The Service Building’s exterior is deteriorating significantly, and the deterioration has created unsafe conditions including structural deficiencies, continuous leaks in existing roof, and unsound overall condition.
- The Service Building’s masonry requires tuckpointing and mortar repair, without which the building will continue to deteriorate.
- The Service Building’s mechanical systems, plumbing, boiler, and electrical systems are inadequate to serve the building and require repair and/or replacement.

Based in part on the conditions confirmed to exist within the Area by the above-described reports and by the County’s review of current conditions within the Area, the Board of Supervisors has determined that the Urban Renewal Area qualifies as a blighted area under Section 403.17(5) of the *Code of Iowa* (2019). Accordingly, the Board of Supervisors has designated the Urban Renewal Area as a blighted area.

D. DEVELOPMENT PLAN/ZONING

Pottawattamie County has a general plan for the physical development of the County as a whole, outlined in the Pottawattamie County Comprehensive Plan 2030, adopted February 23, 2004 and updated October 27, 2015. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Pottawattamie County Comprehensive Plan 2030.

This Urban Renewal Plan does not in any way replace or modify the current land use planning or zoning regulation process for the land included within the Area.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

E. PLAN OBJECTIVES

Renewal activities are designed to eliminate blighting influences within the Area. More specific objectives for development, revitalization, and alleviation of blight conditions within the Urban Renewal Area are as follows:

1. To eliminate blighting influences and promote revitalization, through public action and commitment.
2. To plan for and provide sufficient land for development and redevelopment of blighted properties in a manner that is efficient from the standpoint of providing municipal services.
3. To encourage development of nearby properties that will serve as the foundation for future growth, development, and revitalization.
4. To provide for the installation and upgrade of public works, infrastructure, public buildings, and related facilities which alleviate blighting influences and contribute to the development of the Area.
5. To provide a more marketable and attractive climate for development and redevelopment of land through the use of various federal, state, and local incentives.
6. To stimulate through public action and commitment, private investment in new development in order to revitalize the community.
7. To enhance the health, safety, living environment, general character, and general welfare of the Area.
8. To promote blight remediation and redevelopment of the Area utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

F. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa*. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure or public buildings in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses on such terms as may be determined by the Board of Supervisors.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of site-specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To demolish existing blighted structures and to clear property for future development in order to alleviate blighting conditions.
8. To fund or help finance programs that will directly benefit blight remediation.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the County.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

G. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Building Improvements: The County anticipates completing work on the annex building, services building, and Courthouse/B Wing building located within the Urban Renewal Area, all of which exhibit blighting conditions. The remediation efforts will update and/or demolish and reconstruct the buildings to create necessary space for various County departments/agencies, including but not limited to 911, Sheriff, Court Security, IT, CASA, Medical Exam, DCI, Planning, GIS, and Buildings and Grounds. Additionally, the improvements to the buildings will include necessary upgrades and repairs related to health and safety

conditions, including asbestos removal, ADA compliance measures, and updates/repairs to the HVAC system and fire suppression system.

The costs of the various building improvements are expected not to exceed the following amounts:

Building Improvement Project	Expected Cost Not to Exceed
Annex Building Demolition and Converting Annex Area into Concrete Parking Lot	\$575,000
Services Building Demolition and Converting Services Area into Concrete Parking Lot	\$650,000
Courthouse Addition – Basement Level	\$4,125,000
Courthouse Addition – First Floor Level	\$3,750,000
Courthouse/B-Wing Renovation and Improvements	\$7,000,000

2. Parking Lot Improvements: The County anticipates undertaking a complete replacement/resurfacing of the Courthouse parking lot and the Services Property parking lot. The two parking lots have been overlaid too many times, which has caused drainage issues and curb issues. The extent of deterioration of the parking lots has become hazardous. For example, annually, there are sink holes that form in the parking lots. To resolve these hazardous conditions, the parking lots need to be replaced with new concrete parking lots.

The costs of the parking lot improvements are expected not to exceed the following amounts:

Parking Lot Improvement Project	Expected Cost Not to Exceed
Courthouse Parking Lot	\$550,000
Services Property Parking Lot	\$250,000

H. FINANCIAL DATA

1.	July 1, 2020 constitutional debt limit:	\$455,818,535
2.	Current outstanding general obligation debt:	\$3,320,000
3.	Proposed amount of indebtedness to be incurred: THE COUNTY DOES NOT INTEND TO USE TAX INCREMENT REVENUES FROM WITHIN THE URBAN RENEWAL AREA TO FINANCE ANY INDEBTEDNESS. A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in	\$16,900,000 This total does not include financing

<p>this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:</p>	<p>costs related to debt issuance, which will be incurred over the life of the Area.</p>
---	--

I. JOINT CITY/COUNTY AGREEMENT

Because the Urban Renewal Area is located within the corporate limits of the City of Council Bluffs, Iowa, the County will enter into a joint agreement with the City of Council Bluffs, pursuant to Section 403.17(4) of the *Code of Iowa*, which authorizes the County to carry out urban renewal project activities within the City's "area of operation." A copy of the agreement is attached hereto as Exhibit "C". The original signed agreement will be on file with the County.

K. URBAN RENEWAL FINANCING

The County intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions.

The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. Under Division III of Chapter 384 and Chapter 403 of the Code of Iowa, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County.

The County does not intend to use tax increment financing to in connection with the urban renewal projects identified in this Plan.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Plan.

L. PROPERTY ACQUISITION/DISPOSITION

No property acquisition by the County is anticipated. If property acquisition/disposition by the County becomes necessary to accomplish the objectives of the Plan, such acquisition/disposition will be carried out, without limitation, in accordance with the Iowa Code.

M. RELOCATION

The County does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

N. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the County and the developer in implementing this Urban Renewal Plan and its supporting documents.

O. SEVERABILITY CLAUSE

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities. The Board of Supervisors may amend this Plan in accordance with applicable State law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a Plan until it is repealed by the Board of Supervisors.

EXHIBIT C

JOINT CITY/COUNTY AGREEMENT

WHEREAS, Pottawattamie County, State of Iowa (the "County") has proposed to establish the Pottawattamie County Courthouse Campus Urban Renewal Area within the corporate limits of the City of Council Bluffs, State of Iowa, for the purpose of participating in proposed urban renewal projects described in the Pottawattamie County Courthouse Campus Urban Renewal Plan (the "Plan") for such Area; and

WHEREAS, the governing body of the County has reviewed Plan for said Urban Renewal Area and has determined that the Urban Renewal Area and completion of the eligible projects are in the best interests of the County; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the County can proceed with establishing the Pottawattamie County Courthouse Campus Urban Renewal Plan and undertaking such projects.

NOW THEREFORE, POTTAWATTAMIE COUNTY, STATE OF IOWA AND THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Council Bluffs, State of Iowa, hereby agrees and authorizes Pottawattamie County, State of Iowa, to proceed with the Pottawattamie County Courthouse Campus Urban Renewal Area as described in the Pottawattamie County Courthouse Campus Urban Renewal Plan, and to undertake the eligible urban renewal projects therein within the corporate limits of the City of Council Bluffs.
2. This "joint agreement" is intended to meet the requirements of Iowa Code Chapter 403.17(4) with respect to the Pottawattamie County Courthouse Campus Urban Renewal Area in Pottawattamie County, State of Iowa, within the corporate limits of the City of Council Bluffs, State of Iowa.
3. This Joint Agreement has been duly authorized by the governing bodies of Pottawattamie County, State of Iowa and the City of Council Bluffs, State of Iowa.

[Remainder of page intentionally left blank; Signature pages follow]

PASSED AND APPROVED this _____ day of _____, 2020.

POTTAWATTAMIE COUNTY, STATE OF
IOWA

Justin Schultz, Chairperson, Board of Supervisors

ATTEST:

Melvyn Houser, County Auditor

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

On this _____ day of _____, 2020, before me a Notary Public in and for the State of Iowa, personally appeared Justin Schultz and Melvyn Houser to me personally known, who being duly sworn, did say that they are the Chairperson and Auditor, respectively, of Pottawattamie County, State of Iowa, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed on behalf of said political subdivision by authority and resolution of its Board of Supervisors, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for Pottawattamie County,
Iowa

PASSED AND APPROVED this _____ day of _____, 2020.

CITY OF COUNCIL BLUFFS, STATE OF
IOWA

Matt Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

STATE OF IOWA)
) SS
COUNTY OF)
POTTAWATTAMIE

On this _____ day of _____, 2020, before me a Notary Public in and for said County, personally appeared Matt Walsh and Jodi Quakenbush to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Council Bluffs, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Pottawattamie County,
Iowa

01783369-2\16721-042

Draft Version (11/13/20)

EXHIBIT A

LEGAL DESCRIPTION OF POTTAWATTAMIE COUNTY
COURTHOUSE CAMPUS URBAN RENEWAL AREA

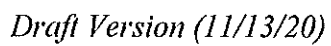
The property included in the Urban Renewal Area is legally described as follows:

JEFFERIS SUB LTS 1 THRU 5, 19 & 20 BLK 7 & N1/2 VAC ALLEY ADJ ON S LTS
19 & 20, E1/2 VAC ALLEY ADJ LTS 4 & 5 & ALL VACALLEY ADJ LTS LTS 1
THRU 3 & 5TH AVE ROW ADJ

AND

BAYLISS FIRST ADD LTS 9 & 10 BLK 14 & BAYLISS STRIP LTS B & C &
LARIMERS SUB LTS 1 THRU 10 BLK 2 & VAC ALLEYS ADJ INC & 5TH AVE
ROW ADJ

MAP OF POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL AREA



RESOLUTION NO. 21-15

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE JOINT AGREEMENT WITH POTTAWATTAMIE COUNTY FOR THE COURTHOUSE CAMPUS URBAN RENEWAL AREA.

WHEREAS, the County has requested the City of Council Bluffs, Iowa, execute a Joint Agreement for the Urban Renewal Area; and

WHEREAS, the Joint Agreement is part of the Pottawattamie County Courthouse Campus Urban Renewal Plan; and

WHEREAS, a true and accurate copy of the proposed Plan and Joint Agreement is attached hereto and is hereby made a part of this Resolution.

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

That the Mayor of Council Bluffs is hereby authorized to execute the Joint Agreement with Pottawattamie County, and to take any other action needed by the City to cause this agreement, and the terms therein.

ADOPTED
AND
APPROVED

January 11, 2021.

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk

Council Communication

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

Resolution 21-16
ITEM 7.B.

Council Action: 1/11/2021

Description

Resolution requesting that the Historic Preservation Commission (HPC) seek designation for the former St. Patrick's Catholic Church located at 132 Baughn Street to be a local landmark and to be placed on the National Register of Historic Places (NRHP) and authorizing funds for an architectural historian to assist with the nomination process

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-16	Resolution	1/5/2021

RESOLUTION NO. 21-16

A RESOLUTION REQUESTING THAT THE HISTORIC PRESERVATION COMMISSION (HPC) SEEK DESIGNATION FOR THE FORMER ST. PATRICK’S CATHOLIC CHURCH LOCATED AT 132 BAUGHN STREET TO BE A LOCAL LANDMARK AND TO BE PLACED ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP) AND AUTHORIZING FUNDS FOR AN ARCHITECTURAL HISTORIAN TO ASSIST WITH THE NOMINATION PROCESS.

WHEREAS, The City Council for the City of Council Bluffs would like to protect and preserve the former St. Patrick’s Catholic Church located at 132 Baughn Street by having the buildings designated as a local landmark and by having them listed on the National Register of Historic Places (NRHP); and

WHEREAS, In order to seek both of these designations, the Community Development Department will need funding to hire an architectural historian to evaluate and document the architectural style and history of the Church to recommend the Area of Significance and to determine if the Church would qualify and be eligible for the NRHP; and

WHEREAS, It is in the best interest of the City of Council Bluffs to seek the designation for the former St. Patrick’s Catholic Church to become a local landmark and be placed on the NRHP.

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

That the Historic Preservation Commission (HPC) for the City of Council Bluffs is hereby requested to begin the process of seeking designation for the former St. Patrick’s Catholic Church located at 132 Baughn Street to be known as a local landmark and with the National Register of Historic Places.

BE IT FURTHER RESOLVED

That the Council Bluffs Community Development Department is hereby authorized to use funds to hire an architectural historian to assist the Historic Preservation Commission (HPC) with the designations and nomination process.

ADOPTED
AND
APPROVED

January 11, 2021.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

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

Resolution 21-17
ITEM 7.C.

Council Action: 1/11/2021

Description

Resolution authorizing the Mayor to execute Amendment No. 1 to the Amended and Restated Agreement for Private Development by and between City of Council Bluffs, Iowa and Argent-Baxter JV-Council Bluffs, LLC.

Background/Discussion

Recommendation

Approval of amendment.

ATTACHMENTS:

Description	Type	Upload Date
Agreement	Agreement	1/5/2021
Resolution 21-17	Resolution	1/5/2021

AMENDMENT NO. 1
TO THE
AMENDED AND RESTATED
AGREEMENT FOR PRIVATE DEVELOPMENT
BY AND BETWEEN
CITY OF COUNCIL BLUFFS, IOWA
AND
ARGENT BAXTER JV – COUNCIL BLUFFS, LLC

Original Agreement – March 2017
Amended and Restated Agreement – December 2019
Amendment No. 1 to Amended and Restated Agreement – January 2021

THIS AMENDMENT NO. 1 (hereafter called “Amendment”) to that AMENDED AND RESTATED AGREEMENT FOR PRIVATE DEVELOPMENT dated December 16, 2019 (hereinafter called “Agreement” or “Amended and Restated Agreement”) by and between the CITY OF COUNCIL BLUFFS, IOWA, a municipality (the “City”) and ARGENT BAXTER JV- COUNCIL BLUFFS, LLC, an Iowa limited liability company (the “Developer”) is entered into on or as of the _____ day of January, 2021. The City and the Developer are the Parties to this Amendment.

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, the City has undertaken a program for the development of a blighted area in the City and, in this connection, is engaged in carrying out urban renewal project activities in an area known as the Playland Park Urban Renewal Area (the “Area” or “Urban Renewal Area”), pursuant to the Playland Park Urban Renewal Plan (the “Plan” or “Urban Renewal Plan”) as approved by Resolution No. 03-138 on June 23, 2003, and amended by Amendment No. 1 in 2005, Amendment No. 2 in 2009, Amendment No. 3 in 2014, Amendment No. 4 in 2016, and Amendment No. 5 adopted in 2019; and

WHEREAS, a copy of the foregoing Urban Renewal Plan, as amended, has been recorded among the land records in the office of the Recorder of Pottawattamie County, Iowa; and

WHEREAS, the City previously entered into an Agreement for Private Development with Argent Development Group, L.L.C. (“Former Developer”) dated March 28, 2017 (“Original

Agreement”), pursuant to which the Former Developer was to acquire certain real property located in the Urban Renewal Area and as more particularly described as:

Block 1, River’s Edge Subdivision, Council Bluffs, Iowa
Pottawattamie County Parcel Number 7544-28-356-001

(which property as so described is hereinafter referred to as the “Development Property”) and build certain improvements thereon, and a Memorandum of Agreement related to the Original Agreement was recorded with the Recorder of Pottawattamie County, Iowa at Book 2017, Page 07730; and

WHEREAS, the Former Developer subsequently assigned all of its rights and obligations under the Original Agreement to the Developer and consented to the City and Developer entering into the Amended and Restated Agreement with respect to the development of the Development Property, which Amended and Restated Agreement was recorded with the Recorder of Pottawattamie County, Iowa at Book 2019, Page 16312; and

WHEREAS, contemporaneous with the execution of the Amended and Restated Agreement, the City and the Developer entered into an Amended and Restated Minimum Assessment Agreement (the “Amended and Restated Minimum Assessment Agreement”) concerning the Development Property, which was recorded with the Recorder of Pottawattamie County, Iowa at Book 2020, Page 02151; and

WHEREAS, the Parties desire to amend certain terms in the timeline for the Project described in the Agreement and to authorize an assignment of the Agreement, as amended, to MOSELLE CB, LLC pursuant to the terms of this Amendment; and

WHEREAS, the City believes that the development of the Development Property pursuant to the Agreement, as amended hereby, and the fulfillment generally of the amended Agreement are in the vital and best interests of the City and in accord with the public purposes and provisions of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the Parties hereto, each of them does hereby covenant and agree with each other as follows:

Section 1. Definitions. All capitalized words used herein and not specifically defined shall have the same definitions as in the Agreement.

Section 2. Assignment. The Developer anticipates assigning all of its all of its right, title, and interest in the Agreement, as amended, to MOSELLE CB, LLC (“Assignee”) on or before June 30, 2021. The City hereby consents to such assignment provided that all of the following conditions are satisfied:

A. Assignee is registered to do business in the State of Iowa.

B. Assignee assumes in writing ("Assignment") all of the obligations of Developer under the Agreement, as amended, and agrees to be bound by all of the terms and conditions of the Agreement, as amended, including but not limited to the Amended and Restated Minimum Assessment Agreement.

C. The Assignment is fully executed by Developer and the Assignee on or before June 30, 2021.

D. Developer provides the City with a copy of the Assignment within ten (10) days of its execution by both Developer and the Assignee.

Section 3. Project Timeline Changes. The parties agree to change the following terms regarding the timeline for the Project:

A. The parties agree that the Minimum Improvements shall be initiated by May 7, 2021 and completed by December 31, 2022. Accordingly, in Section 2.2(k), Section 3.4, and Exhibit B of the Agreement, the date of September 30, 2020 shall hereby be replaced with May 7, 2021 and the date of March 31, 2022 shall hereby be replaced with December 31, 2022.

B. The parties agree to amend Section 3.1 of the Agreement to reflect that the Developer shall provide a scalable site plan and landscape plan to the City within 60 days from the date of this Amendment. Accordingly, Section 3.1 of the Agreement is hereby replaced in its entirety with the following:

Section 3.1. Site Plans. Within 60 days after execution of Amendment No. 1 to the Agreement, Developer shall provide to the City: a scalable site plan and a landscape plan for the Development Property; and floor plates, elevation drawings, and exterior material descriptions for all Minimum Improvements consistent with the Playland Park Master Plan dated October 2014 (collectively "Site Plans"). Within 60 days after receipt of the Site Plans, the City shall, in its discretion, approve the Site Plans (in which case the Site Plans shall be attached hereto as Exhibit B-1), or reject said Site Plans and either allow the Developer an opportunity to revise and resubmit the Site Plans or the City may terminate this Agreement, and in the latter event neither party shall have any further obligation to the other. Once the plans referenced in Sections 3.1 through 3.3 of this Agreement have been approved by the City they shall be marked and identified as exhibits to this Agreement and by this reference, made a part of the Agreement.

C. The parties hereby agree to delete Section 4.3 of the Agreement, regarding the Due Diligence Period, in its entirety.

D. Because the Due Diligence Period is no longer included in the Project timeline, the parties hereby agree to amend Section 4.7 to remove the reference to the Due Diligence Period. Accordingly, Section 4.7 is hereby replaced in its entirety with the following:

Section 4.7. Condition of the Property; Care and Maintenance. As of Closing, Developer agrees to take the Development Property "As Is." The City makes no warranties

or representations as to the condition of the Development Property. Developer waives all claims against the City as to the condition of the Development Property.

E. Because the Due Diligence Period is no longer included in the Project timeline, the parties hereby agree to amend Section 4.8 to reflect that the Closing Date shall be scheduled for a date no later than May 1, 2021. Accordingly, Section 4.8 is hereby replaced in its entirety with the following:

Section 4.8. Possession/Closing. Upon the obligations of both parties hereunder being met, including the execution of all documents required hereunder, Closing shall take place on a date no later than May 1, 2021, at a time to be agreed to by the parties (the “Closing Date”). This purchase shall be considered “Closed” upon the delivery to the City of the Purchase Price by Developer and delivery to Developer by the City of a duly executed deed without warranty in the form of deed attached as Exhibit H (“Deed”). All parties and individual signatories hereto further agree to make, execute, and deliver such further and additional documents as may be reasonably requested by the other party for the purpose of accomplishing the transfer herein contemplated.

Section 4. Exhibit B Update. To account for revisions to the anticipated Minimum Improvements, Exhibit B attached to the Agreement is replaced in its entirety with the attached Amended Exhibit B. For all purposes under the Agreement and the Amended and Restated Minimum Assessment Agreement, the term Minimum Improvements shall mean the Minimum Improvements as described in the Amended Exhibit B.

Section 5. No Further Modifications. Except as modified by this Amendment, all covenants, agreements, terms, and conditions of the Agreement, as previously amended and restated, shall remain in full force and effect and are hereby in all respects ratified and affirmed.

Section 6. Counterparts. This Amendment may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a “pdf” format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or “pdf” signature page were an original thereof.

IN WITNESS WHEREOF, the City has caused this Amendment to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk; and Developer has caused this Amendment to be duly executed in its name and behalf by its authorized representative, respectively, all on or as of the day first above written.

[Remainder of page intentionally left blank; Signature pages follow]

(SEAL) CITY OF COUNCIL BLUFFS, IOWA

(SEAL) CITY OF COUNCIL BLUFFS, IOWA

By: _____
Matthew J. Walsh, Mayor

ATTEST:

By: _____
Jodi Quackenbush, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

On this _____ day of _____, 20__, before me a Notary Public in and for said State, personally appeared Matthew J. Walsh and Jodi Quackenbush, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Council Bluffs, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[City's Signature Page to Amendment]

**ARGENT BAXTER JV-COUNCIL BLUFFS,
LLC**, an Iowa limited liability company

By: _____
Mark Matthews, Chairman

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20__, before me the undersigned, a Notary Public in and for said State, personally appeared Mark Matthews, to me personally known, who, being by me duly sworn, did say that he is the Chairman of Argent Baxter JV-Council Bluffs, LLC, and that said instrument was signed on behalf of said limited liability company; and that the said Mark Matthews as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by him voluntarily executed.

Notary Public in and for said state

[Developer's Signature Page to Amendment]

AMENDED EXHIBIT B
MINIMUM IMPROVEMENTS

Minimum Improvements shall mean the construction of a single residential tower (the “Tower”). The Tower shall consist of at least 210 rental units ranging in size between 700 and 1,300 square feet (“Apartments”), and 24 “for sale” units with an approximate size of 1,000 square feet (“Condo Units”), with amenities consistent with other projects developed by Developer (outdoor amenity deck, fitness center, game room, etc.). The Minimum Improvements shall be in substantial conformance with the diagrams set forth in Exhibit B-1.

The proposed Project is estimated to require an investment of at least \$60,000,000. The construction of the Minimum Improvements is required under the terms of the Agreement to be completed by December 31, 2022, subject to Unavoidable Delays.

The assessed value after construction of the Minimum Improvements for the purpose of this Agreement is required to be at least \$45,000,000 pursuant to the Amended and Restated Minimum Assessment Agreement entered into by and among the City, Developer and the Pottawattamie County Assessor.

In the event that Developer is unable to achieve sales of the twenty four (24) Condo Units prior to the completion of construction and the issuance of a Certificate of Occupancy, and provided that Developer has sold at least twelve (12) Condo Units, Developer may market the remaining Condo Units for lease and for sale, and Developer shall be allowed to lease the remaining Condo Units. Developer agrees to utilize commercially reasonable efforts to market and sell the Condo Units.

01768522-1\10342-143

Resolution 21-17

ITEM TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

January 11, 2021

7:00 P.M.

Playland Park Urban Renewal Plan

- Resolution approving and authorizing execution of an Amendment No. 1 to Amended and Restated Agreement for Private Development by and between the City of Council Bluffs and Argent Baxter JV - Council Bluffs, LLC

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 CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.**

January 11, 2021

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT NO. 1 TO AMENDED AND RESTATED AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS AND ARGENT BAXTER JV – COUNCIL BLUFFS, LLC", and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2021, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 21-17

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF AN AMENDMENT NO. 1 TO AMENDED
AND RESTATED AGREEMENT FOR PRIVATE
DEVELOPMENT BY AND BETWEEN THE CITY OF
COUNCIL BLUFFS AND ARGENT BAXTER JV – COUNCIL
BLUFFS, LLC

WHEREAS, by Resolution No. 03-138, adopted June 23, 2003, this Council 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 approved and adopted the Playland Park Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Playland Park Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan, as amended; and

WHEREAS, the City of Council Bluffs, Iowa ("City") and Argent Development Group, L.L.C. ("Former Developer") previously entered into an Agreement for Private Development dated March 28, 2017 ("Original Agreement") regarding the development of certain property within the Urban Renewal Area ("Development Property"), which Original Agreement was replaced in its entirety by an Amended and Restated Agreement between the City and Argent Baxter JV – Council Bluffs, LLC ("Developer") dated December 16, 2019 ("Amended and Restated Agreement"); and

WHEREAS, the Former Developer assigned all of its rights and obligations under the Original Agreement to the Developer and consented to the City and Developer entering into the Amended and Restated Agreement with respect to the development of the Development Property; and

WHEREAS, the Amended and Restated Agreement included an Amended and Restated Minimum Assessment Agreement between the City and the Developer ("Amended and Restated Minimum Assessment Agreement"), which replaced the minimum assessment agreement executed in connection with the Original Agreement in its entirety; and

WHEREAS, pursuant to a proposed Amendment No. 1 to the Amended and Restated Agreement ("Amendment"), the Parties desire to amend certain terms in the timeline for the Project described in the Amended and Restated Agreement, authorize an assignment of the Amended and Restated Agreement, as amended, to Moselle CB, LLC ("Assignee") pursuant to the terms of this Amendment, and update the description of the Minimum Improvements; and

WHEREAS, Chapters 15A and 403, Code of Iowa, authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Amendment and the Amended and Restated Agreement, as proposed to be amended, is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amendment and the City's performance under the Amended and Restated Agreement, as proposed to be amended, is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account any or all of the factors set forth in Chapter 15A, Code of Iowa, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes, or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Amended and Restated Agreement as amended by the Amendment be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amended and Restated Agreement as amended by the Amendment and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein.

Section 2. That the form and content of the Amendment, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Amendment for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the

execution and delivery of the Amendment, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Amendment as executed.

PASSED AND APPROVED this 11th day of January, 2021.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

(SEAL)

247

Council Communication

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

Liquor Licenses Group A
ITEM 8.A.

Council Action: 1/11/2021

Description

1. CVS/pharmacy #4816, 545 W Washington Street
2. The Grass Wagon, 110 S 29th Street
3. Great Wall, 900 Woodbury Avenue
4. Hampton Inn @ Ameristar, 2204 River Road
5. Holiday Inn Express & Suites, 2211 S 32nd Street
6. The Hut, 1925 W Broadway
7. Hy-Vee Market Grille, 2323 W Broadway
8. I 80 Liquor, 2411 S 24th Street, #1
9. La Carreta Rosa, 620 S Main Street
10. Speedy Gas N Shop, 430 S 35th Street
11. Target Store T-2454, 3804 Metro Drive

Background/Discussion

Listed below are the alcohol related incidents/arrests for Ameristar Casino this licensing period.

01/11/20—At 1:12 am, Officers were dispatched to Ameristar for an intoxicated male. The man was arrested for public intoxication.

01/19/20—At 3:18 pm, Officers were dispatched to Ameristar for a male who had assaulted a female inside the bar with a beer mug. The man was arrested for Willful Injury.

06/15/20—At 12:30 am, Officers were sent to Ameristar for an intoxicated man on the casino floor. The man was arrested for public intoxication.

10/02/20—At 8:45 pm, Officers were dispatched to Ameristar for an intoxicated man creating a disturbance. The man was arrested for disorderly conduct.

11/02/20—At 4:34 pm, Officers were dispatched to Ameristar for an intoxicated man. He was arrested for public intoxication.

12/17/20—At 6:48 pm, Officers were dispatched to Ameristar for an intoxicated female who was causing a disturbance. The female left the casino in a vehicle prior to the arrival of Officers. One of the responding Officers located the female driving and stopped her. She was arrested for OWI.

The other listed businesses had no alcohol related incidents or arrests this licensing period.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Liquor Licenses, 1.11.21	Other	1/5/2021



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Home
About
Alcohol
Tobacco
Links
Contact

RENEWAL		SPECIAL EVENT	
POLICE	<i>am</i>	Local Amt	
FIRE	<i>AF</i>	Endorsed	
BUILDING	<i>8</i>	Issued	
ZONING	<i>09</i>	Expires	
		Council	<i>1-11-20</i>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logout
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- License
- Privileges
- Applicant
- Status Of Business
- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

Applicant LE0000824, Ameristar Casino Council Bluffs LLC, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Ameristar Casino Council Bluffs LL (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Ameristar Casino Council Bluffs LLC

Address of Premise: 2200 River Rd

Address Line 2: Warehouse

City: Council Bluffs

County: Pottawattamie

Zip: 51501-1768

Business Phone: (712) 328-8888

Cell / Home Phone:

☐ Same Address

Mailing Address: 2200 River Rd

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501-1768

Contact Name: Aleksis Bocanegra

Phone: (712) 396-3062

Email Address: aleksis.bocanegra@pngaming.co

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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt	
FIRE <u>AP</u>	Endorsed	
BUILDING <u>8</u>	Issued	
ZONING <u>CG</u>	Expires	
	Council	<u>1.11.20</u>



Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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- License
- Privileges
- Applicant
- Status Of Business
- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

Applicant LE0001768, CVS/pharmacy # 4816, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Iowa CVS Pharmacy, L.L.C. (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): CVS/pharmacy # 4816

Address of Premise: 545 W. Washington St.

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (401) 765-1500

Cell / Home Phone:

☐ Same Address

Mailing Address: One CVS Drive

Mailing Address Line 2: Licensing Dept/ MC #1160

City: Woonsocket

State: Rhode Island

Zip: 02895

Contact Name: Cathy Tardie

Phone: (401) 770-3355

Email Address: cathy.tardie@cvshealth.com

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Home
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Alcohol
Tobacco
Links
Contact

RENEWAL		SPECIAL EVENT	
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FIRE	<i>AD</i>	Endorsed	
BUILDING	<i>se</i>	Issued	
ZONING	<i>CB</i>	Expires	
		Council	<i>1-11-20</i>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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➤ License

➤ Privileges

➤ Applicant

➤ Status Of Business

➤ Ownership

➤ Criminal History

➤ Premises

➤ General Premises

➤ Applicant Signature

➤ Dram Cert

➤ Local Endorse

➤ History

Applicant LC0043104, The Grass Wagon, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): The Grass Wagon LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): The Grass Wagon

Address of Premise: 110 S 29th St

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (402) 612-8200

Cell / Home Phone:

☐ Same Address

Mailing Address: 5101 Council Pointe

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Travis Taylor

Phone: (402) 612-8200

Email Address: travtaylor81@gmail.com

Prev

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POLICE <u>am</u>	Local Amt	
FIRE <u>AP</u>	Endorsed	
BUILDING <u>SE</u>	Issued	
ZONING <u>CS</u>	Expires	
	Council	<u>1-11-20</u>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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Applicant BW0091522, Great Wall, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Great Wall Of Iowa Inc (Sole Proprietorship, Partnership, Corporation, etc.)
 Name of Business (D/B/A): Great Wall
 Address of Premise: 900 Woodbury Ave
 Address Line 2:
 City: Council Bluffs
 County: Pottawattamie
 Zip: 51503-0000
 Business Phone: (712) 323-9622 Cell / Home Phone: (712) 330-0908
☐ Same Address
 Mailing Address: 900 Woodbury Ave
 Mailing Address Line 2:
 City: Council Bluffs State: Iowa
 Zip: 51503-0000
 Contact Name: Hung J Chen
 Phone: (402) 598-8772 Email Address: hungchen777@gmail.com

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Contact

POLICE <u>an</u>		Local Amt _____
FIRE <u>AF</u>		Endorsed _____
BUILDING <u>OS</u>		Issued _____
ZONING <u>OS</u>		Expires _____
		Council <u>1-11-20</u>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
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License

Privileges

Applicant

Status Of Business

Ownership

Criminal History

Premises

General Premises

Applicant Signature

Dram Cert

Local Endorse

History

Applicant BW0092560, Hampton Inn @ Ameristar, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Kinseth Hotel Corporation

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Hampton Inn @ Ameristar

Address of Premise: 2204 River Rd.

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 328-2500

Cell / Home Phone:

☐ Same Address

Mailing Address: 2 Quail Creek Circle

Mailing Address Line 2:

City: North Liberty

State: Iowa

Zip: 52317

Contact Name: Michelle Schultz

Phone: (319) 626-5600

Email Address: mschultz@kinseth.com

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1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

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Agree
About
Alcohol
Tobacco
Links
Contact

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <i>am</i>	Local Amt	
FIRE <i>AF</i>	Endorsed	
BUILDING <i>SE</i>	Issued	
ZONING <i>19</i>	Expires	
	Council	<i>1.11.20</i>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	--------------	---------------------	-------------------------	--------------	--------

> License

> Privileges

> Applicant

> Status Of Business

> Ownership

> Criminal History

> Premises

> General Premises

> Applicant Signature

> Dram Cert

> Local Endorse

> History

Applicant BW0095386, Holiday Inn Express & Suites, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Council Bluffs Hotel Group, LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Holiday Inn Express & Suites

Address of Premise: 2211 S. 32nd Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 352-1300

Cell / Home Phone:

☐ Same Address

Mailing Address: 2211 S. 32nd Street

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Randy Haynes

Phone: (608) 848-2995

Email Address: randy.haynes@glrnghotels.com

Prev

Next

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Home
About
Alcohol
Tobacco
Links
Contact

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>on</u>	Local Amt	
FIRE <u>AT</u>	Endorsed	
BUILDING <u>2</u>	Issued	
ZONING <u>C2</u>	Expires	
	Council	<u>1.11.20</u>

Help License Search **License List** On-Demand Reporting Keg Registration Search User Profile Logoff

- License
- Privileges
- **Applicant**
- Status Of Business
- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

Applicant LE0003411, THE HUT, Council Bluffs

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

Corporation Name/Sole Proprietor: REW INC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):

Name of Business (D/B/A): THE HUT

Address of Premise: 1925 W Broadway

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 325-0199

Cell / Home Phone:

☐ Same Address

Mailing Address: 1925 W Broadway

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Gene Burns

Phone: (402) 810-5816

Email Address: thehuthr@yahoo.com

[Prev](#)

[Next](#)

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[About](#)
[Alcohol](#)
[Tobacco](#)
[Links](#)
[Contact](#)

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POLICE <u>cm</u>	Local Amt _____	
FIRE <u>AE</u>	Endorsed _____	
BUILDING <u>So</u>	Issued _____	
ZONING <u>CA</u>	Expires _____	
		Council <u>1.11.20</u>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	--------------	---------------------	-------------------------	--------------	--------

Applicant LC0043189, Hy-Vee Market Grille, Council Bluffs

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

Corporation Name/Sole Proprietor
Name/Partnership Name(s): Hy-Vee, Inc.

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Hy-Vee Market Grille

Address of Premise: 2323 West Broadway

Address Line 2: Market Grille

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 328-9792

Cell / Home Phone: _____

☐ Same Address

Mailing Address: 5820 Westown Parkway

Mailing Address Line 2: _____

City: West Des Moines

State: Iowa

Zip: 50266

Contact Name: Morgan Beier

Phone: (515) 267-2871

Email Address: mbeier@hy-vee.com

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[Alcohol](#)
[Tobacco](#)
[Links](#)
[Contact](#)

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>am</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>3</u>	Issued _____	
ZONING <u>02</u>	Expires _____	
		Council <u>1.11.20</u>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	--------------	---------------------	-------------------------	--------------	--------

> License

> Privileges

> Applicant

> Status Of Business

> Ownership

> Criminal History

> Premises

> General Premises

> Applicant Signature

> Bond Cert

> Local Endorse

> History

Applicant LE0001756, I 80 Liquor, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): J & R Liquor LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): I 80 Liquor

Address of Premise: 2411 S 24th Street #1

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 323-1807

Cell / Home Phone: (712) 326-0639

☐ Same Address

Mailing Address: 2411 S 24th Street #1

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Brandon Juon

Phone: (712) 326-0639

Email Address: glorydaysbar@gmail.com

[Prev](#)

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State of Iowa
ALCOHOLIC
BEVERAGES DIVISIONHome
About
Alcohol
Tobacco
Links
Contact

<input checked="" type="checkbox"/> RENEW	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <i>dm</i>	Local Amt	
FIRE <i>AP</i>	Endorsed	
BUILDING <i>Se</i>	Issued	
ZONING <i>IS</i>	Expires	
	Council	1.11.20

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	---------------------	---------------------	-------------------------	--------------	--------

Applicant LC0046133, La Carreta Rosa, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): La Carreta Rosa LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): La Carreta Rosa

Address of Premise: 620 South Main

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 309-0004

Cell / Home Phone: (641) 750-2241

☐ Same Address

Mailing Address: 620 South Main

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51503

Contact Name: Ernesto Alvarez

Phone: (641) 750-2241

Email Address: nayleaalvarez@gmail.com

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BEVERAGES DIVISIONAbout
Alcohol
Tobacco
Links
Contact

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>8</u>	Issued _____	
ZONING <u>C9</u>	Expires _____	
		Council <u>1.11.20</u>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logout
------	----------------	--------------	---------------------	-------------------------	--------------	--------

- ▶ License
- ▶ Privileges
- ▶ Applicant
- ▶ Status Of Business
- ▶ Ownership
- ▶ Criminal History
- ▶ Premises
- ▶ General Premises
- ▶ Applicant Signature
- ▶ Dram Cert
- ▶ Local Endorse
- ▶ History

Applicant LC0046134, Pottawattamie Arts, Culture & Entertainment (PACE), Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Bluffs Arts Council (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Pottawattamie Arts, Culture & Entertainment (PACE)

Address of Premise: 1001 S 6th Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 890-5600

Cell / Home Phone: (402) 212-9887

☐ Same Address

Mailing Address: 1001 S 6th Street

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Danna Kehm

Phone: (712) 396-2484

Email Address: danna@paceartsiowa.org

Prev

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[About](#)
[Alcohol](#)
[Tobacco](#)
[Links](#)
[Contact](#)

SPECIAL EVENT	
POLICE <u>CLM</u>	Local Amt _____
FIRE <u>AF</u>	Endorsed _____
BUILDING <u>SR</u>	Issued _____
ZONING <u>CS</u>	Expires _____
Council <u>1.11.20</u>	

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	--------------	---------------------	-------------------------	--------------	--------

Applicant LE0002317, Speedy Gas N Shop, Council Bluffs

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

License

Privileges

Applicant

Status Of Business

Ownership

Criminal History

Premises

General Premises

Applicant Signature

Bond Cert

Local Endorse

History

Corporation Name/Sole Proprietor Name/Partnership Name(s): Jerusalem Petroleum, LLC

(Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Speedy Gas N Shop

Address of Premise: 430 South 35th Street

Address Line 2: Suite 1

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 256-3473

Cell / Home Phone: (402) 917-6675

☐ Same Address

Mailing Address: 430 South 35th Street

Mailing Address Line 2: Suite 1

City: Council Bluffs

Zip: 51501

State: Iowa

Contact Name: Abalhadi (Albert) Alfara

Phone: (402) 917-6675

Email Address: sfaf2009@yahoo.com

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Home
About
Alcohol
Tobacco
Links
Contact

<input checked="" type="checkbox"/> RENEWAL		SPECIAL EVENT	
POLICE	<u>CM</u>	Local Amt	_____
FIRE	<u>AF</u>	Endorsed	_____
BUILDING	<u>Se</u>	Issued	_____
ZONING	<u>CS</u>	Expires	_____
		Council	<u>1.11.20</u>

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	--------------	---------------------	-------------------------	--------------	--------

Applicant LE0001285, Target Store T-2454, Council Bluffs

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- ▶ License
- ▶ Privileges
- ▶ Applicant
- ▶ Status Of Business
- ▶ Ownership
- ▶ Criminal History
- ▶ Premises
- ▶ General Premises
- ▶ Applicant Signature
- ▶ Bond Cert
- ▶ Local Endorse
- ▶ History

Corporation Name/Sole Proprietor: Target Corporation

(Sole Proprietorship, Partnership, Corporation, etc.)

Name/Partnership Name(s):

Name of Business (D/B/A): Target Store T-2454

Address of Premise: 3804 Metro Dr

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 309-3380

Cell / Home Phone: (612) 761-5541

Same Address

Mailing Address: PO Box 9471

Mailing Address Line 2:

City: Minneapolis

State: Minnesota

Zip: 55440-9471

Contact Name: Carole Helmin

Phone: (612) 761-1015

Email Address: liquor.licensing@target.com

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R 846361



City of Council Bluffs
Clerk's Office
209 Pearl Street, Ste 102
Council Bluffs, IA 51503
712-890-5261

Salvage/Storage Yard License Application

Date: 12/28/20

Business Name: ALTER METAL Recycling
Business Address: 2603 9th AVE. Council Bluffs, IA 51501
Business Phone: 712 328 2401

Mark one: Salvage Yard X Storage Yard _____

Owners Name: ALTER TRADING CORPORATION Phone: 314-872-2400
Address: 700 OFFICE PKWAY City: ST LOUIS State: MO Zip Code: 63144
Type of Business: _____ Firm If Corporation, List Officers: Robert Goldstein - Pres.
_____ Partnership Jay Robovitz - Pres. operations
X Corporation Mike Vail - V.P. operations

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: 34.75-44 PT NW SE 1/4 L 6081 RD RR EXT W 2-34 PT
Yesc Comm 3801 SW CORNER SE 1/4-24-521 PS. 16 35.04 SE 1/4 to W 1/2 SW
along Row 2 to 1 m 2 NE 1/4 to 1/2

Parcel Number: 754434403002 / 75443532005

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 20,000+

Will Retail Sales Be Made On Premises? _____ Yes X No

Nature and Type of Salvage Equipment: Recycling Facility

What Is Zoning At This Location? INDUSTRIAL

Has Conditional Use Been Granted Under City Ordinance? _____ Yes _____ No X Not Applicable

If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Scott Johnson, mgr., do hereby affirm that all of the above information is true and correct to the best of my knowledge.

[Signature]
Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 12.29.20

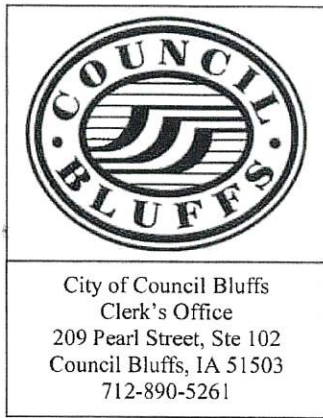
City Council Date: 1.11.21

Date License Issued: _____

Building Approval: _____

Fire Approval _____

CLERK
2020
12/28



Salvage/Storage Yard License Application

Date: 12/29/20

Business Name: Council Bluffs Recycling Center
Business Address: 4441 Gifford Road - Council Bluffs, IA, 51501
Business Phone: 712-890-5454

Mark one: Salvage Yard ☒ Storage Yard ☐

Owners Name: City of Council Bluffs - Contact Tony Fiala Phone: 712-890-5454
Address: 4441 Gifford Rd City: Council Bluffs State: IA Zip Code: 51501
Type of Business: ☐ Firm ☐ Partnership ☐ Corporation
☒ City Government Entity

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: SECTION 14-74-44 S460' NW NW

Parcel Number: 7444 14 101 004

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 13 acres

Will Retail Sales Be Made On Premises? ☒ Yes ☐ No


Nature and Type of Salvage Equipment: Recycling - Loaders, Conveyors, Balers

What Is Zoning At This Location? I-2

Has Conditional Use Been Granted Under City Ordinance? ☐ Yes ☐ No ☒ Not Applicable

If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Tony Fiala, do hereby affirm that all of the above information is true and correct to the best of my knowledge.


Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - **\$50.00** 5,001 - 10,000 sq. ft. - **\$100.00** 10,001 - 20,000 sq. ft. - **\$150.00** 20,001+ sq. ft. - **\$200.00**

FOR OFFICE USE ONLY:

Date Application Received: 12.29.20

City Council Date: 1.11.21

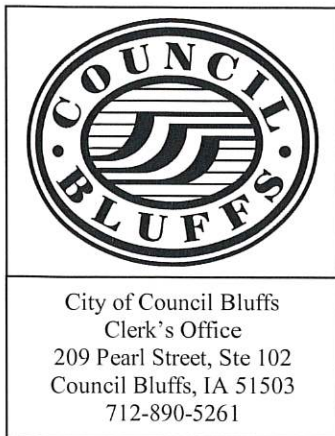
Date License Issued: _____

Building Approval: _____

Fire Approval: _____

CLERK
29 DEC 20
PM 2:35

866760



Salvage/Storage Yard License Application

Date:

Business Name:

Jim's Hauling

Business Address:

2577 South Ave

Business Phone:

402-689-2443

Mark one: Salvage Yard ☒

Storage Yard ☐

Owners Name:

Jim Hall

Phone:

402-689-2443

Address:

19798 Mynter Springs

City: Council Bluffs

State:

IA Zip Code 51503

Type of Business:

☐ Firm

If Corporation, List Officers:

Sole Proprietor

☐ Partnership

☐ Corporation

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property:

Plat W 1/2 SW 1/4 6-74-43 Comm 103's of NW CRIT 53
Linda Loma add TASE 331.98' E 22 S6 1483.22'

Parcel Number:

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings):

Will Retail Sales Be Made On Premises? ☐ Yes ☐ No

Nature and Type of Salvage Equipment:

What Is Zoning At This Location?

I-2

Has Conditional Use Been Granted Under City Ordinance?

☒

Yes

☐ No

☐ Not Applicable

If Yes, Give Date: 9-29-11

If No, Give Date For Zoning Board Of Adjustment Consideration:

I, Jim Hall

, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Jim Hall

Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00

5,001 - 10,000 sq. ft. - \$100.00

10,001 - 20,000 sq. ft. - \$150.00

20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received:

12.31.20

City Council Date:

1.11.21

Date License Issued:

Building Approval:

Fire Approval:

CLERK RVD
31 DEC 20
AM 11:03



City of Council Bluffs
Clerk's Office.
209 Pearl Street
Council Bluffs, IA 51503
712-890-5261

Salvage/Storage Yard License Application

Date: 12/28/20

Business Name: Manous Motors - Blue Hills Auto Pn
Business Address: 1200 9th Ave Council Bluffs IA 51501
Business Phone: 712-323-3200

Mark one: Salvage Yard X Storage Yard _____

Owners Name: Doug Evans Phone: 402-677-3200
Address: 21348 Greenwood City: Council Bluffs State: IA Zip Code: 51503
Type of Business: _____ Firm _____ If Corporation, List Officers: _____
Sole Proprietor Partnership _____
Corporation _____

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Riddles Addition B1K 27 lots 4-8 B1K 37
lots 1-9 & 15-16 B1K 39 lots 1-8 & 10-16 B1K 40 lots 3-9 & 11-12
Parcel Number: _____

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 179,952

Will Retail Sales Be Made On Premises? X Yes _____ No

Nature and Type of Salvage Equipment:

Fork lifts - tow truck

What Is Zoning At This Location? GM

Has Conditional Use Been Granted Under City Ordinance? _____ Yes X No _____ Not Applicable

If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Doug Evans, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Doug Evans
Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 12.28.20

City Council Date: 1.11.21

Date License Issued: _____

Building Approval: _____

Fire Approval: _____

Zoning Approval: _____

R866830
265

PAID DEC 31 2020



City of Council Bluffs
Clerk's Office
209 Pearl Street, Ste 102
Council Bluffs, IA 51503
712-890-5261

Salvage/Storage Yard License Application

Date: _____

Business Name: Midwestern Equip LLC
Business Address: 1210-35th Ave, CB, IA 51501
Business Phone: 328-0880

Mark one: Salvage Yard _____ Storage Yard X

Owners Name: Johnstone Partners LLC Phone: 712-328-0880
Address: 3629 Richland Dr City: Council Bluffs State: IA Zip Code: 51501
Type of Business: _____ Firm _____ If Corporation, List Officers: Gordon Johnstone
_____ Partnership Bruce Johnstone
X Corporation Randal Johnstone

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Country Club Acres Lts 16-17

Parcel Number: 7444 12 327 002

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 87,120

Will Retail Sales Be Made On Premises? _____ Yes X No

Nature and Type of Salvage Equipment: _____

What Is Zoning At This Location? I2 General Industrial

Has Conditional Use Been Granted Under City Ordinance? X Yes _____ No _____ Not Applicable

If Yes, Give Date: C4-68-003 If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Gordon Johnstone, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 12.31.20

City Council Date: 1.11.21

Date License Issued: _____

Building Approval: _____

Fire Approval: _____

PAID DEC 31 2020
R 866831



City of Council Bluffs
Clerk's Office
209 Pearl Street, Ste 102
Council Bluffs, IA 51503
712-890-5261

Salvage/Storage Yard License Application

Date: _____

Business Name: Midwestern Equipment LLC
Business Address: 1210-35th Ave, CB, IA 51501
Business Phone: 712-328-0880

Mark one: Salvage Yard _____ Storage Yard X

Owners Name: Johnstone Partners LLC Phone: 712-328-0880
Address: _____ City: CB State: IA Zip Code: 51501
Type of Business: _____ Firm _____ If Corporation, List Officers: Gordon Johnstone
_____ Partnership Bruce Johnstone
X Corporation Randal Johnstone

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Country Club Acres Lots 22, 23 & 24

Parcel Number: 7444 12 326 007

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 190,792

Will Retail Sales Be Made On Premises? _____ Yes X No _____

Nature and Type of Salvage Equipment: _____

What Is Zoning At This Location? I2 General Industrial

Has Conditional Use Been Granted Under City Ordinance? X Yes _____ No _____ Not Applicable

If Yes, Give Date: 04-13-007 If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Gordon Johnstone, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 12-31-20

City Council Date: 1.11.21

Date License Issued: _____

Building Approval: _____

Fire Approval: _____

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City of Council Bluffs
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712-890-5261

Salvage/Storage Yard License Application

Date: _____

Business Name: Steve's Salvage LLC

Business Address: 1320 Ave J

Business Phone: 402-305-4730

Mark one: Salvage Yard X

Storage Yard _____

Owners Name: Steve Penney Phone: 402-305-4730
Address: 1005 N 14th St City: Council Bluffs State: IA Zip Code: 51501
Type of Business: _____ Firm _____ If Corporation, List Officers: Steve Penney
_____ Partnership _____
X Corporation _____

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Potter-Cobbs First Addition lots
11-thru-16 Block 5

Parcel Number: 754426282008

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 31460

Will Retail Sales Be Made On Premises? _____ Yes X No _____

Nature and Type of Salvage Equipment: _____

CARS & TRUCKS for salvage recycling

What Is Zoning At This Location? Industrial

Has Conditional Use Been Granted Under City Ordinance? _____ Yes _____ No X Not Applicable

If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Steve Penney, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Steve Penney

Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

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Date Application Received: 12-31-20

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RECORDED
31 DEC 20
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