



**Study Session Agenda
City of Council Bluffs, Iowa
June 24, 2024, 3:45 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

STUDY SESSION AGENDA

- A. Review Agenda
- B. 2024 City Council Rules Discussion



**Council Agenda, City of Council Bluffs, Iowa
Regular Meeting June 24, 2024, 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 June 10, 2024 City Council meeting minutes.
 - C. Resolution 24-173
Resolution setting a public hearing for July 8, 2024 at 7:00 p.m. for the East Manawa Sewer Rehab, Phase XIII. Project #PW25-09
 - D. Resolution 24-174
Resolution accepting the work of Peterson Contractors, Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Levee Certification Project, Geotechnical MR_9. PW22-06C
 - E. Resolution 24-175
Resolution of intent to vacate and dispose of and setting a Public Hearing for July 8, 2024 at 7:00 p.m. for the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition. Location: Alley abutting properties commonly addressed as 129 S. 8th Street, 732 and 734 Willow Avenue. SAV-24-001
 - F. Resolution 24-176
Resolution accepting the work of Peterson Contractors, Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Levee Certification Project, Geotechnical MR_8. PW22-06B
 - G. Resolution 24-177
Resolution authorizing transfers between funds under Iowa Code 545-2 for FY24.
 - H. Boards/Commissions
 - I. April 2024 Financial Reports

J. Claims

4. PUBLIC HEARINGS

A. Ordinance 6608

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning property legally described as Lots 13 through 17, Block 15, Highland Place from R-3/Low Density Multifamily Residential District to C-2/Commercial District, as defined in chapter 15.15. Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway. ZC-24-004

B. Resolution 24-178

Resolution approving the plans, specifications, form of contract, and cost estimate for Levee Certification Project, Geotechnical MR_6. Project # PW23-06A

C. Resolution 24-179

Resolution to release permanent and perpetual easements granted for utility purposes across the previously vacated section of South 23rd Street and two previously vacated north/south alleys located in Lot 3, Railroad Addition Replat 1. Location: Immediately east of 2711 S. 24th Street. MIS-24-002

D. Resolution 24-180

Resolution to dispose of City-owned property legally described as the west 84.6 feet of Lot 1, Block 3, Grimes Addition. Location: property formerly addressed at 756 Mynster St. OTB-24-006

E. Resolution 24-181

Resolution to dispose of City property located south of 1st Avenue, between S. 8th and 7th Streets, more specifically described in the Council packet.

5. ORDINANCES ON 2ND READING

A. Ordinance 6609

Ordinance to amend Chapter 8.44 "Property Damage" of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 8.44.015 "Criminal Trespass".

6. RESOLUTIONS

A. Resolution 24-182

Resolution to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), specifically by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, from 'Low Density Residential' to 'Local Commercial.' Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway. CP-24-002

- B. Resolution 24-183
Resolution to change the pay grade and step of the City Clerk position.
- C. Resolution 24-184
Resolution authorizing the Mayor and City Clerk to execute an agreement and award a contract in the amount of \$275,750.50 to Western Iowa Utilities for the Valley View Dog Park, Project R23-13.
- D. Resolution 24-185
Resolution authorizing the Mayor and City Clerk to execute an agreement with Jim's Hauling for the 3426 2nd Avenue Demolition and Restoration Project.

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

- A. Liquor Licenses
 - 1. Barleys, 114 W. Broadway
 - 2. Caddy's Kitchen and Cocktails, 103 W. Broadway
 - 3. Courtyard by Marriott, 2501 Bass Pro Dr.
 - 4. Dollar General #1574, 2731 E. Kanessville Blvd.
 - 5. Eagles Club, 1530 Ave. F
 - 6. Family Dollar 32697, 757 W. Broadway
 - 7. Jonesy's Corner, 2752 W. Broadway
 - 8. Juanito's Restaurant, 722 Creek Top – New
 - 9. Queen of Apostles Church, 3304 4th Ave.
 - 10. Super Convenience Store, 2547 2nd Ave.
 - 11. The Terrace, 4201 Rivers Edge Parkway
 - 12. Walgreens #03700, 535 E. Broadway
 - 13. Walgreens #04405, 2508 W. Broadway
 - 14. Walgreens #05306, 301 W. Bennett Ave.
- B. Cigarette/Tobacco/Nicotine/Vapor Permit (6)
- C. Friends of Lake Manawa Fireworks Special Event Application
- D. Edwards Employee Appreciation Fireworks Special Event Application

8. OTHER BUSINESS

9. CITIZENS REQUEST TO BE HEARD

10. ADJOURNMENT

DISCLAIMER:

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



City Council Meeting Minutes June 10, 2024

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday June 10, 2024.

Council Members present: Joe Disalvo, Steve Gorman, Chris Peterson, Roger Sandau and Jill Shudak.

Staff Present: Brandon Garrett, Jodi Quakenbush and Richard Wade.

CONSENT AGENDA

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

Reading, correction and approval of the May 6, 2024, May 20, 2024 and May 29, 2024 City Council meeting minutes.

Ordinance 6608, Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 and setting a public hearing for June 24, 2024 at 7:00 p.m. by rezoning property legally described as Lots 13 through 17, Block 15, Highland Place from R-3/Low Density Multifamily Residential District to C-2/Commercial District, as defined in chapter 15.15. Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway. ZC-24-004
Resolution 24-159, Resolution of intent to dispose of and setting a public hearing for June 24, 2024 at 7:00 p.m. for City property located south of 1st Avenue, between S. 8th and 7th Streets, more specifically described in the Council packet.

Resolution 24-160, Resolution of intent to dispose of and setting a public hearing for June 24, 2024 at 7:00 p.m. for City-owned property legally described as the west 84.6 feet of Lot 1, Block 3, Grimes Addition. Location: property formerly addressed at 756 Mynster St. OTB-24-006

Resolution 24-161, Resolution of intent and setting a public hearing for June 24, 2024 at 7:00 p.m. to release permanent and perpetual easements granted for utility purposes across a previously vacated section of South 23rd Street and two north/south alleys located in Lot 3, Railroad Addition Replat 1. MIS-24-002

Resolution 24-162, Resolution setting a public hearing for June 24, 2024 at 7:00 p.m., for Levee Certification Project, Geotechnical MR_6. Project # PW23-06A

Boards/Commissions, Water Works Board and Library Board of Trustees
March 2024 Financial Reports

Planning Commission 2023 Annual Report (R&F)
Zoning Board of Adjustment 2023 Annual Report (R&F)
Council Bluffs Water Works CY2023 Annual Report (R&F)
Claims and Right of Redemption

Steve Gorman and Roger Sandau moved and seconded approval of
Consent Agenda. Unanimous, 5-0 vote.

PUBLIC HEARINGS

Resolution 24-163

Resolution to approve the proposed amendment to the current city
budget for the fiscal year ending June 30, 2024.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution
24-163. Unanimous, 5-0 vote.

Resolution 24-164

Resolution to approving the plans and specifications of the Fairmount
Park Improvements, Phase I project.

Steve Gorman and Chris Peterson moved and seconded approval of
Resolution 24-164. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinance 6609

Ordinance to amend Chapter 8.44 "Property Damage" of the 2020
Municipal Code of Council Bluffs, Iowa, by amending Section
8.44.015 "Criminal Trespass".

Roger Sandau and Steve Gorman moved and seconded approval of first
consideration of Ordinance 6609. Second Consideration scheduled for
June 24, 2024 at 7:00 p.m. Unanimous, 5-0 vote.

RESOLUTIONS

Resolution 24-165

Resolution to set the non-union, fire supervisory, police supervisory for
FY25.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution
24-165. Unanimous, 5-0 vote.

Resolution 24-166

Resolution adopting the planned industrial development plan for a new 'data center' on property legally described as being a parcel of land located in Section 21-75-43 and Section 28-75-43. Location: Undeveloped land lying southeast of the intersection of College Road and East Kaneshville Boulevard/Highway 6. PI-24-001

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 24-166 as amended to change the third Whereas, letter A. to be: Any major modifications to the approved development plan, which shall mean changes that substantially alter the exterior building design and/or appearance (including height), materially increases the building area or lot coverage, or substantially alters the layout or configuration of the substation, shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director;. Unanimous, 5-0 vote.

Resolution 24-167

Resolution awarding Housing Development Program (HDP) funds to support two housing projects in Council Bluffs and the use of American Rescue Plan Act (ARPA) funds.

Steve Gorman and Chris Peterson moved and seconded approval of Resolution 24-167. Unanimous, 5-0 vote.

Resolution 24-168

Resolution approving the reassignment of Tax Increment Financing for the New Horizon Development from Robert McCarthy to Bluffs Homes, LLC.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-168. Unanimous, 5-0 vote.

Resolution 24-169

Resolution authorizing the acquisitions of 2205 and 2209 S. 9th Street and authorizing the Mayor to execute an offer to buy and other related closing documents.

Steve Gorman and Chris Peterson moved and seconded approval of Resolution 24-169. Passed, 4-1 vote. (Nays: Sandau)

Resolution 24-170

Resolution authorizing the Mayor to enter into a local match agreement between the City of Council Bluffs (City) and the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA) for the City of Council Bluffs Multimodal Connection and Expansion Planning and Environmental Linkages (PEL) Study

Steve Gorman and Jill Shudak moved and seconded approval of Resolution 24-170. Unanimous, 5-0 vote.

Resolution 24-171

Resolution amending Resolution No. 24-125 regarding The Riverfront Development Project to designate the source of the funding and details of the distribution.

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 24-171. Unanimous, 5-0 vote.

Resolution 24-172

Resolution authorizing the City Legal Department to proceed as proposed in Executive Session held on June 10, 2024.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-172. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses: 1) Caddy Shack, 1426 4th Ave; 2) Full Fledged Brewery, 40 Arena Way; 3) Hy-Vee Food Store, 2323 West Broadway; 4) O Face Bar, 2400 9th Ave. and Cigarette/Tobacco/Nicotine/Vapor Permit - Renewals (19)

Roger Sandau and Joe Disalvo moved and seconded approval of Applications for Permits and Cancellations, Items 7A 1-4 and 7B. Unanimous, 5-0 vote.

CITIZENS REQUEST TO BE HEARD

None

ADJOURNMENT

Mayor Walsh Adjourned the meeting at 7:11 p.m.

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

Matthew J. Walsh, Mayor
Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW25-09
Submitted by: Matthew Cox, Public
Works Director

Resolution 24-173
ITEM 3.C.

Council Action: 6/24/2024

Description

Resolution setting a public hearing for July 8, 2024 at 7:00 p.m. for the East Manawa Sewer Rehab, Phase XIII. Project #PW25-09

Background/Discussion

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

Phases I thru XII are substantially complete and included construction of the vacuum sewer pump station, Huron Circle, Aztec Street, Blackhawk Street, Osage Street, Victor Street, East Navajo Street, Pickard Lane, and vacuum sewer along Navajo Street from Huron Circle to Comanche Street.

Phase XIII will reconstruct Mohawk Street from Navajo Street to Comanche Street and Comanche Street from Navajo Street to Mohawk Street. The close proximity to a gravity sanitary sewer outfall allows Mohawk to be constructed with a gravity sewer instead of a vacuum sewer. Other improvements include a new concrete roadway, and sidewalks will be added on the west side of Mohawk Street and the north and south sides of Comanche Street.

This project is included in the FY25 CIP with a budget of \$1,300,000 in Local Option Sales Tax funds and \$450,000 in Sewer funds.

Reconstruction of Mohawk will allow new housing to develop on the City owned property located along the east side of Mohawk street.

The project schedule is as follows:	Set Public Hearing	June 24, 2024
	Hold Public Hearing	July 8, 2024
	Bid Letting	July 30, 2024
	Award	August 12, 2024
	Construction Start	September 1, 2024

Recommendation

Approval of this resolution. The project continues the infrastructure improvements for the neighborhood.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	6/13/2024
Notice of Public Hearing	Notice	6/13/2024

PW 25-09
EAST MANAWA
SEWER REHAB PH XIII



PROJECT LOCATION

Legend

 PW25-09

Notice of Public Hearing
on the
Plans, Specifications, Form of Contract and Cost Estimate
for the
East Manawa Sewer Rehab, Phase XIII
Project #PW25-09

A public hearing will be held on July 8, 2024, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, form of contract and cost estimate for the East Manawa Sewer Rehab, Phase XIII project. The project will include construction of 4,861 square yards of 7 inch concrete street pavement, 625 square yards of 4” concrete sidewalk pavement, 545 square yards of 6 inch concrete driveway pavement, 600 lineal feet of 15 inch concrete storm sewer pipe, 279 lineal feet of 18 inch concrete storm sewer pipe, 712 lineal feet of 24 inch concrete storm sewer pipe, 13 each storm sewer grate inlets, and 1,613 lineal feet of 12 inch PVC sanitary sewer pipe. At said hearing, any interested person may appear and file objections to such plans and specifications.

By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk

**RESOLUTION
NO 24-173**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE
AND SETTING A PUBLIC HEARING ON THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
EAST MANAWA SEWER REHAB, PHASE XIII
PROJECT #PW25-09**

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

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

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

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of contract and cost estimate for the East Manawa Sewer Rehab, Phase XIII setting July 8, 2024, at 7:00 p.m. as the date and time of said hearing.

ADOPTED
AND
APPROVED

June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW22-06C
Submitted by: Matthew Cox, Public
Works Director

Resolution 24-174
ITEM 3.D.

Council Action: 6/24/2024

Description

Resolution accepting the work of Peterson Contractors, Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Levee Certification Project, Geotechnical MR_9. PW22-06C

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.

The purpose of the Geotechnical MR_9 project was to resolve seepage deficiencies along the Missouri River by constructing large berms along the land side of the levee.

This project was included in the FY22 CIP. The project funding includes the Iowa Flood Mitigation Program funds and Local Option Sales Tax funds programmed for levee improvements.

Original Contract Amount	\$1,557,120.50
Change Orders (-0.64%)	(\$10,025.91)
Final Contract Amount	\$1,547,094.59
Less Previous Payments	\$1,469,739.86
Retainage Due Contractor	\$77,354.73

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

Recommendation

Approval of this resolution to accept the work of Peterson Contractors, Inc. and release the retainage.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-174	Resolution	6/18/2024

**RESOLUTION
NO 24-174**

**RESOLUTION ACCEPTING THE WORK OF
PETERSON CONTRACTORS, INC. IN CONNECTION WITH
THE LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR_9
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE
A CITY CHECK IN THE AMOUNT OF \$77,354.73
PROJECT #PW22-06C**

- WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Peterson Contractors, Inc., Reinbeck, IA, for the Levee Certification Project, Geotechnical MR_9; and
- WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the city clerk; and
- WHEREAS, a request for final payment in the amount of \$77,354.73 to Peterson Contractors, Inc. has been submitted to the city council for approval and payment; and
- WHEREAS, final payment is due 30 days after acceptance of the work; and
- WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$77,354.73 constitutes a valid obligation of the City and should in its best interest be paid.

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

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

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$77,354.73 payable to Peterson Contractors, Inc., from budget codes, Division I, E16000-676000; and Division II, E16000-676200; Project #2206C.

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

June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community
Development
Case/Project No.: SAV-24-001
Submitted by: Christopher N.
Gibbons, Planning Manager

Resolution 24-175
ITEM 3.E.

Council Action: 6/24/2024

Description

Resolution of intent to vacate and dispose of and setting a Public Hearing for July 8, 2024 at 7:00 p.m. for the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition. Location: Alley abutting properties commonly addressed as 129 S. 8th Street, 732 and 734 Willow Avenue. SAV-24-001

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	6/14/2024
Attachment A: Location/Zoning Map	Map	6/14/2024
Notice of Public Hearing	Notice	6/14/2024
Resolution 24-175	Resolution	6/18/2024

City Council Communication

<p>Department: Community Development</p> <p>CASE #SAV-24-001</p> <p>Applicant: Monte Wilson 732 Willow Avenue Council Bluffs, IA 51501</p>	<p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p>Resolution of Intent: 6/24/24</p> <p>Resolution to Dispose: 7/8/24</p> <p>Planning Commission: 6/11/24</p>
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Subject/Title

Request: Public hearing on the request of Monte Wilson to vacate and dispose of the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa

Location: Alley abutting properties commonly addressed as 129 S. 8th Street, 732 and 734 Willow Avenue

Background

The Community Development Department has received a request from Monte Wilson to vacate and dispose of the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa. The subject alleyway measures approximately 8 feet in width by 120 feet in length. The applicant owns the adjacent properties at 732 Willow Avenue and 129 S. 8th Street and is looking to vacate the dead-end alley to restrict public access for security purposes. The subject alleyway has been paved and is maintained by the adjacent property owners.

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

A. *To provide due process and citizen participation in the application and review process for vacations.*
Property owners with land that abuts the subject alley are as follows:

North – Residential property owned by Council Bluffs Finance Inc. (129 S. 8th Street)

South –

- Residential property owned by Monte Wilson (732 Willow Avenue)
- Residential property owned by Richard and Jeanette Adams (734 Willow Avenue)

East – Residential property owned by Monte Wilson (732 Willow Avenue)

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

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

The subject alley abuts three parcels of land, which are comprised of multiple existing lots of record. 129 S. 8th Street has access off S. 8th Street, 732 Willow Avenue has access off Willow Avenue, and 734 Willow Avenue has access off both S. 8th Street and Willow Avenue. All owners are interested in acquiring their portions of the subject alley, as summarized in Item J below. Therefore, an access easement shall be retained over the alley to ensure all owners have continued access.

- C. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*
The subject request is vacate the entirety of the alley, which currently dead-ends into the adjacent property at 732 Willow Avenue.
- D. *To reduce or eliminate hazardous and dangerous traffic conditions.*
The subject dead-end alley is utilized by the adjacent property owners to access the rear portions of their property and is not utilized for public vehicular and/or pedestrian traffic circulation.
- E. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*
All City Departments and utilities were notified of the request. The following responses were received:
- The Council Bluffs Public Works Department stated they are not opposed to the request.
 - The Council Bluffs Police Department stated they have no comments or objections to the request.
 - The Council Bluffs Parks and Recreation Department stated they have no comment on the request.
 - Cox Communication stated they have no concerns regarding the request.
 - Council Bluffs Water Works stated they have no comment on the request.
 - Black Hills Energy stated they have no concerns regarding the request.
 - MidAmerican Energy stated they have no conflict with the request.
- F. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.* Not applicable.
- G. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*
The subject request is to vacate the entirety of the dead-end east/west alley.
- H. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).
- I. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*
Not applicable.
- J. *To establish an equitable price for surplus public property.*
There are three property owners with land that abut the subject alley. All abutting property owners were notified of the vacation request. Each abutting property owner is eligible to receive their portion of the alley in consideration of the vacation application fee, which has already been paid. The following responses have been received:
1. Monte Wilson stated he is in favor of the request and is willing to acquire the portion of alley adjacent to his property at 732 Willow Avenue.
 2. Council Bluffs Finance Inc., represented by Monte Wilson, stated they are in favor of the request and are willing to acquire the portion of alley adjacent to their property at 129 South 8th Street.
 3. Richard and Jeanette Adams stated they are in favor of the request and are willing to acquire the portion of alley adjacent to their property at 734 Willow Avenue.

Recommendation

The Community Development Department recommends approval of the request to vacate and dispose of the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following condition(s):

- A. An access easement shall be retained over the subject alley; and
- B. All portions of the subject alley shall be disposed of to an abutting property owner(s).

Public Hearing

Staff speakers for the request:

- 1. Christopher Gibbons, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

- 1. Monte Wilson, 732 Willow Avenue, Council Bluffs, IA 51501
- 2. Richard Adams, 734 Willow Avenue, Council Bluffs, IA 51501

Speakers against: None

The Planning Commission recommended approval to vacate and dispose of the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following condition(s):

- A. An access easement shall be retained over the subject alley; and
- B. All portions of the subject alley shall be disposed of to an abutting property owner(s).

VOTE: AYE – Hutcheson, Knauss, Freund, Rew, and Stroebele. NAY – None. ABSTAIN – VanHouten
ABSENT – Rater and Watson. VACANT - Three Motion: Carried.



Attachments

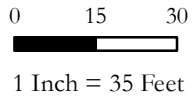
Attachment A: Location/Zoning Map

Prepared by: Christopher N. Gibbons, Planning Manager, Community Development Department

CITY OF COUNCIL BLUFFS CASE #SAV-24-001 LOCATION/ZONING MAP

Legend

-  Subject Alley Case #SAV-24-001
-  Parcels

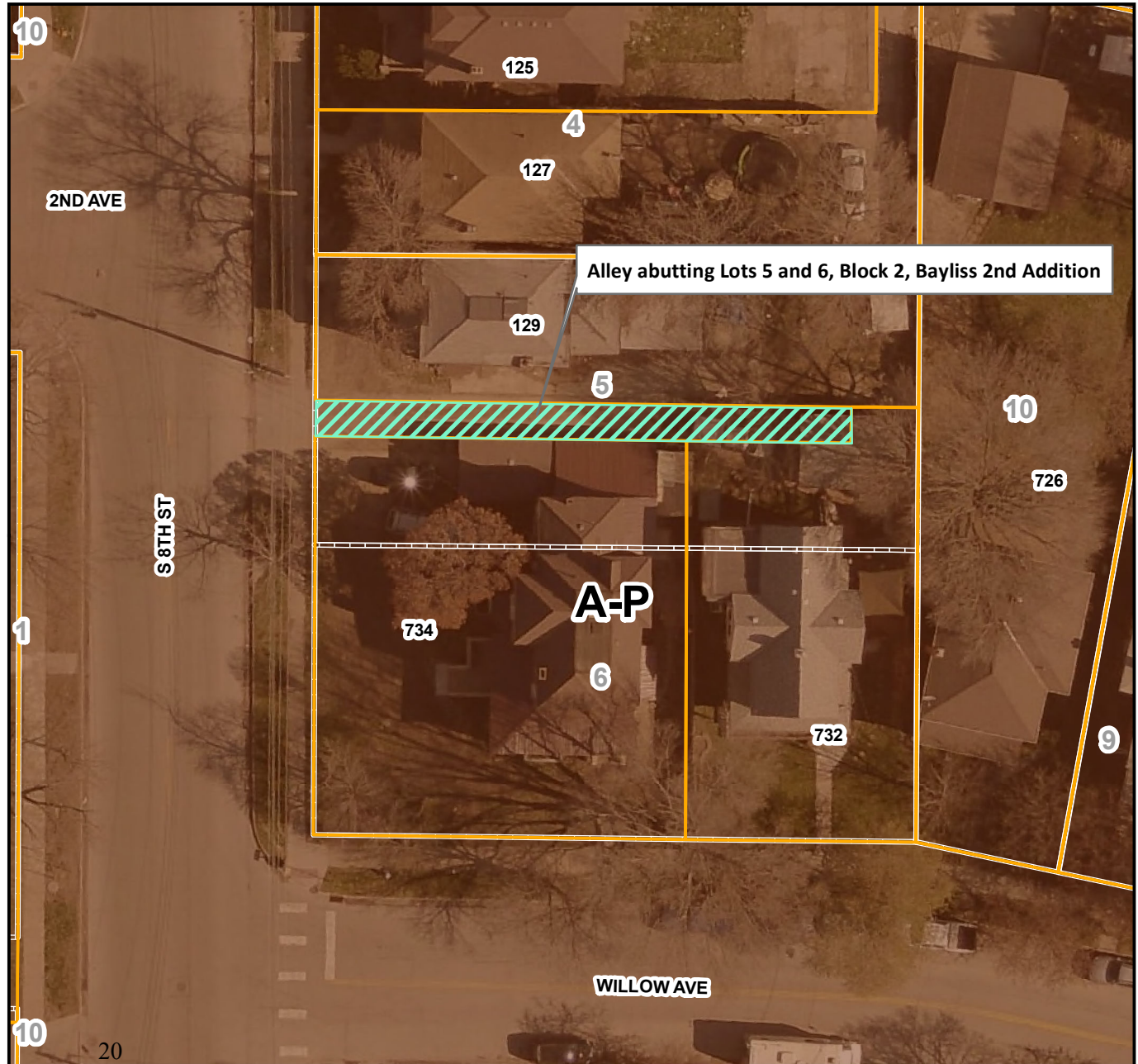


Last Amended: 5/13/2024



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

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



NOTICE OF PUBLIC HEARING

You are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing for July 8, 2024 at 7:00 p.m. in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs at which time all persons interested in this matter will be given an opportunity to be heard on the request of Monte Wilson to vacate and dispose of the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Jodi Quakenbush, City Clerk

RESOLUTION NO. 24-175

A RESOLUTION OF INTENT TO VACATE AND DISPOSE OF THE EAST/WEST ALLEY ABUTTING LOTS 5 AND 6, BLOCK 2, BAYLISS 2ND ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Monte Wilson requests the vacation of the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

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

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

That this City does hereby express its intent to dispose of City owned property described as the east/west alley abutting Lots 5 and 6, Block 2, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing on the City’s intent to dispose of this property is hereby set for July 8, 2024.

ADOPTED
AND
APPROVED:

June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW22-06B
Submitted by: Matthew Cox, Public
Works Director

Resolution 24-176
ITEM 3.F.

Council Action: 6/24/2024

Description

Resolution accepting the work of Peterson Contractors, Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Levee Certification Project, Geotechnical MR_8. PW22-06B

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.

The purpose of the Geotechnical MR_8 project was to resolve seepage deficiencies along the Missouri River by constructing large berms along the land side of the levee.

This project was included in the FY22 CIP. The project funding includes the Iowa Flood Mitigation Program and Local Option Sales Tax funds programmed for levee improvements.

Original Contract Amount	\$1,142,146.10
Change Orders (-3.04%)	(\$34,706.75)
Final Contract Amount	\$1,107,439.35
Less Previous Payments	\$1,052,067.38
Retainage Due Contractor	\$55,371.97

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

Recommendation

Approval of this resolution to accept the work of Peterson Contractors, Inc. and release the retainage.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-176	Resolution	6/18/2024

**RESOLUTION
NO 24-176**

**RESOLUTION APPROVING THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR_6
PROJECT #PW23-06A**

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_6 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 June 24, 2024.

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_6 and the City is hereby authorized to advertise for bids for said project.

ADOPTED
AND
APPROVED

June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 24-177
ITEM 3.G.

Council Action: 6/24/2024

Description

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY24.

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Fund transfers FY24 YTD Actuals	Other	6/14/2024
Resolution 24-177	Resolution	6/18/2024

Fund Transfers
Council Meeting: 06/24/24

Transfer From		Transfer To				
Fund Category	Fund Name	Fund Category	Fund Name	Amount	Purpose	Effective FY
Special Revenue	CD-Block Grant	Capital Projects	Community Development Capital Projects	130,340	Funding project C2406 (East Manawa Development) from CDBG	2024
Special Revenue	CD-Block Grant	Special Revenue	CDBG-Projects	1,408,384	Funding project CDCV (CDBG Covid-19 Assistance Program) from CDBG, project complete	2024
Special Revenue	CD-Block Grant	Capital Projects	Community Development Capital Projects	4,591	Funding project C2303 (Spin Lofts) from CDBG	2024
Special Revenue	Employee Benefits Levy	General	General - Employee Benefits	4,606,452	Fund Employee Benefits	2024
Special Revenue	Emergency Levy	General	General	332,383	Transfer of Emergency Fund Property Taxes to the General Fund	2024
Tax Increment Financing(TIF)	W. Broadway TIF	General	General	48,910	Transfer TIF revenue for demolition cost reimbursement	2024
Tax Increment Financing(TIF)	W. Broadway TIF	Debt Service	Debt Service	126,285	Transfer TIF revenue for 2012C bond payment relates to Bunge	2024
Tax Increment Financing(TIF)	Original Mall TIF	General	General	51,536	Transfer TIF revenue for land purchase cost reimbursement	2024
Tax Increment Financing(TIF)	Playland Park TIF	Capital Projects	Community Development Capital Projects	44,268	Transfer TIF revenue for City reimbursement for River's Edge Project 00356	2024
Tax Increment Financing(TIF)	Playland Park TIF	Debt Service	Debt Service	88,234	Transfer TIF revenue for 2010C bond payment relates to River's Edge project	2024
Tax Increment Financing(TIF)	Playland Park TIF	General	General	38,711	Transfer TIF revenue for City reimbursement for CAM agreement expenses	2024
Tax Increment Financing(TIF)	Playland Park TIF	General	General	79,064	Transfer TIF revenue for City reimbursement for River's Edge Parking Garage Maintenance	2024
Tax Increment Financing(TIF)	Playland Park TIF	General	General	2,831	Transfer TIF revenue for administrative cost reimbursement	2024
General	Expense Projects	Special Revenue	CD-Block Grant	1,997	Reimburse admin expenses received in project C2191 (Brownfield Assessments)	2024
General	Expense Projects	Special Revenue	CD-Block Grant	1,862	Reimburse admin expenses received in project C2390 (Brownfield EPA Cleanup)	2024
Capital Projects	Capital Projects	General	Gaming	15,096	Transfer gaming revenue from BM-23-01 MAC Roof Replacement Ph III back to Fund 002	2024
General	Gaming	Capital Projects	Capital Projects	22,764	Funding for BM 24-01 MAC Parking Lot Ph IV	2024
General	Gaming	Capital Projects	Capital Projects	151,794	Funding for BM 24-03 MAC Building Sound System	2024
General	Gaming	Capital Projects	Capital Projects	18,717	Funding for IT 24-02 Infrastructure & Services	2024

Enterprise	Sewer Operating	Capital Projects	Capital Projects	1,786	Funding for PW 23-08 28th 30th Ave Sewer Rehab Ph I	2024
Enterprise	Sewer Operating	Capital Projects	Capital Projects	4,288	Funding for PW 23-09 E Manawa Sewer Ph XI	2024
Special Revenue	Street Road Use Tax	Capital Projects	Capital Projects	1,932	Funding for PW 23-10 Gifford Rd Recon Ph I	2024
Enterprise	Sewer Operating	Capital Projects	Capital Projects	91,511	Funding for PW 23-12 Trailridge Street Reconstruction	2024
Enterprise	Sewer Operating	Capital Projects	Capital Projects	40,966	Funding for PW 23-14 Sewer Rehb Insitu Lining	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	285,366	Funding for PW 23-20 Perry Rd Culvert Replacement	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	2,509	Funding for PW 24-04 Pavement & ROW Mgmt Study	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	532,482	Funding for PW 24-11 28th St Storm Rehab Ph IV	2024
Enterprise	Sewer Operating	Capital Projects	Capital Projects	56,590	Funding for PW 24-11 28th St Storm Rehab Ph IV	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	19,788	Funding for PW 24-12 23rd St Sewer Rehab Ph I	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	9,000	Funding for PW 24-13 Hillcrest Reconstruction Ph I	2024
Enterprise	Sewer Operating	Capital Projects	Capital Projects	18,553	Funding for PW 24-24 WCPC NRS Update	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	21,145	Funding for PW 25-09 E Manawa Sewer Ph XIII	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	24,300	Funding for PW 25-10 West Graham Reconstruction	2024
Enterprise	Sewer Operating	Capital Projects	Capital Projects	48,653	Funding for PW 24-09 E Manawa Sewer Rehab Ph XII	2024
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	48,653	Funding for PW 24-09 E Manawa Sewer Ph XII	2024

Resolution 24-177

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY24

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

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

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

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

Adopted and Approved: June 24, 2024

Matthew J. Walsh, Mayor

Jodi Quakenbush, City Clerk

Council Communication

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

Boards/Commissions
ITEM 3.H.

Council Action: 6/24/2024

Description

Background/Discussion

With City Council concurrence, I would like to make the following reappointments:
City Planning Commission, Zoning Board of Adjustments, Municipal Housing Agency, Arena & Convention Center Commission, and Parks and Rec Commission.

Recommendation

Reappoint the following to the City Planning Commission with term expiring 04/01/2029:

Jody Rater
1408 Tanglewood

Reappoint the following to the Zoning Board of Adjustments with term expiring 04/01/2029:

Jared Olson
1607 E Washington St.

Reappoint the following to the Municipal Housing Agency with terms expiring 07/31/2029:

Brett Ryan
554 Cogleywood

Denise Parker
311 Wendy Heights

Reappoint the following to the Arena & Convention Center Commission as a liaison with term expiring 07/01/2025:

Matt Gronstal
Liaison
Iowa West Foundation Representative

Reappoint the following to the Parks and Rec Commission with term expiring 05/01/2027:

David Stroebele
1613 Tipton Dr

Council Communication

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

April 2024 Financial Reports
ITEM 3.I.

Council Action: 6/24/2024

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
April 2024 Expenditures by Vendor	Other	6/14/2024
April 2024 Expenditures by Amount	Other	6/14/2024
April 2024 Receipts & Expenditures by Fund	Other	6/14/2024

CITY OF COUNCIL BLUFFS
AP POSTING BY VENDOR
APRIL 2024
(\$'S)

VENDOR	AMOUNT	DESCRIPTION
2ND WIND EXERCISE EQUIPMENT INC	\$1,384.30	EQUIPMENT/PARTS
A VITAL SIGNS UNLIMITED INC	\$5,670.00	STREET MAINTENANCE SUPLS
AA WHEEL & TRUCK SUPPLY LLC	\$12.12	SUPPLIES
ABBEY EDWARDS	\$50.00	PROFESSIONAL SVCS
ABLE LOCKSMITHS	\$282.50	PROFESSIONAL SVCS
ACUSHNET COMPANY	\$6,603.71	DODGE OPERATING EXPENSE
ADIDAS AMERICA INC	\$545.02	DODGE OPERATING EXPENSE
ADVANCE SOUTHWEST IOWA	\$37,500.00	PROFESSIONAL SVCS
AGRILAND F S INC	\$26,640.68	SUPPLIES
AHLERS & COONEY P.C	\$4,684.00	LEGAL SERVICES
ALAN'S ENTERPRISES LTD	\$5,562.27	SUPPLIES
ALEGENT CREIGHTON HEALTH	\$3,111.00	PROFESSIONAL SVCS
ALERT-ALL CORP	\$2,095.50	SUPPLIES
ALEX HIXSON	\$200.00	GRANT REIMBURSEMENT
ALL COPY PRODUCTS INC	\$1,786.40	LEASE
ALLIED OIL & TIRE COMPANY	\$872.50	SUPPLIES
AMBULANCE REFUNDS	\$1,415.08	REFUND
AMERICAN MESSAGING SERVICES LLC	\$14.88	PHONE/INTERNET SVC
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
AMERITAS LIFE INS CORP	\$51.76	DODGE OPERATING EXPENSE
AMEX	\$240.62	MAC OPERATING EXPENSE
APPLIED INDUSTRIAL TECHNOLOGIES INC	\$11.81	EQUIPMENT/PARTS
AQUA-CHEM INCORPORATED	\$506.20	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	\$6,109.63	EQUIPMENT/PARTS
ARR ROOFING, LLC	\$400.00	REPAIRS & MAINTENANCE
ARROW TOWING	\$4,190.00	TOWING/STORAGE/AUCTION
ASSET PROTECTION UNIT INC	\$88.18	REFUND
ATHLETICO EXCEL NEBRASKA LLC	\$95.00	PROFESSIONAL SVCS
AXON ENTERPRISE INC	\$4,067.00	TRAINING
B & K MECHANICAL CONTRACTORS LLC	\$465.00	REPAIRS & MAINTENANCE
BAKER & TAYLOR INC	\$6,181.89	BOOKS/PERIODICALS/SUB
BARR ENGINEERING CO.	\$54,837.00	PROFESSIONAL SVCS
BERTELSMANN PUBLISHING GROUP, INC.	\$767.46	DVD/AUDIO/CD
BGNE INC.	\$218.37	SUPPLIES
BILL'S WATER CONDITIONING INC	\$249.00	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	\$35,412.03	NATURAL GAS
BLACKSTONE AUDIO INC	\$415.25	BOOKS/PERIODICALS/SUB
BLUE CROSS BLUE SHIELD OF IOWA	\$561.20	REFUND
BLUFFS ELECTRIC INC	\$41,517.17	ELECTRICAL REPAIR
BLUFFS ELKS LODGE NO 531	\$406.25	REFUND
BLUFFS TAXI & COURIER	\$1,058.50	TRANSIT SERVICES
BNSF RAILWAY COMPANY	\$128,795.70	INSURANCE
BOBCAT OF OMAHA	\$3,693.72	EQUIPMENT/PARTS
BOFA	\$53.06	MAC OPERATING EXPENSE
BOUND TO STAY BOUND BOOKS INC	\$230.55	BOOKS/PERIODICALS/SUB
BOUND TREE MEDICAL LLC	\$5,768.00	MEDICAL SERVICES
BRYAN ROCK PRODUCTS INC	\$12,310.26	SUPPLIES
C & J INDUSTRIAL SUPPLY	\$562.50	JANITORIAL SERVICE
CAESARS ENTERTAINMENT	\$69,288.06	MAC OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$185.71	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	\$27,841.72	CONSTRUCTION
CAROLINA SOFTWARE INC	\$675.00	HARDWARE/SOFTWARE
CCS PRESENTATION SYSTEMS	\$192.60	DODGE OPERATING EXPENSE

CENGAGE LEARNING INC	\$289.63	BOOKS/PERIODICALS/SUB
CENTURYLINK	\$1,432.76	PHONE/INTERNET SVC
CERTIFIED POWER INC	\$145.61	EQUIPMENT/PARTS
CERTIFIED TRANSMISSION	\$4,147.58	REPAIRS & MAINTENANCE
CFI TIRE SERVICE	\$908.95	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	\$10,080.00	TIRE DISPOSAL
CHARLES B EVEREST TRUST	\$18,460.00	PROPERTY ACQUISITION
CHRIS PETERSON	\$984.70	REIMB EMPLOYEE EXPENSE
CHRISTINE D ANDERSON	\$34.84	REIMB EMPLOYEE EXPENSE
CITY EMPLOYEE PAYROLL	\$2,142,771.58	EMPLOYEE PAYROLL
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,996.16	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	\$9,376.24	PAYROLL RELATED
CLERK OF THE DISTRICT COURT	\$712.87	PAYROLL RELATED
CLEVELAND GOLF/SRIXON	\$6,128.40	DODGE OPERATING EXPENSE
COLLECTION SERVICES CENTER	\$8,778.66	PAYROLL RELATED
COLUMN SOFTWARE PBC	\$109.99	LEGAL SERVICES
COMPASS UTILITY LLC	\$97,305.90	CONSTRUCTION
COMPUTER CABLE CONNECTION	\$510.00	HARDWARE/SOFTWARE
CONFLUENCE INC	\$10,450.00	CONSULTANT
CONSTANCE S KELL	\$83.00	REFUND
CONTINENTAL FIRE/ALARM	\$912.10	PROFESSIONAL SVCS
CONTINENTAL WESTERN GROUP	\$4,344.11	DODGE OPERATING EXPENSE
CORNHUSKER INTERNATIONAL TRUCKS	\$22,783.37	EQUIPMENT/PARTS
COUNCIL BLUFFS AREA PICKLEBALL CLUB	\$897.00	FEES
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$189,294.00	CONTRIBUTIONS
COUNCIL BLUFFS WATER WORKS	\$8,515.38	WATER
COUNCIL BLUFFS WINSUPPLY	\$1,981.34	SUPPLIES
COURTNEY HARTER	\$169.88	REIMB EMPLOYEE EXPENSE
COX BUSINESS	\$712.85	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	\$331.82	RE PARKING GARAGE EXPENSE
COX COMMUNICATION INC	\$23,128.95	PHONE/INTERNET SVC
CRAFTSMAN WINDOW COVERINGS INC	\$798.00	SUPPLIES
CREDIT MANAGEMENT, LP	\$6.25	COLLECTION FEE
CUBIC CORPORATION AND SUBSIDIARIES	\$22,050.00	HARDWARE/SOFTWARE
D & K PRODUCTS	\$3,204.00	SUPPLIES
D & S WELDING POWDER COATING & BLASTING	\$1,620.00	PROFESSIONAL SVCS
DAILY NONPAREIL	\$2,030.54	ADVERTISEMENT
DALES TRASH SERVICE INC	\$758.00	RENTAL EXPS
DARWIN NUZUM	\$63.00	REFUND
DATA POWER TECHNOLOGY LLC	\$977.50	REPAIRS & MAINTENANCE
DATASHIELD CORPORATION	\$63.00	SERVICE LABOR
DAVID W WOODY	\$483.48	SUPPLIES
DELL MARKETING L P	\$4,406.72	HARDWARE/SOFTWARE
DEMCO INC	\$247.06	SUPPLIES
DEPARTMENT OF VETERANS AFFAIRS	\$24.00	REFUND
DH PACE COMPANY INC	\$6,317.20	REPAIRS & MAINTENANCE
DIAMOND MOWERS INC	\$4,788.09	REPAIRS & MAINTENANCE
DIGITECH COMPUTER LLC	\$27,828.58	AMBULANCE BILLING FEE
DIXON CONSTRUCTION CO.	\$437,910.65	CONSTRUCTION
DMG INC	\$2,753.78	ELECTRICAL REPAIR
DODGE BANK & CR CARD FEES	\$2,900.33	DODGE OPERATING EXPENSE
DODGE RIVERSIDE PAYROLL	\$55,052.13	DODGE OPERATING EXPENSE
DODGE RIVERSIDE SALES TAX	\$2,289.65	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING	\$3,244.00	MAC OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$4,870.60	DODGE OPERATING EXPENSE
DONALD W MATHEWS	\$6,994.50	VEHICLE REPAIR
DOSTALS CONSTRUCTION CO INC	\$35,450.00	CONSTRUCTION
DRAKE UNIVERSITY	\$25.00	REIMBURSEMENT
DXP ENTERPRISES INC	\$209.94	EQUIPMENT/PARTS

DYNAMIC BRANDS	\$643.29	DODGE OPERATING EXPENSE
ECHO GROUP	\$2,707.14	SUPPLIES
ECO-STORAGE INVESTMENTS INC	\$54,431.93	SOLID WASTE DISPOSAL
EDWARDS CDJRF CB	\$630.80	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$3,684.72	EQUIPMENT/PARTS
EFTPS	\$570,448.27	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	\$14,510.90	CONSULTANT
ELAVON INC	\$2,115.31	FEES
EMPLOYERS MUTUAL CASUALTY COMPANY	\$85,313.62	INSURANCE
ENTERPRISE FM TRUST	\$635.98	RENTAL EXPS
ENVISIONWARE INC	\$5,217.16	HARDWARE/SOFTWARE
EQUIPMENTSHARE.COM INC.	\$1,992.41	RENTAL EXPS
ERRIN K GUNDERSON	\$1,760.00	MOWING/GROUNDS MAINT
EXCHANGE BANK LEASING DIV	\$12,645.14	DODGE OPERATING EXPENSE
EYMAN PLUMBING INC	\$651.00	CONSTRUCTION
FACTORY MOTOR PARTS	\$1,202.58	EQUIPMENT/PARTS
FASTENAL COMPANY	\$112.22	SUPPLIES
FELSBURG HOLT & ULLEVIG INC	\$4,008.64	PROFESSIONAL SVCS
FIRESRING PRINT INC	\$49.95	PRINTING/BINDING
FIRST NATIONAL BANK PCARDS	\$4,328.12	DODGE OPERATING EXPENSE
FISHER WINDOW CLEANING LLC	\$856.00	RE PARKING GARAGE EXPENSE
FORTE PAYMENT SYSTEMS INC	\$1,427.22	EQUIPMENT/PARTS
GALLS PARENT HOLDING, LLC	\$2,184.43	EQUIPMENT/PARTS
GENIE SERVICES LLC	\$210.00	PEST CONTROL
GERMANIA SEED COMPANY	\$6,500.34	SUPPLIES
GFSI LLC	\$3,807.62	DODGE OPERATING EXPENSE
GLOBAL PAYMENTS DIRECT, INC	\$7,774.11	CREDIT CARD CHGS
GM DODGE CHARITABLE TRUST	\$1,120.44	DODGE TRUST REIMBURSEMENT
GRANICUS LLC	\$19,030.00	SUBSCRIPTION
GREAT AMERICA FINANCIAL SERV	\$284.32	DODGE OPERATING EXPENSE
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,400.00	PHONE/INTERNET SVC
GREENORBIT INC	\$19,750.00	HARDWARE/SOFTWARE
HARCROS CHEMICALS INC	\$6,380.00	SUPPLIES
HARMS OIL COMPANY	\$1,271.90	FUEL
HAWKINS CONSTRUCTION COMPANY	\$103,070.81	CONSTRUCTION
HD SUPPLY, INC.	\$3,423.61	SUPPLIES
HDR ENGINEERING INC	\$23,328.41	PROFESSIONAL SVCS
HEARTLAND BUSINESS SYSTEMS LLC	\$644.99	HARDWARE/SOFTWARE
HEARTLAND CO-OP	\$147.01	FUEL
HEARTLAND TIRES & TREADS INC	\$8,842.73	TIRE REPLACEMENT/REPAIR
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$4,822.19	SUPPLIES
HGM ASSOCIATES INC	\$106,024.26	CONSULTANT
HOSE & HANDLING INC.	\$23.68	EQUIPMENT/PARTS
HR GREEN INC	\$2,273.58	CONSULTANT
HUBWISE TECHNOLOGY INC	\$318.86	RE PARKING GARAGE EXPENSE
HUFFMAN ENGINEERING INC	\$5,730.34	CONSTRUCTION
I-80 LIQUOR	\$4,283.15	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$13,191.50	PAYROLL RELATED
ILAAMEN PELSHAW	\$650.00	PROFESSIONAL SVCS
IMPACT7G INC	\$2,250.00	PROFESSIONAL SVCS
INLAND TRUCK PARTS COMPANY INC	\$144.26	EQUIPMENT/PARTS
INTERVIEW NOW INC	\$17,650.00	HARDWARE/SOFTWARE
IOWA DEPARTMENT OF REVENUE	\$76,091.38	MAC OPERATING EXPENSE
IOWA DEPT OF REVENUE	\$122,699.00	PAYROLL RELATED
IOWA DEPT OF TRANSPORTATION	\$2,589.40	CONSULTANT
IOWA FIRE CHIEFS ASSOCIATION	\$50.00	DUES/MEMBERSHIP
IOWA GOLF ASSOCIATION	\$50.00	DODGE OPERATING EXPENSE
IOWA HAZARDOUS MATERIALS TASK FORCE	\$100.00	DUES/MEMBERSHIP
IOWA LAW ENFORCEMENT ACADEMY	\$75.00	TRAINING

IOWA PRISON INDUSTRIES	\$8,279.16	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	\$32,931.92	SOLID WASTE DISPOSAL
IPERS	\$233,058.87	PAYROLL RELATED
ISU EXTENSION	\$720.00	TRAINING
J & R LIQUOR LLC	\$940.13	MAC OPERATING EXPENSE
JAMIE MENNING	\$176.61	REIMB EMPLOYEE EXPENSE
JEFF'S WASH & GLO LTD	\$672.00	REPAIRS & MAINTENANCE
JEO CONSULTING GROUP INC	\$22,405.00	CONSULTANT
JILL KNOTEK	\$154.70	REIMB EMPLOYEE EXPENSE
JIM HAWK TRUCK TRAILERS INC.	\$1,182.14	EQUIPMENT/PARTS
JODI R QUAKENBUSH	\$102.85	REIMB EMPLOYEE EXPENSE
JOHNSON CONTROLS INC.	\$1,200.00	EQUIPMENT/PARTS
JONES AUTOMOTIVE	\$71.60	EQUIPMENT/PARTS
JOSEPH ANDERSON	\$22.44	REIMB EMPLOYEE EXPENSE
JUDDS BROS CONSTRUCTION CO	\$30,824.68	CONSTRUCTION
JULIANNE M JOHNSON	\$6.44	REIMB EMPLOYEE EXPENSE
JULIETA R AQUINO SHENEFIELD	\$420.00	CONSULTANT
JUSTIN ROSE	\$19.26	REIMB EMPLOYEE EXPENSE
KATELYNN SOWERS	\$10.00	REIMBURSEMENT
KAYS CUSTOMS LLC	\$1,000.00	SERVICE LABOR
KELTEK, INCORPORATED	\$7,347.99	EQUIPMENT/PARTS
KIM I MICKEY	\$83.00	REFUND
KIMBERLY K RIEBE	\$351.36	REIMB EMPLOYEE EXPENSE
KRISTINE L SINCLAIR	\$75.00	LIBRARY PREFORMANCES
KUSTOM SIGNALS INC	\$7,508.24	SUPPLIES
LANDSCAPES GOLF MANAGEMENT	\$11,496.24	DODGE OPERATING EXPENSE
LAWSON PRODUCTS INC	\$1,860.58	SUPPLIES
LEGACY EMERGENCY VEHICLES LLC	\$38.01	EQUIPMENT/PARTS
LINCOLN NATIONAL LIFE INS CO	\$147.40	DODGE OPERATING EXPENSE
LINDA M CONNER	\$360.00	CONSULTANT
LKQ CORPORATION	\$553.76	EQUIPMENT/PARTS
LOGAN CONTRACTORS SUPPLY INC	\$2,652.60	SUPPLIES
LORETTA GOESCHEL	\$48.24	REIMB EMPLOYEE EXPENSE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,970.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,350.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,300.00	PAYROLL RELATED
LYMAN RICHEY SAND & GRAVEL COMPANY	\$10,749.25	STREET MAINTENANCE SUPPLS
LYNCH DALLAS, P.C.	\$3,663.14	ATTORNEY FEES
M & R WELDING	\$15.00	WELDING SUPPLIES/SERVICE
MACQUEEN EQUIPMENT, LLC	\$1,915.65	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	\$17,325.61	COPY/PRINTER MAINTANCE
MARKAYLA MURDOCH	\$30.00	REFUND
MATHESON TRI GAS INC.	\$1,277.61	SUPPLIES
MATT FENSTER	\$600.00	PUBLIC EVENTS
MAX I WALKER UNIFORM & APPAREL	\$1,140.72	UNIFORMS
MCANULTY MEDIA INC	\$4,877.20	LIBRARY PREFORMANCES
MCMULLEN FORD INC	\$2,544.59	EQUIPMENT/PARTS
MECHANICAL SALES INC.	\$5,280.00	SUPPLIES
MENARD INC.	\$197.81	SUPPLIES
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
METRO WASTE AUTHORITY	\$18,072.70	SERVICE LABOR
MFPRSI	\$492,432.15	PAYROLL RELATED
MICHAEL O'BRADOVICH	\$2,200.00	LEGAL SERVICES
MID AMERICAN ENERGY CO	\$864.25	RE PARKING GARAGE EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	\$145.00	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	\$101,930.28	ELECTRICITY
MIDLAND SCIENTIFIC, INC	\$4,591.54	SUPPLIES
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT

MIDLANDS PRINTING & BUSINESS FORMS	\$16,001.02	PRINTING/BINDING
MIDWEST TAPE, LLC	\$6,808.24	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	\$1,937.77	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$2,617.03	DODGE OPERATING EXPENSE
MIDWEST WHEEL COMPANIES	\$676.43	EQUIPMENT/PARTS
MINT GREEN GROUP USA	\$1,848.03	DODGE OPERATING EXPENSE
MIOVISION TECHNOLOGIES INCORPORATED	\$1,079.76	EQUIPMENT/PARTS
MOBOTREX INC	\$392.00	STREET MAINTENANCE SUPLS
MOTION INDUSTRIES INCORPORATED	\$1,353.76	SUPPLIES
MUNICIPAL PIPE TOOL CO LLC	\$36,334.65	EQUIPMENT/PARTS
MURPHY TRACTOR & EQUIPMENT CO CORP	\$1,400.00	EQUIPMENT/PARTS
MYHANH T CHE	\$150.00	INTERPRETATION SVCS
NAPA AUTO PARTS	\$2,213.97	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	\$162.50	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$75,033.72	PAYROLL RELATED
NEBCON INC	\$36,171.56	CONTRACT AGREEMENT
NEBRASKA AIR FILTER INC	\$1,347.92	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
NEBRASKA GOLF AND TURF	\$539.65	DODGE OPERATING EXPENSE
NEUVIRTH CONSTRUCTION INC	\$437,840.44	CONSTRUCTION
NODDLE DEVELOPMENT CO	\$2,875.00	RE PARKING GARAGE EXPENSE
NODDLE DEVELOPMENT CO	\$1,000.00	RE PARKING GARAGE EXPENSE
NODDLE SERVICES LLC	\$2,535.39	RE PARKING GARAGE EXPENSE
NOPE LLC	\$83.00	REFUND
NUCO PUMP SALES & SERVICE	\$80.25	DODGE OPERATING EXPENSE
ODEYS INC	\$13,231.97	EQUIPMENT/PARTS
OLSSON INC.	\$1,750.00	CONSULTANT
OMAHA DOOR & WINDOW CO INC	\$12,817.93	REPAIRS & MAINTENANCE
OMAHA SLINGS INCORPORATED	\$167.26	SUPPLIES
OMAHA TRUCK CENTER COMPANY INC.	\$1,287.16	EQUIPMENT/PARTS
OMNI ENGINEERING	\$13,942.03	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$336.00	CONSULTANT
O'REILLY AUTOMOTIVE INC	\$244.22	EQUIPMENT/PARTS
OSAGE INDUSTRIES INC	\$43.64	EQUIPMENT/PARTS
OVERDRIVE INC	\$71.00	BOOKS/PERIODICALS/SUB
PARAMOUNT GAS PRODUCTS LLC	\$5,685.00	SAFETY EQUIP & MAINTENANCE
PASSPORT LABS INC	\$836.25	PARKING FEES
PATRICK G BARTOS	\$12,800.00	CONSTRUCTION
PAYROLL	\$104,507.88	MAC OPERATING EXPENSE
PEPSI BEVERAGES CO	\$2,551.73	DODGE OPERATING EXPENSE
PER MAR SECURITY & RESEARCH CORP	\$1,705.28	ALARM SECURITY
PETERSON CONTRACTORS INC	\$83,909.21	CONSTRUCTION
PETROLEUM TRADERS CORPORATION	\$20,083.18	FUEL
PITNEY BOWES GLOBAL FINANCIAL LLC	\$568.29	POSTAGE & PRINTING
PITNEY BOWES INC.	\$3,000.00	POSTAGE & PRINTING
POTTAWATTAMIE COUNTY SHERIFF	\$20,060.00	INMATE COST
POTTAWATTAMIE COUNTY SHERIFF	\$35.00	PROFESSIONAL SVCS
POTTAWATTAMIE COUNTY TREASURER	\$1,389.00	FEES
POTTERS INDUSTRIES LLC	\$15,450.00	STREET MAINTENANCE SUPLS
PREMIER GLAZERS	\$2,072.80	MAC OPERATING EXPENSE
PREMIER GLAZER'S BEVS	\$3,132.50	DODGE OPERATING EXPENSE
PRESTO X	\$71.82	RE PARKING GARAGE EXPENSE
RACHAEL BROCKWAY	\$200.00	GRANT REIMBURSEMENT
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
RASMUSSEN MECHANICAL SERVICES INC	\$3,146.00	EQUIPMENT/PARTS
RDO TRUCK CENTER CO	\$240.33	EQUIPMENT/PARTS
RELIANCE STANDARD LIFE INSURANCE CO	\$22,265.59	PAYROLL RELATED
RELIANT FIRE APPARATUS INC	\$480.75	EQUIPMENT/PARTS
REVOLUTION WRAPS LLC	\$5,882.76	ADVERTISEMENT

RICK STEPHENS	\$24.05	REIMB EMPLOYEE EXPENSE
RIVERS EDGE BANK CHARGES	\$50.65	RE PARKING GARAGE EXPENSE
RJN GROUP	\$6,230.90	ENGINEERING
RLKM INC	\$581.88	REPAIRS & MAINTENANCE
ROBERT DELAUGHTER	\$146.00	REFUND
RODNEY JOHNSON	\$9,422.00	SERVICE LABOR
ROGER SANDAU	\$1,010.01	REIMB EMPLOYEE EXPENSE
ROGERS SERVICES LLC	\$885.00	SERVICE LABOR
ROSANNA M THURMAN	\$720.00	CONSULTANT
ROSE HOLDING, INC.	\$1,472.17	EQUIPMENT/PARTS
ROTARY INTERNATIONAL COUNCIL BLUFFS	\$2,450.00	DUES/MEMBERSHIP
ROTELLAS ITALIAN BAKERY	\$325.91	DODGE OPERATING EXPENSE
ROXANNE MATZEN	\$63.00	REFUND
RPL UTILITY LLC	\$137,085.14	CONSTRUCTION
RTG BUILDING SERVICES INC	\$8,580.33	JANITORIAL SERVICE
SAFETY KLEEN SYSTEMS, INC	\$204.74	SERVICE LABOR
SANAA ELTOUNY	\$11.00	REFUND
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
SECURITY EQUIPMENT INCORPORATED	\$684.37	ALARM SECURITY
SHERWIN WILLIAMS CO	\$243.35	RE PARKING GARAGE EXPENSE
SIRSI CORPORATION	\$56,009.41	HARDWARE/SOFTWARE
SMA ENTERPRISES INC.	\$1,784.19	EQUIPMENT/PARTS
SNYDER & ASSOCIATES INC	\$1,931.82	CONSULTANT
SOIL DYNAMICS COMPOSTING FARM INC	\$480.00	PROFESSIONAL SVCS
SOLARWINDS INC	\$1,481.00	HARDWARE/SOFTWARE
SOUTHWEST IOWA NARCOTICS	\$1,209.70	FEES
STAPLES INC	\$270.25	SUPPLIES
STATE OF IOWA	\$100.00	TRAINING
STUART TINLEY LAW FIRM LLP	\$2,175.00	ATTORNEY FEES
STUDIO 15 COMMERCIAL INTERIORS INC	\$54,541.92	PROFESSIONAL SVCS
SUPERIOR LIGHTING INC	\$1,483.94	RE PARKING GARAGE EXPENSE
SYSCO-LINCOLN	\$3,907.69	DODGE OPERATING EXPENSE
TAYLOR PLASTICS LLC	\$275.00	REPAIRS & MAINTENANCE
TECH INC	\$40.75	SUPPLIES
TED'S MOWER SALES & SERVICE INC	\$245.30	EQUIPMENT/PARTS
THE DAVEY TREE EXPERT COMPANY	\$31,712.50	TREE WORK
THE DOLLYWOOD FOUNDATION	\$3,997.26	BOOKS/PERIODICALS/SUB
THE RETROFIT COMPANIES INC	\$3,002.72	SERVICE LABOR
THE SCHEMMER ASSOCIATES INC	\$11,362.45	CONSULTANT
THE TORO COMPANY	\$175.96	DODGE OPERATING EXPENSE
THE WALMAN OPTICAL COMPANY	\$253.00	SAFETY EQUIP & MAINTENANCE
THERESA DEWITT	\$26.80	REIMB EMPLOYEE EXPENSE
THERMO KING CHRISTENSEN	\$444.96	SUPPLIES
THOMAS RYAN	\$13.40	REIMB EMPLOYEE EXPENSE
THRYV, INC.	\$51.50	ADVERTISEMENT
TIREHUB, LLC	\$2,166.68	EQUIPMENT/PARTS
TITLECORE NATIONAL LLC	\$50,000.00	CONTRACT AGREEMENT
TK ELEVATOR CORPORATION	\$645.21	RE PARKING GARAGE EXPENSE
TODD VALLEY FARMS INC	\$4,932.87	DODGE OPERATING EXPENSE
TOM CHARLES JENSEN	\$350.00	PUBLIC EVENTS
TOYNE INC	\$3,804.22	EQUIPMENT/PARTS
TREASURER STATE OF IOWA/SALES TAX	\$33,548.76	SALES TAX
TROY TORGERSON	\$300.00	REIMB EMPLOYEE EXPENSE
TRU PRO CONSTRUCTION INC	\$9,877.50	CONSTRUCTION
TRUCK EQUIPMENT INC	\$3,130.58	EQUIPMENT/PARTS
TURNER MORGAN	\$4,200.00	PROFESSIONAL SVCS
TWO RIVERS INSURANCE COMPANY, INC.	\$1,107,314.62	EMPLOYEE INSURANCE
TYLER TECHNOLOGIES INC	\$5,600.00	HARDWARE/SOFTWARE
U.S. VENTURE, INC.	\$251.08	EQUIPMENT/PARTS

UKG KRONOS SYSTEMS	\$7,656.25	HARDWARE/SOFTWARE
UMR	\$1,721.30	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$620.90	PROFESSIONAL SVCS
UNION BANK/OMNIFY BENEFITS	\$16.00	DODGE OPERATING EXPENSE
US BANK	\$108,499.17	CREDIT CARD PURCHASES
VANDER HAAG'S INCORPORATED	\$2,904.20	EQUIPMENT/PARTS
VANTAGE CUSTOM CLASSICS INC	\$865.22	DODGE OPERATING EXPENSE
VEOLIA WATER TECHNOLOGIES TREATMENT SOLUTIONS	\$18,084.00	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	\$8,311.13	CELL PHONE
VERMEER SALES & SERVICE INC	\$2,884.13	EQUIPMENT/PARTS
VIKING AUTOMATIC SPRINKLER CO	\$245.00	RE PARKING GARAGE EXPENSE
VISION INDUSTRIAL SALES INC	\$1,059.90	SUPPLIES
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$11,310.00	PAYROLL RELATED
VULCAN INDUSTRIES INCORPORATED	\$10,944.00	SUPPLIES
W.W. GRAINGER, INC.	\$2,228.89	EQUIPMENT/PARTS
WALDINGER CORPORATION	\$189.00	REPAIRS & MAINTENANCE
WASTE CONNECTIONS OF IOWA	\$270,022.45	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	\$280.98	DODGE OPERATING EXPENSE
WEST BROADWAY CLINIC P C	\$165.00	MEDICAL SERVICES
WEST PUBLISHING CORPORATION	\$885.60	SUBSCRIPTION
WHCC OF OMAHA, INC.	\$298.21	EQUIPMENT/PARTS
WILLIAM R RILEY	\$176.90	REFUND
WOODHOUSE CBP	\$42.57	EQUIPMENT/PARTS
WORKMAN PRECAST CORP	\$9,990.00	SUPPLIES
YMCA OF GREATER OMAHA	\$490.00	DUES/MEMBERSHIP
ZIMCO SUPPLY CO	\$1,514.95	DODGE OPERATING EXPENSE
ZIMCO SUPPLY COMPANY	\$4,158.00	SUPPLIES
TOTAL	\$9,129,790.25	

**CITY OF COUNCIL BLUFFS
AP POSTING BY AMOUNT
APRIL 2024
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION
CITY EMPLOYEE PAYROLL	\$2,142,771.58	EMPLOYEE PAYROLL
TWO RIVERS INSURANCE COMPANY, INC.	\$1,107,314.62	EMPLOYEE INSURANCE
EFTPS	\$570,448.27	PAYROLL RELATED
MFPRSI	\$492,432.15	PAYROLL RELATED
DIXON CONSTRUCTION CO.	\$437,910.65	CONSTRUCTION
NEUVIRTH CONSTRUCTION INC	\$437,840.44	CONSTRUCTION
WASTE CONNECTIONS OF IOWA	\$270,022.45	HOUSEHOLD TRASH
IPERS	\$233,058.87	PAYROLL RELATED
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$189,294.00	CONTRIBUTIONS
RPL UTILITY LLC	\$137,085.14	CONSTRUCTION
BNSF RAILWAY COMPANY	\$128,795.70	INSURANCE
IOWA DEPT OF REVENUE	\$122,699.00	PAYROLL RELATED
US BANK	\$108,499.17	CREDIT CARD PURCHASES
HGM ASSOCIATES INC	\$106,024.26	CONSULTANT
PAYROLL	\$104,507.88	MAC OPERATING EXPENSE
HAWKINS CONSTRUCTION COMPANY	\$103,070.81	CONSTRUCTION
MIDAMERICAN ENERGY COMPANY	\$101,930.28	ELECTRICITY
COMPASS UTILITY LLC	\$97,305.90	CONSTRUCTION
EMPLOYERS MUTUAL CASUALTY COMPANY	\$85,313.62	INSURANCE
PETERSON CONTRACTORS INC	\$83,909.21	CONSTRUCTION
IOWA DEPARTMENT OF REVENUE	\$76,091.38	MAC OPERATING EXPENSE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$75,033.72	PAYROLL RELATED
CAESARS ENTERTAINMENT	\$69,288.06	MAC OPERATING EXPENSE
SIRSI CORPORATION	\$56,009.41	HARDWARE/SOFTWARE
DODGE RIVERSIDE PAYROLL	\$55,052.13	DODGE OPERATING EXPENSE
BARR ENGINEERING CO.	\$54,837.00	PROFESSIONAL SVCS
STUDIO 15 COMMERCIAL INTERIORS INC	\$54,541.92	PROFESSIONAL SVCS
ECO-STORAGE INVESTMENTS INC	\$54,431.93	SOLID WASTE DISPOSAL
TITLECORE NATIONAL LLC	\$50,000.00	CONTRACT AGREEMENT
BLUFFS ELECTRIC INC	\$41,517.17	ELECTRICAL REPAIR
ADVANCE SOUTHWEST IOWA	\$37,500.00	PROFESSIONAL SVCS
MUNICIPAL PIPE TOOL CO LLC	\$36,334.65	EQUIPMENT/PARTS
NEBCON INC	\$36,171.56	CONTRACT AGREEMENT
DOSTALS CONSTRUCTION CO INC	\$35,450.00	CONSTRUCTION
BLACK HILLS UTILITY HOLDINGS, INC.	\$35,412.03	NATURAL GAS
TREASURER STATE OF IOWA/SALES TAX	\$33,548.76	SALES TAX
IOWA WASTE SERVICES HOLDINGS INC	\$32,931.92	SOLID WASTE DISPOSAL
THE DAVEY TREE EXPERT COMPANY	\$31,712.50	TREE WORK
JUDDS BROS CONSTRUCTION CO	\$30,824.68	CONSTRUCTION
CARLEY CONSTRUCTION LLC	\$27,841.72	CONSTRUCTION
DIGITECH COMPUTER LLC	\$27,828.58	AMBULANCE BILLING FEE
AGRILAND F S INC	\$26,640.68	SUPPLIES
HDR ENGINEERING INC	\$23,328.41	PROFESSIONAL SVCS
COX COMMUNICATION INC	\$23,128.95	PHONE/INTERNET SVC
CORNHUSKER INTERNATIONAL TRUCKS	\$22,783.37	EQUIPMENT/PARTS
JEO CONSULTING GROUP INC	\$22,405.00	CONSULTANT
RELIANCE STANDARD LIFE INSURANCE CO	\$22,265.59	PAYROLL RELATED
CUBIC CORPORATION AND SUBSIDIARIES	\$22,050.00	HARDWARE/SOFTWARE
PETROLEUM TRADERS CORPORATION	\$20,083.18	FUEL
POTTAWATTAMIE COUNTY SHERIFF	\$20,060.00	INMATE COST
GREENORBIT INC	\$19,750.00	HARDWARE/SOFTWARE
GRANICUS LLC	\$19,030.00	SUBSCRIPTION
CHARLES B EVEREST TRUST	\$18,460.00	PROPERTY ACQUISITION

VEOLIA WATER TECHNOLOGIES TREATMENT SOLUTIONS	\$18,084.00	EQUIPMENT/PARTS
METRO WASTE AUTHORITY	\$18,072.70	SERVICE LABOR
INTERVIEW NOW INC	\$17,650.00	HARDWARE/SOFTWARE
MARCO HOLDINGS, LLC	\$17,325.61	COPY/PRINTER MAINTANCE
MIDLANDS PRINTING & BUSINESS FORMS	\$16,001.02	PRINTING/BINDING
POTTERS INDUSTRIES LLC	\$15,450.00	STREET MAINTENANCE SUPLS
EHRHART GRIFFIN & ASSOCIATES INC	\$14,510.90	CONSULTANT
OMNI ENGINEERING	\$13,942.03	STREET MAINTENANCE SUPLS
ODEYS INC	\$13,231.97	EQUIPMENT/PARTS
ICMA RETIREMENT TRUST - 457	\$13,191.50	PAYROLL RELATED
OMAHA DOOR & WINDOW CO INC	\$12,817.93	REPAIRS & MAINTENANCE
PATRICK G BARTOS	\$12,800.00	CONSTRUCTION
EXCHANGE BANK LEASING DIV	\$12,645.14	DODGE OPERATING EXPENSE
BRYAN ROCK PRODUCTS INC	\$12,310.26	SUPPLIES
LANDSCAPES GOLF MANAGEMENT	\$11,496.24	DODGE OPERATING EXPENSE
THE SCHEMMER ASSOCIATES INC	\$11,362.45	CONSULTANT
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$11,310.00	PAYROLL RELATED
VULCAN INDUSTRIES INCORPORATED	\$10,944.00	SUPPLIES
LYMAN RICHEY SAND & GRAVEL COMPANY	\$10,749.25	STREET MAINTENANCE SUPLS
CONFLUENCE INC	\$10,450.00	CONSULTANT
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
CHAMPLIN TIRE RECYCLING INC	\$10,080.00	TIRE DISPOSAL
WORKMAN PRECAST CORP	\$9,990.00	SUPPLIES
TRU PRO CONSTRUCTION INC	\$9,877.50	CONSTRUCTION
RODNEY JOHNSON	\$9,422.00	SERVICE LABOR
CITY OF COUNCIL BLUFFS-FLEX	\$9,376.24	PAYROLL RELATED
HEARTLAND TIRES & TREADS INC	\$8,842.73	TIRE REPLACEMENT/REPAIR
COLLECTION SERVICES CENTER	\$8,778.66	PAYROLL RELATED
RTG BUILDING SERVICES INC	\$8,580.33	JANITORIAL SERVICE
COUNCIL BLUFFS WATER WORKS	\$8,515.38	WATER
VERIZON WIRELESS SERVICES LLC	\$8,311.13	CELL PHONE
IOWA PRISON INDUSTRIES	\$8,279.16	SUPPLIES
GLOBAL PAYMENTS DIRECT, INC	\$7,774.11	CREDIT CARD CHGS
UKG KRONOS SYSTEMS	\$7,656.25	HARDWARE/SOFTWARE
KUSTOM SIGNALS INC	\$7,508.24	SUPPLIES
KELTEK, INCORPORATED	\$7,347.99	EQUIPMENT/PARTS
DONALD W MATHEWS	\$6,994.50	VEHICLE REPAIR
MIDWEST TAPE, LLC	\$6,808.24	DVD/AUDIO/CD
ACUSHNET COMPANY	\$6,603.71	DODGE OPERATING EXPENSE
GERMANIA SEED COMPANY	\$6,500.34	SUPPLIES
HARCROS CHEMICALS INC	\$6,380.00	SUPPLIES
DH PACE COMPANY INC	\$6,317.20	REPAIRS & MAINTENANCE
RJN GROUP	\$6,230.90	ENGINEERING
BAKER & TAYLOR INC	\$6,181.89	BOOKS/PERIODICALS/SUB
CLEVELAND GOLF/SRIXON	\$6,128.40	DODGE OPERATING EXPENSE
ARNOLD MOTOR SUPPLY, LLP	\$6,109.63	EQUIPMENT/PARTS
REVOLUTION WRAPS LLC	\$5,882.76	ADVERTISEMENT
BOUND TREE MEDICAL LLC	\$5,768.00	MEDICAL SERVICES
HUFFMAN ENGINEERING INC	\$5,730.34	CONSTRUCTION
PARAMOUNT GAS PRODUCTS LLC	\$5,685.00	SAFETY EQUIP & MAINTENANCE
A VITAL SIGNS UNLIMITED INC	\$5,670.00	STREET MAINTENANCE SUPLS
TYLER TECHNOLOGIES INC	\$5,600.00	HARDWARE/SOFTWARE
ALAN'S ENTERPRISES LTD	\$5,562.27	SUPPLIES
MECHANICAL SALES INC.	\$5,280.00	SUPPLIES
ENVISIONWARE INC	\$5,217.16	HARDWARE/SOFTWARE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,996.16	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,970.00	PAYROLL RELATED
TODD VALLEY FARMS INC	\$4,932.87	DODGE OPERATING EXPENSE
MCANULTY MEDIA INC	\$4,877.20	LIBRARY PREFORMANCES

DOLL DISTRIBUTING LLC	\$4,870.60	DODGE OPERATING EXPENSE
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$4,822.19	SUPPLIES
DIAMOND MOWERS INC	\$4,788.09	REPAIRS & MAINTENANCE
AHLERS & COONEY P.C	\$4,684.00	LEGAL SERVICES
MIDLAND SCIENTIFIC, INC	\$4,591.54	SUPPLIES
DELL MARKETING L P	\$4,406.72	HARDWARE/SOFTWARE
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,400.00	PHONE/INTERNET SVC
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,350.00	PAYROLL RELATED
CONTINENTAL WESTERN GROUP	\$4,344.11	DODGE OPERATING EXPENSE
FIRST NATIONAL BANK PCARDS	\$4,328.12	DODGE OPERATING EXPENSE
I-80 LIQUOR	\$4,283.15	DODGE OPERATING EXPENSE
TURNER MORGAN	\$4,200.00	PROFESSIONAL SVCS
ARROW TOWING	\$4,190.00	TOWING/STORAGE/AUCTION
ZIMCO SUPPLY COMPANY	\$4,158.00	SUPPLIES
CERTIFIED TRANSMISSION	\$4,147.58	REPAIRS & MAINTENANCE
AXON ENTERPRISE INC	\$4,067.00	TRAINING
FELSBURG HOLT & ULLEVIG INC	\$4,008.64	PROFESSIONAL SVCS
THE DOLLYWOOD FOUNDATION	\$3,997.26	BOOKS/PERIODICALS/SUB
SYSCO-LINCOLN	\$3,907.69	DODGE OPERATING EXPENSE
GFSI LLC	\$3,807.62	DODGE OPERATING EXPENSE
TOYNE INC	\$3,804.22	EQUIPMENT/PARTS
BOBCAT OF OMAHA	\$3,693.72	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$3,684.72	EQUIPMENT/PARTS
LYNCH DALLAS, P.C.	\$3,663.14	ATTORNEY FEES
HD SUPPLY, INC.	\$3,423.61	SUPPLIES
DOLL DISTRIBUTING	\$3,244.00	MAC OPERATING EXPENSE
D & K PRODUCTS	\$3,204.00	SUPPLIES
RASMUSSEN MECHANICAL SERVICES INC	\$3,146.00	EQUIPMENT/PARTS
PREMIER GLAZER'S BEVS	\$3,132.50	DODGE OPERATING EXPENSE
TRUCKER EQUIPMENT INC	\$3,130.58	EQUIPMENT/PARTS
ALEAGENT CREIGHTON HEALTH	\$3,111.00	PROFESSIONAL SVCS
THE RETROFIT COMPANIES INC	\$3,002.72	SERVICE LABOR
PITNEY BOWES INC.	\$3,000.00	POSTAGE & PRINTING
VANDER HAAG'S INCORPORATED	\$2,904.20	EQUIPMENT/PARTS
DODGE BANK & CR CARD FEES	\$2,900.33	DODGE OPERATING EXPENSE
VERMEER SALES & SERVICE INC	\$2,884.13	EQUIPMENT/PARTS
NODDLE DEVELOPMENT CO	\$2,875.00	RE PARKING GARAGE EXPENSE
DMG INC	\$2,753.78	ELECTRICAL REPAIR
ECHO GROUP	\$2,707.14	SUPPLIES
LOGAN CONTRACTORS SUPPLY INC	\$2,652.60	SUPPLIES
MIDWEST TURF & IRRIGATION	\$2,617.03	DODGE OPERATING EXPENSE
IOWA DEPT OF TRANSPORTATION	\$2,589.40	CONSULTANT
PEPSI BEVERAGES CO	\$2,551.73	DODGE OPERATING EXPENSE
MCMULLEN FORD INC	\$2,544.59	EQUIPMENT/PARTS
NODDLE SERVICES LLC	\$2,535.39	RE PARKING GARAGE EXPENSE
ROTARY INTERNATIONAL COUNCIL BLUFFS	\$2,450.00	DUES/MEMBERSHIP
DODGE RIVERSIDE SALES TAX	\$2,289.65	DODGE OPERATING EXPENSE
HR GREEN INC	\$2,273.58	CONSULTANT
IMPACT7G INC	\$2,250.00	PROFESSIONAL SVCS
W.W. GRAINGER, INC.	\$2,228.89	EQUIPMENT/PARTS
NAPA AUTO PARTS	\$2,213.97	EQUIPMENT/PARTS
MICHAEL O'BRADOVICH	\$2,200.00	LEGAL SERVICES
GALLS PARENT HOLDING, LLC	\$2,184.43	EQUIPMENT/PARTS
STUART TINLEY LAW FIRM LLP	\$2,175.00	ATTORNEY FEES
TIREHUB, LLC	\$2,166.68	EQUIPMENT/PARTS
ELAVON INC	\$2,115.31	FEES
ALERT-ALL CORP	\$2,095.50	SUPPLIES
PREMIER GLAZERS	\$2,072.80	MAC OPERATING EXPENSE
DAILY NONPAREIL	\$2,030.54	ADVERTISEMENT

EQUIPMENTSHARE.COM INC.	\$1,992.41	RENTAL EXPS
COUNCIL BLUFFS WINSUPPLY	\$1,981.34	SUPPLIES
MIDWEST TURF & IRRIGATION	\$1,937.77	EQUIPMENT/PARTS
SNYDER & ASSOCIATES INC	\$1,931.82	CONSULTANT
MACQUEEN EQUIPMENT, LLC	\$1,915.65	EQUIPMENT/PARTS
LAWSON PRODUCTS INC	\$1,860.58	SUPPLIES
MINT GREEN GROUP USA	\$1,848.03	DODGE OPERATING EXPENSE
ALL COPY PRODUCTS INC	\$1,786.40	LEASE
SMA ENTERPRISES INC.	\$1,784.19	EQUIPMENT/PARTS
ERRIN K GUNDERSON	\$1,760.00	MOWING/GROUNDS MAINT
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
OLSSON INC.	\$1,750.00	CONSULTANT
UMR	\$1,721.30	DODGE OPERATING EXPENSE
PER MAR SECURITY & RESEARCH CORP	\$1,705.28	ALARM SECURITY
D & S WELDING POWDER COATING & BLASTING	\$1,620.00	PROFESSIONAL SVCS
ZIMCO SUPPLY CO	\$1,514.95	DODGE OPERATING EXPENSE
SUPERIOR LIGHTING INC	\$1,483.94	RE PARKING GARAGE EXPENSE
SOLARWINDS INC	\$1,481.00	HARDWARE/SOFTWARE
ROSE HOLDING, INC.	\$1,472.17	EQUIPMENT/PARTS
CENTURYLINK	\$1,432.76	PHONE/INTERNET SVC
FORTE PAYMENT SYSTEMS INC	\$1,427.22	EQUIPMENT/PARTS
AMBULANCE REFUNDS	\$1,415.08	REFUND
MURPHY TRACTOR & EQUIPMENT CO CORP	\$1,400.00	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY TREASURER	\$1,389.00	FEES
2ND WIND EXERCISE EQUIPMENT INC	\$1,384.30	EQUIPMENT/PARTS
MOTION INDUSTRIES INCORPORATED	\$1,353.76	SUPPLIES
NEBRASKA AIR FILTER INC	\$1,347.92	SUPPLIES
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,300.00	PAYROLL RELATED
OMAHA TRUCK CENTER COMPANY INC.	\$1,287.16	EQUIPMENT/PARTS
MATHESON TRI GAS INC.	\$1,277.61	SUPPLIES
HARMS OIL COMPANY	\$1,271.90	FUEL
SOUTHWEST IOWA NARCOTICS	\$1,209.70	FEES
FACTORY MOTOR PARTS	\$1,202.58	EQUIPMENT/PARTS
JOHNSON CONTROLS INC.	\$1,200.00	EQUIPMENT/PARTS
JIM HAWK TRUCK TRAILERS INC.	\$1,182.14	EQUIPMENT/PARTS
MAX I WALKER UNIFORM & APPAREL	\$1,140.72	UNIFORMS
GM DODGE CHARITABLE TRUST	\$1,120.44	DODGE TRUST REIMBURSEMENT
MIOVISION TECHNOLOGIES INCORPORATED	\$1,079.76	EQUIPMENT/PARTS
VISION INDUSTRIAL SALES INC	\$1,059.90	SUPPLIES
BLUFFS TAXI & COURIER	\$1,058.50	TRANSIT SERVICES
ROGER SANDAU	\$1,010.01	REIMB EMPLOYEE EXPENSE
KAYS CUSTOMS LLC	\$1,000.00	SERVICE LABOR
NODDLE DEVELOPMENT CO	\$1,000.00	RE PARKING GARAGE EXPENSE
CHRIS PETERSON	\$984.70	REIMB EMPLOYEE EXPENSE
DATA POWER TECHNOLOGY LLC	\$977.50	REPAIRS & MAINTENANCE
J & R LIQUOR LLC	\$940.13	MAC OPERATING EXPENSE
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
CONTINENTAL FIRE/ALARM	\$912.10	PROFESSIONAL SVCS
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
CFI TIRE SERVICE	\$908.95	TIRE REPLACEMENT/REPAIR
COUNCIL BLUFFS AREA PICKLEBALL CLUB	\$897.00	FEES
WEST PUBLISHING CORPORATION	\$885.60	SUBSCRIPTION
ROGERS SERVICES LLC	\$885.00	SERVICE LABOR
ALLIED OIL & TIRE COMPANY	\$872.50	SUPPLIES
VANTAGE CUSTOM CLASSICS INC	\$865.22	DODGE OPERATING EXPENSE
MID AMERICAN ENERGY CO	\$864.25	RE PARKING GARAGE EXPENSE
FISHER WINDOW CLEANING LLC	\$856.00	RE PARKING GARAGE EXPENSE
PASSPORT LABS INC	\$836.25	PARKING FEES
CRAFTSMAN WINDOW COVERINGS INC	\$798.00	SUPPLIES

BERTELSMANN PUBLISHING GROUP, INC.	\$767.46	DVD/AUDIO/CD
DALES TRASH SERVICE INC	\$758.00	RENTAL EXPS
ISU EXTENSION	\$720.00	TRAINING
ROSANNA M THURMAN	\$720.00	CONSULTANT
CLERK OF THE DISTRICT COURT	\$712.87	PAYROLL RELATED
COX BUSINESS	\$712.85	DODGE OPERATING EXPENSE
SECURITY EQUIPMENT INCORPORATED	\$684.37	ALARM SECURITY
MIDWEST WHEEL COMPANIES	\$676.43	EQUIPMENT/PARTS
CAROLINA SOFTWARE INC	\$675.00	HARDWARE/SOFTWARE
JEFF'S WASH & GLO LTD	\$672.00	REPAIRS & MAINTENANCE
EYMAN PLUMBING INC	\$651.00	CONSTRUCTION
ILAAMEN PELSHAW	\$650.00	PROFESSIONAL SVCS
TK ELEVATOR CORPORATION	\$645.21	RE PARKING GARAGE EXPENSE
HEARTLAND BUSINESS SYSTEMS LLC	\$644.99	HARDWARE/SOFTWARE
DYNAMIC BRANDS	\$643.29	DODGE OPERATING EXPENSE
ENTERPRISE FM TRUST	\$635.98	RENTAL EXPS
EDWARDS CDJRF CB	\$630.80	EQUIPMENT/PARTS
UNDERGROUND LOCATION COMPANY	\$620.90	PROFESSIONAL SVCS
MATT FENSTER	\$600.00	PUBLIC EVENTS
RLKM INC	\$581.88	REPAIRS & MAINTENANCE
PITNEY BOWES GLOBAL FINANCIAL LLC	\$568.29	POSTAGE & PRINTING
C & J INDUSTRIAL SUPPLY	\$562.50	JANITORIAL SERVICE
BLUE CROSS BLUE SHIELD OF IOWA	\$561.20	REFUND
LKQ CORPORATION	\$553.76	EQUIPMENT/PARTS
ADIDAS AMERICA INC	\$545.02	DODGE OPERATING EXPENSE
NEBRASKA GOLF AND TURF	\$539.65	DODGE OPERATING EXPENSE
COMPUTER CABLE CONNECTION	\$510.00	HARDWARE/SOFTWARE
AQUA-CHEM INCORPORATED	\$506.20	SUPPLIES
YMCA OF GREATER OMAHA	\$490.00	DUES/MEMBERSHIP
DAVID W WOODY	\$483.48	SUPPLIES
RELIANT FIRE APPARATUS INC	\$480.75	EQUIPMENT/PARTS
SOIL DYNAMICS COMPOSTING FARM INC	\$480.00	PROFESSIONAL SVCS
B & K MECHANICAL CONTRACTORS LLC	\$465.00	REPAIRS & MAINTENANCE
THERMO KING CHRISTENSEN	\$444.96	SUPPLIES
JULIETA R AQUINO SHENEFIELD	\$420.00	CONSULTANT
BLACKSTONE AUDIO INC	\$415.25	BOOKS/PERIODICALS/SUB
BLUFFS ELKS LODGE NO 531	\$406.25	REFUND
ARR ROOFING, LLC	\$400.00	REPAIRS & MAINTENANCE
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
MOBOTREX INC	\$392.00	STREET MAINTENANCE SUPLS
LINDA M CONNER	\$360.00	CONSULTANT
KIMBERLY K RIEBE	\$351.36	REIMB EMPLOYEE EXPENSE
TOM CHARLES JENSEN	\$350.00	PUBLIC EVENTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$336.00	CONSULTANT
COX BUSINESS SERVICES	\$331.82	RE PARKING GARAGE EXPENSE
ROTELLAS ITALIAN BAKERY	\$325.91	DODGE OPERATING EXPENSE
HUBWISE TECHNOLOGY INC	\$318.86	RE PARKING GARAGE EXPENSE
TROY TORGERSON	\$300.00	REIMB EMPLOYEE EXPENSE
WHCC OF OMAHA, INC.	\$298.21	EQUIPMENT/PARTS
CENGAGE LEARNING INC	\$289.63	BOOKS/PERIODICALS/SUB
GREAT AMERICA FINANCIAL SERV	\$284.32	DODGE OPERATING EXPENSE
ABLE LOCKSMITHS	\$282.50	PROFESSIONAL SVCS
WASTE CONNECTIONS OF IOWA	\$280.98	DODGE OPERATING EXPENSE
TAYLOR PLASTICS LLC	\$275.00	REPAIRS & MAINTENANCE
STAPLES INC	\$270.25	SUPPLIES
THE WALMAN OPTICAL COMPANY	\$253.00	SAFETY EQUIP & MAINTENANCE
U.S. VENTURE, INC.	\$251.08	EQUIPMENT/PARTS
BILL'S WATER CONDITIONING INC	\$249.00	SUPPLIES

DEMCO INC	\$247.06	SUPPLIES
TED'S MOWER SALES & SERVICE INC	\$245.30	EQUIPMENT/PARTS
VIKING AUTOMATIC SPRINKLER CO	\$245.00	RE PARKING GARAGE EXPENSE
O'REILLY AUTOMOTIVE INC	\$244.22	EQUIPMENT/PARTS
SHERWIN WILLIAMS CO	\$243.35	RE PARKING GARAGE EXPENSE
AMEX	\$240.62	MAC OPERATING EXPENSE
RDO TRUCK CENTER CO	\$240.33	EQUIPMENT/PARTS
BOUND TO STAY BOUND BOOKS INC	\$230.55	BOOKS/PERIODICALS/SUB
BGNE INC.	\$218.37	SUPPLIES
GENIE SERVICES LLC	\$210.00	PEST CONTROL
DXP ENTERPRISES INC	\$209.94	EQUIPMENT/PARTS
SAFETY KLEEN SYSTEMS, INC	\$204.74	SERVICE LABOR
ALEX HIXSON	\$200.00	GRANT REIMBURSEMENT
RACHAEL BROCKWAY	\$200.00	GRANT REIMBURSEMENT
MENARD INC.	\$197.81	SUPPLIES
CCS PRESENTATION SYSTEMS	\$192.60	DODGE OPERATING EXPENSE
WALDINGER CORPORATION	\$189.00	REPAIRS & MAINTENANCE
CANON SOLUTIONS AMERICA INC	\$185.71	COPY/PRINTER MAINTANCE
WILLIAM R RILEY	\$176.90	REFUND
JAMIE MENNING	\$176.61	REIMB EMPLOYEE EXPENSE
THE TORO COMPANY	\$175.96	DODGE OPERATING EXPENSE
COURTNEY HARTER	\$169.88	REIMB EMPLOYEE EXPENSE
OMAHA SLINGS INCORPORATED	\$167.26	SUPPLIES
WEST BROADWAY CLINIC P C	\$165.00	MEDICAL SERVICES
NATIONAL CONCRETE CUTTING INC	\$162.50	REPAIRS & MAINTENANCE
JILL KNOTEK	\$154.70	REIMB EMPLOYEE EXPENSE
MYHANH T CHE	\$150.00	INTERPRETATION SVCS
LINCOLN NATIONAL LIFE INS CO	\$147.40	DODGE OPERATING EXPENSE
HEARTLAND CO-OP	\$147.01	FUEL
ROBERT DELAUGHTER	\$146.00	REFUND
CERTIFIED POWER INC	\$145.61	EQUIPMENT/PARTS
MID-AMERICA CLEANING SYSTEMS INC	\$145.00	EQUIPMENT/PARTS
INLAND TRUCK PARTS COMPANY INC	\$144.26	EQUIPMENT/PARTS
FASTENAL COMPANY	\$112.22	SUPPLIES
COLUMN SOFTWARE PBC	\$109.99	LEGAL SERVICES
JODI R QUAKENBUSH	\$102.85	REIMB EMPLOYEE EXPENSE
IOWA HAZARDOUS MATERIALS TASK FORCE	\$100.00	DUES/MEMBERSHIP
STATE OF IOWA	\$100.00	TRAINING
ATHLETICO EXCEL NEBRASKA LLC	\$95.00	PROFESSIONAL SVCS
ASSET PROTECTION UNIT INC	\$88.18	REFUND
CONSTANCE S KELL	\$83.00	REFUND
KIM I MICKEY	\$83.00	REFUND
NOPE LLC	\$83.00	REFUND
NUCO PUMP SALES & SERVICE	\$80.25	DODGE OPERATING EXPENSE
IOWA LAW ENFORCEMENT ACADEMY	\$75.00	TRAINING
KRISTINE L SINCLAIR	\$75.00	LIBRARY PREFORMANCES
PRESTO X	\$71.82	RE PARKING GARAGE EXPENSE
JONES AUTOMOTIVE	\$71.60	EQUIPMENT/PARTS
OVERDRIVE INC	\$71.00	BOOKS/PERIODICALS/SUB
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
DARWIN NUZUM	\$63.00	REFUND
DATASHIELD CORPORATION	\$63.00	SERVICE LABOR
ROXANNE MATZEN	\$63.00	REFUND
BOFA	\$53.06	MAC OPERATING EXPENSE
AMERITAS LIFE INS CORP	\$51.76	DODGE OPERATING EXPENSE
THRYV, INC.	\$51.50	ADVERTISEMENT
RIVERS EDGE BANK CHARGES	\$50.65	RE PARKING GARAGE EXPENSE
ABBEY EDWARDS	\$50.00	PROFESSIONAL SVCS
IOWA FIRE CHIEFS ASSOCIATION	\$50.00	DUES/MEMBERSHIP

IOWA GOLF ASSOCIATION	\$50.00	DODGE OPERATING EXPENSE
FIRESPRING PRINT INC	\$49.95	PRINTING/BINDING
LORETTA GOESCHEL	\$48.24	REIMB EMPLOYEE EXPENSE
OSAGE INDUSTRIES INC	\$43.64	EQUIPMENT/PARTS
WOODHOUSE CBP	\$42.57	EQUIPMENT/PARTS
TECH INC	\$40.75	SUPPLIES
LEGACY EMERGENCY VEHICLES LLC	\$38.01	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY SHERIFF	\$35.00	PROFESSIONAL SVCS
CHRISTINE D ANDERSON	\$34.84	REIMB EMPLOYEE EXPENSE
MARKAYLA MURDOCH	\$30.00	REFUND
THERESA DEWITT	\$26.80	REIMB EMPLOYEE EXPENSE
DRAKE UNIVERSITY	\$25.00	REIMBURSEMENT
RICK STEPHENS	\$24.05	REIMB EMPLOYEE EXPENSE
DEPARTMENT OF VETERANS AFFAIRS	\$24.00	REFUND
HOSE & HANDLING INC.	\$23.68	EQUIPMENT/PARTS
JOSEPH ANDERSON	\$22.44	REIMB EMPLOYEE EXPENSE
JUSTIN ROSE	\$19.26	REIMB EMPLOYEE EXPENSE
UNION BANK/OMNIFY BENEFITS	\$16.00	DODGE OPERATING EXPENSE
M & R WELDING	\$15.00	WELDING SUPPLIES/SERVICE
AMERICAN MESSAGING SERVICES LLC	\$14.88	PHONE/INTERNET SVC
THOMAS RYAN	\$13.40	REIMB EMPLOYEE EXPENSE
AA WHEEL & TRUCK SUPPLY LLC	\$12.12	SUPPLIES
APPLIED INDUSTRIAL TECHNOLOGIES INC	\$11.81	EQUIPMENT/PARTS
SANAA ELTOUNY	\$11.00	REFUND
KATELYNN SOWERS	\$10.00	REIMBURSEMENT
JULIANNE M JOHNSON	\$6.44	REIMB EMPLOYEE EXPENSE
CREDIT MANAGEMENT, LP	\$6.25	COLLECTION FEE
TOTAL	\$9,129,790.25	

City of Council Bluffs

**Receipts by Fund
For the Month of April FY24**

General Fund	19,630,782.67
Special Revenue	3,336,392.90
Debt Service	3,127,420.69
Capital Project	420,999.71
Enterprise	1,946,679.18
Total Receipts	<u>28,462,275.15</u>

**Expenditures by Fund
For the Month of April FY24**

General Fund	5,978,252.44
Special Revenue	659,990.66
Debt Service	0.00
Capital Project	1,657,623.40
Enterprise	833,923.75
Total Expenditures	<u>9,129,790.25</u>

**Transfer from City Operating Accounts
For the Month of April FY24**

to Mid America Center	0.00
to Dodge Riverside	0.00
to RE Parking Garage	14,000.00
Total Transfers	<u>14,000.00</u>

Council Communication

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

Claims
ITEM 3.J.

Council Action: 6/24/2024

Description

Background/Discussion

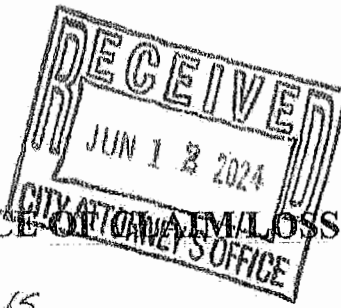
Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Claims	Notice	6/19/2024

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

CITY CLAIM NO. 24-PW-2235



NOTICE OF LOSS

NAME OF CLAIMANT: SUSAN C. DOWNS

DAY PHONE: [REDACTED]

ADDRESS: [REDACTED]

DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: June 4, 2024 - 5:36 PM

LOCATION OF LOSS/ACCIDENT: BETWEEN MERCY HOSPITAL AND HARRISON ST. ON HANESVILK

DESCRIPTION OF LOSS/ACCIDENT: See ATTACHED SHEET AND.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 528.⁹⁹

WITNESS(ES) (Name(s), Address(es), Phone No(s))

WAS POLICE REPORT FILED YES NO

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

NONE

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: See ATTACHED SHEETS WITH PHOTOS

LIST INSURANCE PROVIDER AND COVERAGE: PROGRESSIVE INSURANCE - LIABILITY ONLY
WE PAID REPAIR BILL IN CASH - NO CLAIM FILED WITH PROGRESSIVE INSURANCE

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)

June 12, 2024
DATE

AM:14

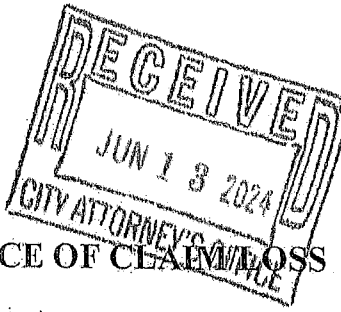
12:11:24

CLERK:RD

Susan Downs
CLAIMANT'S SIGNATURE

Dear Sirs...On Wednesday, June 4th, 2024, as I was traveling West on Kanesville Blvd. I struck a deep pothole located between Mercy Hospital And Harrison Street..I was unable to swerve to avoid it because of traffic to my Left side, and a cyclist on my immediate Right side...My Husband, Lon, who was a passenger, shouted a warning at me, but too late to avoid the pothole...The impact caused the right front wheel bearings and hub to fail on our 2010 Chrysler Town and Country van, but we managed to get home with it at 2031 Avenue D...My husband managed to carefully drive it to Brakes Plus on 27th & Broadway the next morning, June 5th, where they repaired the damage incurred from hitting the pothole...My husband is a 75 year old lifelong resident of Council Bluffs, and we have never filed a claim against the city in all that time until now, but we feel it is justified in this case...Please find 3 photos of the damaged parts taken at Brakes Plus, along with the Bill, and we ask that the city reimburse us for the \$528.99 expense we incurred as a result of the city's failure to properly maintain the streets...Thank you for your consideration...Susan & Lon Downs

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



CITY CLAIM NO. 24-PW-2236

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Tony Majeski DAY PHONE: [REDACTED]

ADDRESS: [REDACTED] DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: 6-7-24 11:00 PM

LOCATION OF LOSS/ACCIDENT: CITY RECYCLE CENTER

DESCRIPTION OF LOSS/ACCIDENT: FRONT END LOADER BACKED INTO TRAILER

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 390 - Pay M+R Welding

WITNESS(ES) (Name(s), Address(es), Phone No(s)): SEE ATTACHED

WAS POLICE REPORT FILED YES NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? YES NO

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

DATE 6-13-24

Tony Majeski
CLAIMANT'S SIGNATURE

FILED
JUN 13 2024
CITY CLERK

Council Communication

Department: City Clerk
Case/Project No.: ZC-24-004
Submitted by: Haley Weber,
Planner

Ordinance 6608
ITEM 4.A.

Council Action: 6/24/2024

Description

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning property legally described as Lots 13 through 17, Block 15, Highland Place from R-3/Low Density Multifamily Residential District to C-2/Commercial District, as defined in chapter 15.15. Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway. ZC-24-004

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	5/31/2024
Attachment A: Site Plan	Other	5/31/2024
Attachment B: Location/Zoning Map	Map	5/31/2024
Attachment C: Proposed HRH Replat 1	Other	5/31/2024
Notice of Public Hearing	Notice	5/31/2024
Ordinance 6608	Ordinance	6/5/2024

City Council Communication

<p>Department: Community Development</p> <p>CASES #SUB-24-004, #ZC-24-004, and #CP-24-002</p> <p>Applicant: Justin Insinger 16934 Browne Street Omaha, NE 68116</p> <p>Property Owner: HRH Holdings, LLC 13435 Q Street Omaha, NE 68137</p> <p>Engineer/Surveyor: Brent Krumbach 14225 Dayton Circle, Suite 15 Omaha, NE 68137</p>	<p>Resolution No. _____</p> <p>Resolution No. _____</p> <p>Ordinance No. _____</p>	<p>CASE #ZC-24-004 1st Consideration: 6/10/2024 2nd Consideration: 6/24/2024 3rd Consideration: 7/8/2024</p> <p>CASE #CP-24-002: 6/24/2024</p> <p>CASE #SUB-24-004: 7/8/2024</p> <p>Planning Commission: 5/14/2024</p>
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Subject/Title

Request: Combined public hearings on the request of Justin Insinger for final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa; rezone property legally described as being Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District; and amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as being Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial'.

Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway

Background

The Community Development Department has received applications from Justin Insinger for the following requests to facilitate a redevelopment of the existing Runza site at 2146 West Broadway:

- A. Case #SUB-24-004: Final plat approval for a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa; and
- B. Case #ZC-24-004: Rezone property legally described as Lots 13 through 17, Block 15, Highland Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District; and
- C. Case #CP-24-002: Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa from 'Low Density Residential' to 'Local Commercial.'

Runza has executed purchase agreements to acquire 2127, 2129, and 2139 Avenue A and is proposing to replat these lots, along with their existing site at 2146 W. Broadway, to create two lots of record for the proposed redevelopment. The proposed rezoning and future land use amendments ensure that the proposed redevelopment is compatible with the Bluffs Tomorrow: 2030 (Comprehensive Plan) and the City’s Zoning Ordinance. The subdivision, rezoning, and comprehensive plan amendment requests are more particularly described below:

CASES #ZC-24-004 and #CP-24-002

The existing Runza site (2146 W. Broadway) is currently zoned C-2/Commercial District, which allows ‘restaurant (fast food) as a principal use; the future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the existing Runza site as ‘Local Commercial.’ However, the three residential properties to the north to be incorporated into Runza’s proposed site plan (See Attachment ‘A’) are currently zoned R-3/Low-Density Multifamily Residential District and have a ‘Low-Density Residential’ future land use designation.

The subject request is to rezone the three residential properties north of Runza’s site (2127, 2129, and 2139 Avenue A) from R-3 District to C-2 District to ensure consistent and compatible zoning throughout the redeveloped site and to reclassify the properties to ‘Local Commercial’ so that the proposed development is consistent with the City’s comprehensive plan. 2146 W. Broadway and 2127, 2129, and 2139 Avenue A are also located within the West Broadway Corridor Design Overlay (CDO).

The subject properties to be rezoned are surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across Avenue A)
South	C-2/Commercial District	Existing Runza site
East	R-3/Low-Density Multifamily Residential District	Single-family dwellings
West	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across N. 22 nd Street)

A location/zoning map is included with this report as Attachment ‘B.’

Public notices were mailed to all property owners within 200 feet of the subject property. As of the date of this report, no comments were received.

Future Land Use Map (Subject properties outlined in orange)



Discussion

- A. The subject properties are currently zoned R-3/Low Density Multifamily Residential District and are proposed to be rezoned to C-2/Commercial District to allow for the proposed ‘restaurant (fast food)’ use.
- B. The subject property is located within the West Broadway Corridor Design Overlay (CDO), which “*is intended to promote a well-planned and visually attractive corridor that encourages private investment, opportunities for multi-modal transportation options, safe pedestrian access and walkability, improved traffic and parking conditions, and buildings constructed with high quality materials and timeless architectural design*” and regulates building placement, architecture, landscaping, streetscapes, access, outdoor lighting, screening, fencing, and signage within the CDO. Projects which are unable to meet certain aspects of the West Broadway CDO are allowed the option of applying for a site-specific development plan which enhances components of the development in exchange for relief of other requirements. On February 12, 2024, the Council Bluffs City Council approved a site-specific development plan which established site development, off-street parking, architecture, landscaping, streetscape, pedestrian/vehicular access, lighting, screening and signage standards for the subject properties (Case #MIS-23-015). All development on the subject properties shall comply with said development plan.
- C. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as ‘Low-Density Residential.’ The applicant is proposing to reclassify the subject properties to ‘Local Commercial’ to ensure consistency and compatibility with the designation for Runza’s existing site and the Future Land Use Plan.

CASE #SUB-23-001

The proposed commercial subdivision is comprised of 0.65 acres, more or less, of land and will consist of two lots. Proposed Lot 1 will contain a new Runza restaurant building and proposed Lot 2 will contain additional parking and a portion of the drive-through lane. Both lots will have access to improved public streets and will be fully served with utilities (e.g., sanitary/storm sewers, water, gas, electric, etc.). The proposed HRH Replat 1 is included within this report at Attachment ‘C.’

Comments

- A. The Community Development Department provided the following comments:
 - 1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Director.
 - 2. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The developer has submitted applications to rezone proposed Lot 2 and amend its future land use designation (see Cases #ZC-24-004 and #CP-24-002) to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code and the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan).
 - 3. All construction activity that occurs within the proposed subdivision shall comply with the site-specific development plan adopted for the subject properties (Case #MIS-23-015).
 - 4. Both lots within the proposed subdivision will have access to improved public streets. Proposed Lot 1 will have access to W. Broadway and N. 22nd Street and proposed Lot 2 will have access to N. 22nd Street and Avenue A.
 - 5. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
 - 6. The proposed subdivision is not located within a flood zone.
 - 7. The following technical correction(s) shall be made to the final plat prior to being executed by the City of Council Bluffs:
 - a. The referenced Instrument No. 111000 should be “Instrument No. 11100”.
- B. The Council Bluffs Public Works Department stated they have no comment on the rezoning or comprehensive plan amendment requests and stated they will continue to work with the Engineer of Record to finalize the site plan design.

- C. The Council Bluffs Permits and Inspections Division stated they have no comment on the requests.
- D. The Council Bluffs Police Department stated they have no comments or objections to the requests.
- E. Council Bluffs Water Works provided the following comments:
 1. There is a water main the right-of-way of N. 22nd Street that will need to be protected in place.
 2. There is a service for 2200 W. Broadway in the right-of-way of N. 22nd Street that will need to be protected in place.
 3. There is a service for 2124 W. Broadway in the alley that will need to be protected in place.
 4. The current service for Runza will run directly under the monument sign.

Recommendation

The Community Development Department recommends the following:

- A. Final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:
 1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Director.
 2. Conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
 3. All comments and technical corrections stated in the case staff report shall be addressed on the final plat prior to the execution of the document.
 4. All utilities shall be installed underground. Any costs to construct, remove, and/or relocate any utilities shall be the responsibility of the applicant and/or developer, not the City.
 5. All development within the proposed subdivision shall comply with the development standards listed in the site specific development plan for the subject property (Case #MIS-23-015).
 6. All applicable permits necessary to meet local, state, and federal requirements shall be the developer's responsibility.
- B. Approval of the request to rezone property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District, subject to the comments stated above.
- C. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial.'

Public Hearing

Staff speakers for the request:

- 1. Haley Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

The Planning Commission recommended the following:

- A. Final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:

1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless and extension has been requested and granted by the Community Development Director.
 2. Conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
 3. All comments and technical corrections stated in the case staff report shall be addressed on the final plat prior to the execution of the document.
 4. All utilities shall be installed underground. Any costs to construct, remove, and/or relocate any utilities shall be the responsibility of the applicant and/or developer, not the City.
 5. All development within the proposed subdivision shall comply with the development standards listed in the site specific development plan for the subject property (Case #MIS-23-015).
 6. All applicable permits necessary to meet local, state, and federal requirements shall be the developer's responsibility.
- B. Approval of the request to rezone property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District, subject to the comments stated above.
- C. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial.'
- VOTE: AYE – Hutcheson, Knauss, Freund, Rater, Rew, Stroebele, VanHouten, and Watson. NAY – None.
ABSTAIN – None ABSENT – None. VACANT - Three Motion: Carried.

Attachments

- Attachment A: Site Plan
- Attachment B: Location/Zoning Map
- Attachment C: Proposed HRH Replat 1

Prepared by: Haley Weber, Planner, Community Development Department

PARKING REQUIREMENTS:

C-2 (W. BROADWAY OVERLAY) ZONING
 PER CITY OF OMAHA ZONING:
 RESTAURANT (DRIVE-IN): 1 SPACE PER 100 SF
 2,800 SF BUILDING/100 = 28 SPACES

REQUIRED TOTAL SITE PARKING: 28 STALLS
 REQUIRED TOTAL SITE HANDICAP: 2 STALLS

PROPOSED TOTAL SITE PARKING: 28 STALLS
 PROPOSED TOTAL SITE HANDICAP: 2 STALLS

ZONING REQUIREMENTS:

C-2 ZONING
 FRONT YARD: 15 FEET
 STREET SIDE YARD: 10 FEET
 REAR YARD: 10 FEET
 SIDE YARD: 5 FEET
 MAX HEIGHT: 50 FEET
 LOT COVERAGE: 60% MAX

OTHER ZONING REGULATIONS:

WEST BROADWAY OVERLAY
 BUILD TO ZONE (SUPERSEDES SETBACKS):
 5' MIN SETBACK FROM PROPERTY LINE
 20' MAX SETBACK FROM PROPERTY LINE

REQUIRED FRONTAGE LANDSCAPING: 5' WIDE PROVIDED FRONTAGE LANDSCAPING;
 5' WIDE

CURB CUTS:
 FOR CORNER LOTS A MAX OF ONE CURB CUT PER FRONTAGE, REGARDLESS OF LENGTH.

WEST BROADWAY CURB CUTS SHALL NOT BE LESS THAN 75 FEET FROM THE INTERSECTING STREET CURB.

SIDE STREET CURB CUTS SHALL BE LOCATED NOT LESS THAN 28' ON AN UN-SIGNALIZED INTERSECTION FROM WEST BROADWAY.

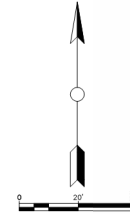
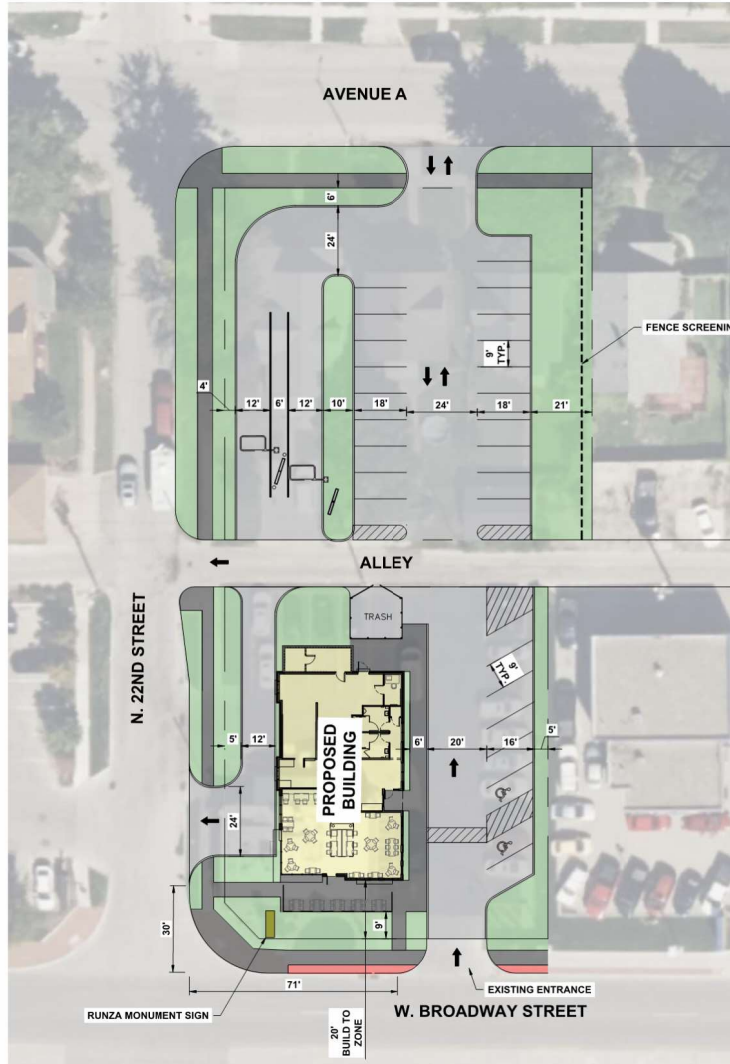
DRIVE THROUGH:
 IN SITUATIONS WHERE DRIVE-THROUGH LANES ARE LOCATED IN FRONT OF BUILDINGS, THE DRIVE-THROUGH LANES SHALL BE SCREENED FROM ADJACENT PUBLIC STREET RIGHT-OF-WAY BY ONE OF THE FOLLOWING METHODS:

1. A MAXIMUM FOUR-FOOT MASONRY WALL, SUBJECT TO THE BASE MATERIALS LISTED IN CBMC SECTION 15.32A.060, ARCHITECTURE;
2. A VEGETATIVE WALL CAPABLE OF PROVIDING A SUBSTANTIALLY OPAQUE BARRIER AND ATTAINING A MATURE HEIGHT OF FOUR-FEET WITHIN THREE (3) YEARS OF PLANTING;
3. AN ARCHITECTURAL FEATURE ATTACHED TO THE BUILDING; OR
4. A COMBINATION THEREOF.

*LANDSCAPE PLAN WILL NEED TO BE PROVIDED TO MEET ALL LANDSCAPING REQUIREMENTS.

Table 88-1.02: Minimum Parking Dimensions

Parking Lot Dimension		Parking Angle (θ)					
		Two-way Aisle		One-way Aisle			
		90°	60°	45°	60°	45°	
Stall Projection	SP	18'-0"	15'-7"	12'-9"	15'-7"	12'-9"	
Aisle Width	A	24'-0"	25'-10"	29'-8"	20'-4"	21'-6"	
Base Module	M ₁	60'-0"	57'-0"	55'-2"	51'-6"	47'-0"	
Single Loaded Module	M ₂	42'-0"	39'-0"	37'-7"	32'-6"	29'-5"	
Wall to Interlock	M ₃	60'-0"	55'-10"	52'-2"	49'-4"	44'-0"	
Interlock to Interlock	M ₄	60'-0"	53'-8"	49'-2"	47'-2"	41'-0"	
Overhang	o	2'-6"	2'-2"	1'-9"	2'-2"	1'-9"	
Stall Width	Width Projection	WP	8'-6"	9'-10"	12'-0"	9'-10"	12'-0"
	Interlock	i	0'-0"	2'-2"	3'-0"	2'-2"	3'-0"
	Width Projection	WP	9'-0"	10'-5"	12'-9"	10'-5"	12'-9"
	Interlock	i	0'-0"	2'-3"	3'-2"	2'-3"	3'-2"




No.	Revision/Issue	Date

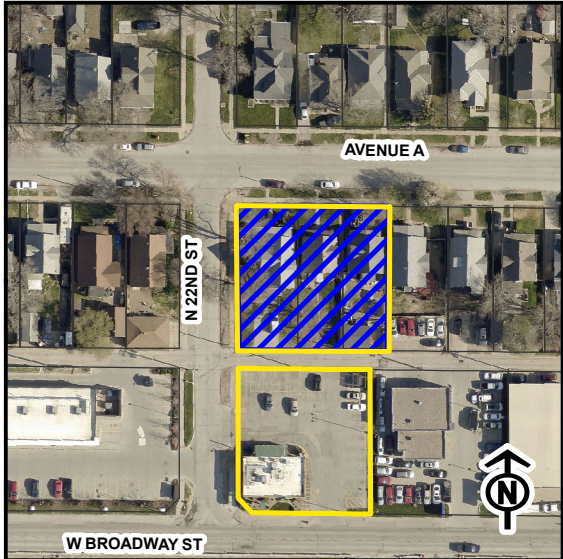
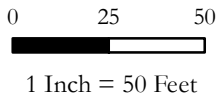
Project Name and Address
RUNZA RESTAURANT
 2146 W BROADWAY ST.
 COUNCIL BLUFFS, IA

Sheet No. SITE PLAN	Sheet
Date 11/1/2023	1
Scale 1" = 20'	

CITY OF COUNCIL BLUFFS CASES #SUB-24-004, #ZC-24-004, #CP-24-002 LOCATION/ZONING MAP

Legend

-  Subject Properties Case #SUB-24-004
-  Subject Properties Cases #ZC-24-004, CP-24-002

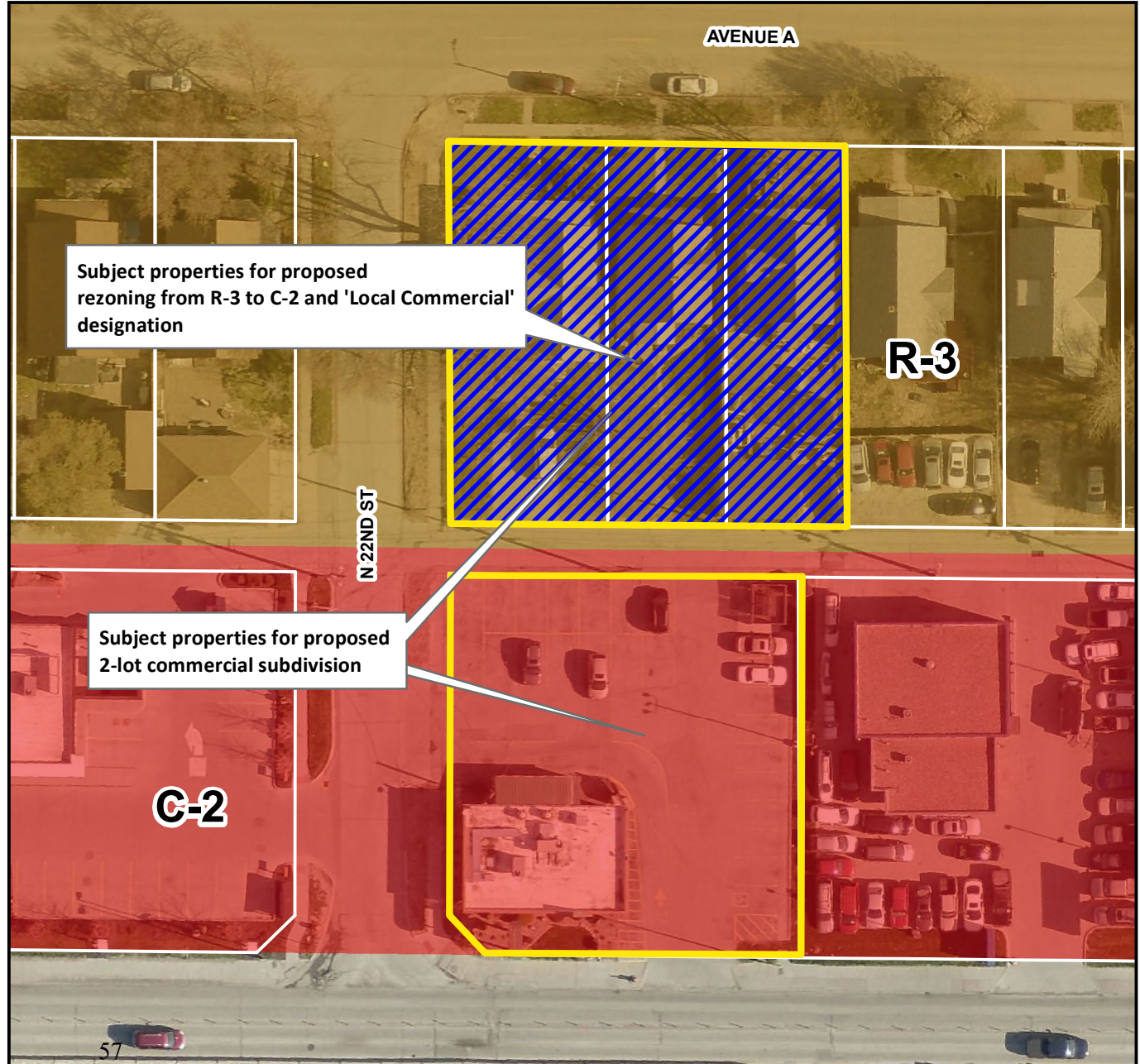


Last Amended: 4/16/2024



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

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



INDEX LEGEND
 LOCATION:
 LOTS 13 THRU 21 AND THE WEST 10' OF LOT 22, BLOCK 15, HIGHLAND PLACE,
 AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA
 REQUESTOR: RICHARD HUDSON, HRH HOLDINGS, LLC
 PROPRIETOR: RICHARD HUDSON, HRH HOLDINGS, LLC
 SURVEYOR: BRENT D. KRUMBACH
 SURVEYOR COMPANY: CORNERSTONE SURVEYING, LLC
 RETURN TO: BRENT D. KRUMBACH, 14225 DAYTON CIRCLE, STE 15, OMAHA, NE 68137
 SURVEYORS@CORNERSTONESURVEYING.COM (402) 451-2088

COUNTY RECORDER

FINAL PLAT
HRH REPLAT 1

LOTS 1 AND 2, INCLUSIVE
 BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18,
 EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET
 RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF
 LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE
 CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PLAT LEGAL DESCRIPTION

SOUTH TRACT DESCRIPTION (LOT 1)
 LOTS 18, 19, 20 AND 21, AND THE WEST 10 FEET OF LOT 22, IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF COUNCIL BLUFFS, IOWA, RECORDED AS INSTRUMENT NO. 2019-111000, RECORDS OF POTTAWATTAMIE COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 15, HIGHLAND PLACE; THENCE S87°47'06"E (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 110.40 FEET ALONG THE NORTH LINES OF SAID LOTS 18 THROUGH 22 (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF A 16' WIDE ALLEY IN SAID BLOCK 15); THENCE S01°11'19"W FOR 119.99 FEET; THENCE N87°51'21"W FOR 98.82 FEET ALONG THE SOUTH LINES OF SAID LOTS 18 THROUGH 22 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY STREET); THENCE N42°11'20"W FOR 17.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY STREET; THENCE N01°15'43"E FOR 107.92 FEET ALONG THE WEST LINE OF SAID LOT 18 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N 22ND STREET) TO THE POINT OF BEGINNING.
 - CONTAINS 13,189 SQUARE FEET MORE OR LESS. (0.303 ACRES ±)

NORTH TRACT DESCRIPTION (LOT 2)
 LOTS 13, 14, 15, 16 AND 17, IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 15, HIGHLAND PLACE; THENCE N01°15'43"E FOR 120.12 FEET ALONG THE WEST LINE OF SAID LOT 17 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N 22ND STREET); THENCE S87°51'48"E FOR 124.95 FEET ALONG THE NORTH LINE OF SAID LOTS 13 THROUGH 17 (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "A"); THENCE S01°19'52"W FOR 119.85 FEET ALONG THE EAST LINE OF SAID LOT 13; THENCE N87°59'09"W FOR 124.80 FEET ALONG THE SOUTH LINES OF SAID LOTS 13 THROUGH 17 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF A 16' WIDE ALLEY IN SAID BLOCK 15) TO THE POINT OF BEGINNING.
 - CONTAINS 14,980 SQUARE FEET MORE OR LESS. (0.344 ACRES ±)

PROPRIETOR'S STATEMENT AND DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS THAT HUDSON INVESTMENTS, LLC, THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS 1 AND 2, AS SHOWN, AND THAT SAID PROPERTY TO BE KNOWN AS "HRH REPLAT 1".

1. A 5.0 FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10.0 FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITIES.

- A. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITH THE EASEMENT AREA WITH OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- B. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- C. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
- D. REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITH THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OF THEIR SUCCESSORS AND ASSIGNS.
- E. SURFACE RESTORATION: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
- F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AND EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO THE GRANTOR.
- G. EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.
- H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEE'S USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

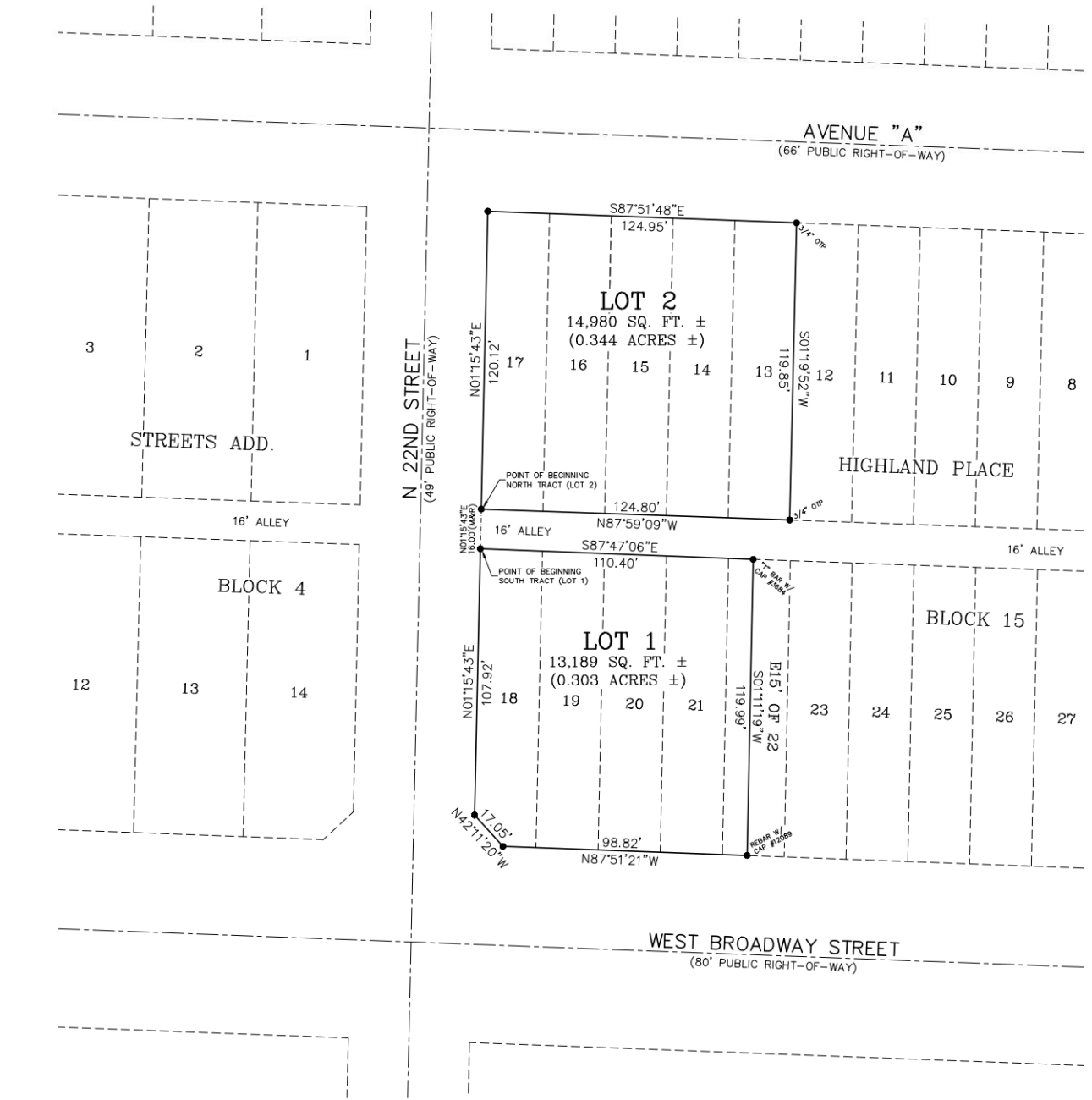
2. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 20____.

BY: _____
 RICHARD HUDSON, MEMBER
 HRH HOLDINGS, LLC

ACKNOWLEDGMENT OF NOTARY:
 STATE OF _____)
 COUNTY OF _____)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD HUDSON, MEMBER OF HRH HOLDINGS, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH REPRESENTATIVE, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA
 I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA _____ DATE _____

CITY COUNCIL APPROVAL
 THIS SUBDIVISION OF "HRH REPLAT 1" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA.

APPROVED BY THE MAYOR: THE HONORABLE MATTHEW J. WALSH _____ DATE _____

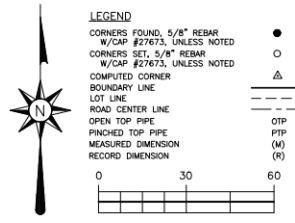
ATTESTED TO BY: _____
 JODI QUAKENBUSH, CITY CLERK, CITY OF COUNCIL BLUFFS _____ DATE _____

COURTNEY HARTER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF COUNCIL BLUFFS _____ DATE _____

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 BRENT D. KRUMBACH _____ DATE _____
 LICENSE NUMBER 27673
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

HRH REPLAT 1
LOTS 1 AND 2, INCLUSIVE
 BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18,
 EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET
 RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF
 LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE
 CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

BOOK 23-17
 PAGE 2-10
 PROJECT NO. 230272
 DATE APRIL 15, 2024



NOTICE OF PUBLIC HEARING

You are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing for June 24, 2024 at 7:00 p.m. in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs at which time all persons interested in this matter will be given an opportunity to be heard on the request of Justin Insinger to rezone property legally described as being Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District.

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6608

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS LOTS 13 THROUGH 17, BLOCK 15, HIGHLAND PLACE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO C-2/COMMERCIAL DISTRICT, AS SET FORTH AND DEFINED IN CHAPTER 15.15 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

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

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District,, as set forth and defined in Chapter 15.15 of the Municipal Code of Council Bluffs, Iowa.

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.

ADOPTED
AND
APPROVED June 24, 2024.

MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 6-10-24
Second Consideration: 6-24-24
Public Hearing: 6-24-24
Third Consideration: _____

Council Communication

Department: Public Works Admin
Case/Project No.: PW23-06A
Submitted by: Matthew Cox, Public
Works Director

Resolution 24-178
ITEM 4.B.

Council Action: 6/24/2024

Description

Resolution approving the plans, specifications, form of contract, and cost estimate for Levee Certification Project, Geotechnical MR_6. Project # PW23-06A

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_6 project is to resolve seepage deficiencies along the Missouri River. The project will construct large berms along the land side of the levee.

This project was included in the FY23/FY24 CIP and has an updated construction cost estimate of \$15,755,250. Construction costs will be paid with GO Bonds programmed for levee improvements and Iowa Flood Mitigation Program funds.

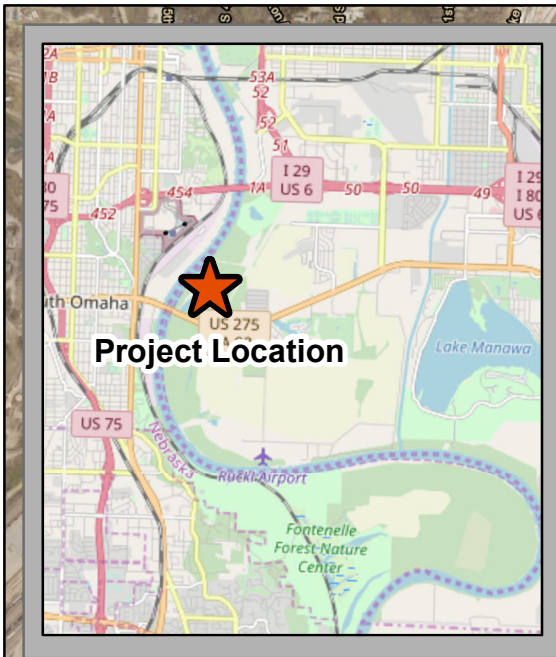
The project schedule is as follows:	Hold Public Hearing	June 24, 2024
	Bid Letting	July 25, 2024
	Award	August 12, 2024
	Construction Start	September 1, 2024
	Construction Complete	June 30, 2026

Recommendation

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

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	6/14/2024
Resolution 24-178	Resolution	6/18/2024



Legend

— Geotech_MR_6



**Geotechnical_MR_6
Project Area**

Council Bluffs, Iowa



Created By: AEN
Date: July 2019
Software: ArcGIS 10.3

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

**RESOLUTION
NO 24-178**

**RESOLUTION APPROVING THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR_6
PROJECT #PW23-06A**

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_6 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 June 24, 2024.

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_6 and the City is hereby authorized to advertise for bids for said project.

ADOPTED
AND
APPROVED

June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community
Development
Case/Project No.: MIS-24-002
Submitted by: Haley Weber,
Planner

Resolution 24-179
ITEM 4.C.

Council Action: 6/24/2024

Description

Resolution to release permanent and perpetual easements granted for utility purposes across the previously vacated section of South 23rd Street and two previously vacated north/south alleys located in Lot 3, Railroad Addition Replat 1. Location: Immediately east of 2711 S. 24th Street. MIS-24-002

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	6/14/2024
Attachment A: Easement Exhibits	Other	6/14/2024
Attachment B: Location/zoning map	Map	6/14/2024
Attachment C: ALTA Survey	Other	6/14/2024
Resolution 24-179	Resolution	6/18/2024

City Council Communication

Department: Community Development Case #MIS-24-002 Applicant: Garrett Rich Phillip Lewis Engineering 23620 Interstate 30 Bryant, AR 72022	Resolution of Intent No. _____ Resolution to Dispose No. _____	Reso. of Intent: 6/10/2024 Reso. to Dispose: 6/24/2024
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Subject/Title

Request: Release the permanent and perpetual easements across the previously vacated section of South 23rd Street and two previously vacated north/south alleys legally described as being portions of Lot 3, Railroad Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa

Location: Immediately east of 2711 S. 24th Street

Background/Discussion

The Community Development Department has received a request from Phillip Lewis Engineering to release the following permanent and perpetual utility easements, as identified in Attachment ‘A’:

- A. A 12-foot wide utility easement over the easterly vacated north/south alley in Lot 3, Railroad Addition Replat 1, vacated by Ordinance No. 3836 on June 18, 1968;
- B. A 12-foot wide utility easement over the westerly vacated north/south alley in Lot 3, Railroad Addition Replat 1, vacated by Ordinance No. 3836 on June 18, 1968; and
- C. A 66-foot wide utility easement over vacated S. 23rd Street, located in Lot 3, Railroad Addition Replat 1, vacated by Ordinance No. 4249 on June 26, 1978.

A location/zoning map is included as Attachment ‘B.’

At the time of the above vacations, the City reserved permanent and perpetual easements to allow utility providers access to their infrastructure. The subject property was replatted in 2015 and at that time it was discussed vacating the subject easements. However, due to the exact location of the easements being unknown, the subject easements were not released.

The applicants have conducted an ALTA survey (see Attachment ‘C’) identifying the easement locations on the subject property and have prepared legal descriptions for said easements. At this time, the applicants are requesting approval from the City to release the recorded easements over the previously vacated alleys and S. 23rd Street to allow for construction of a new service center building for Camping World. Part of the process to release any permanent and perpetual utility easement is for the City to receive consent from all local utility providers. On May 21, 2024, the Council Bluffs Community Development Department officially notified all local utility providers of the subject requests. Included in the notification was a petition for each utility provider to sign and return back to the City which acknowledges their consent to release said easements. To date, the Community Development Department has received the following responses:

- Cox Communications returned the signed petition on May 28, 2024 acknowledging their support to release the subject easements.
- Council Bluffs Water Works stated they have no infrastructure within the subject easements and the request will go before their Board on June 18, 2024 for approval.
- MidAmerican Energy stated they have underground three-phase electric distribution facilities

and equipment along portions of the perimeter of the property that are covered by the standard utility easement language included in the Railroad Addition Replat 1 final plat and asked staff to confirm that the subject release request will not impact said easements. Staff confirmed that the standard utility easements on the Railroad Addition Replat 1 will remain in place and will not be removed as a result of the subject request.

- The Council Bluffs Public Works Department stated they do not have any infrastructure within the requested release of easements area and are not opposed to the request.

City staff will continue to work with the remaining local utility providers to obtain their formal consent to release the subject easements. The release of the perpetual and permanent utility easements shall become effective once all local utility providers submit their signed petition form, which releases their interest(s) in said utility easement, to the City of Council Bluffs.

Recommendation

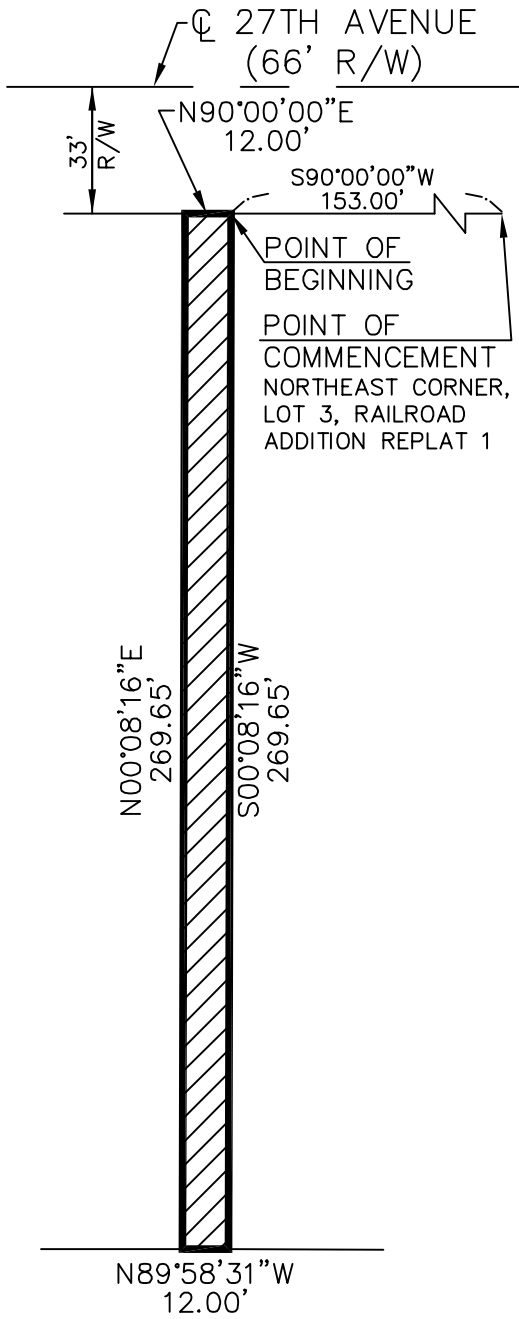
The Community Development Department recommends approval to release the permanent and perpetual easements across the previously vacated section of South 23rd Street and two previously vacated north/south alleys legally described as being portions of Lot 3, Railroad Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following condition:

- A. The release of the perpetual and permanent utility easements shall become effective once all local utility providers submit their signed petition form, which releases their interest(s) in said utility easement, to the City of Council Bluffs.

Attachments

- Attachment A:** Easement Exhibits
Attachment B: Location/zoning map
Attachment C: ALTA Survey

Prepared by: Haley Weber



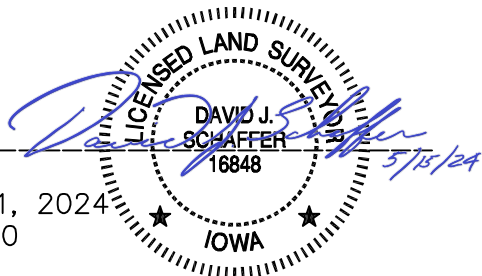
SCALE: 1"=50'

DESCRIPTION:

A 12 FOOT WIDE UTILITY EASEMENT TO BE VACATED WITHIN A VACATED ALLEY, AS RECORDED IN BOOK 1467, PAGE 19, ORDINANCE NUMBER 3836, AND BOOK 1465, PAGE 367 IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, RAILROAD ADDITION REPLAT 1, IN SAID POTTAWATTAMIE COUNTY, IOWA; THENCE S90°00'00"W ON THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 153.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT TO BE VACATED; THENCE S00°08'16"W A DISTANCE OF 269.65 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE N89°58'31"W ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 12.00 FEET; THENCE N00°08'16"E A DISTANCE OF 269.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE N90°00'00"E ON THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINS 3236 SQUARE FEET, MORE OR LESS.

DAVID J. SCHAFFER
 IOWA LS-16848
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 IOWA CERTIFICATE OF AUTHORITY NO. 478180
 EFFECTIVE DATE: FEBRUARY 5, 2012

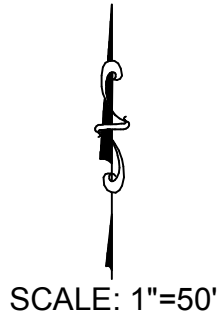
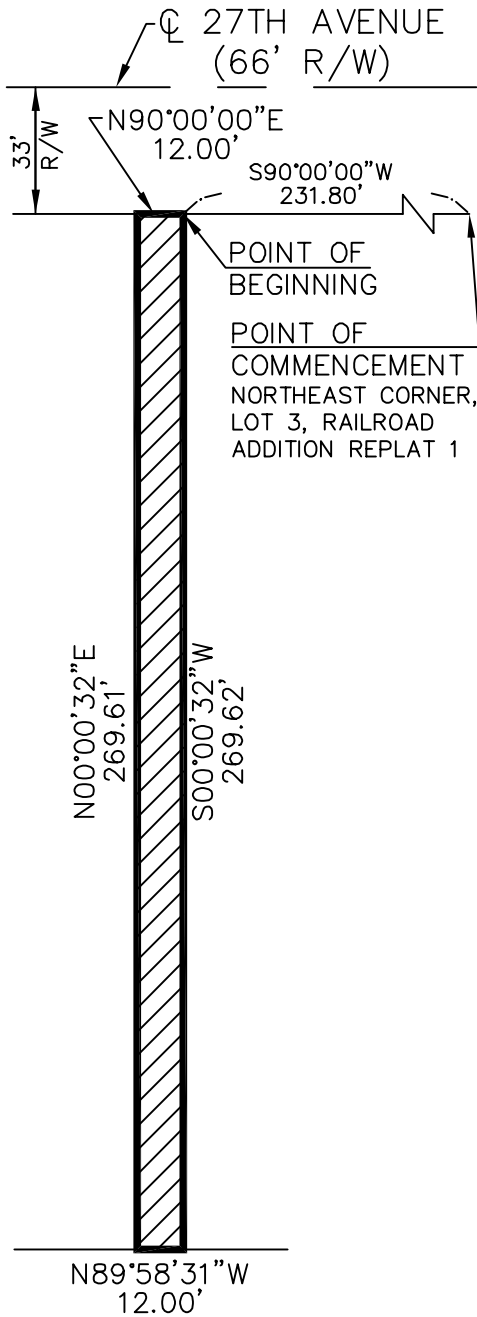


DESIGN SURVEYS, LLC

1503 LEGEND TRAIL DRIVE, UNIT B
 LAWRENCE, KANSAS 66047
 PH. (785) 727-3537

EXHIBIT "A2"
PROJECT #: 22-4662
CAMPING WORLD
& GOOD SAM
 27TH AVENUE
 COUNCIL BLUFFS, IOWA

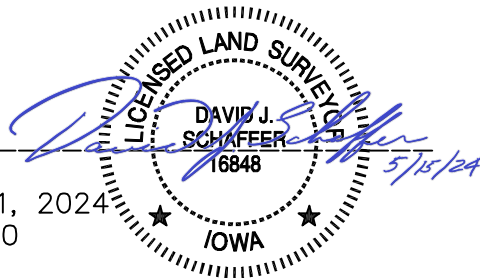
4662EXHIBITS.dwg



DESCRIPTION:
 A 12 FOOT WIDE UTILITY EASEMENT TO BE VACATED WITHIN A VACATED ALLEY, AS RECORDED IN BOOK 1467, PAGE 19, ORDINANCE NUMBER 3836, AND BOOK 1465, PAGE 367 IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

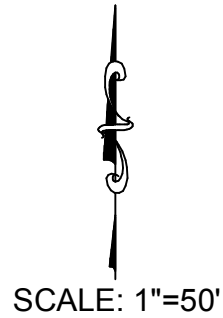
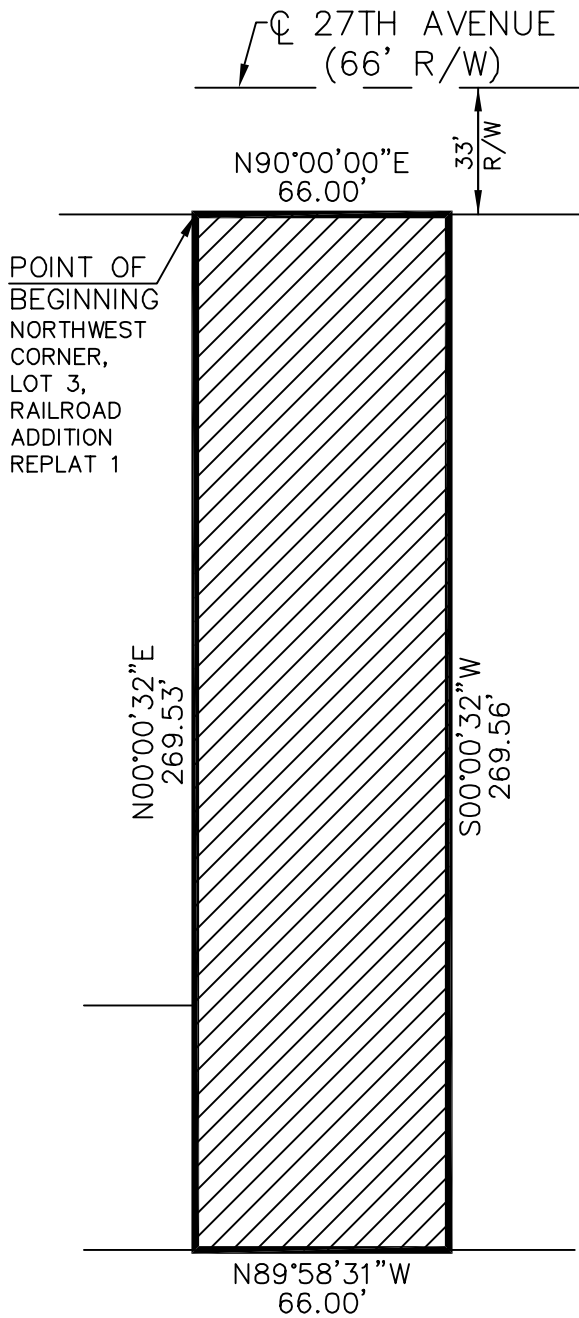
COMMENCING AT THE NORTHEAST CORNER OF LOT 3, RAILROAD ADDITION REPLAT 1, IN SAID POTTAWATTAMIE COUNTY, IOWA; THENCE S90°00'00"W ON THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 231.80 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT TO BE VACATED; THENCE S00°08'16"W A DISTANCE OF 269.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE N89°58'31"W ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 12.00 FEET; THENCE N00°08'16"E A DISTANCE OF 269.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE N90°00'00"E ON THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINS 3236 SQUARE FEET, MORE OR LESS.

DAVID J. SCHAFFER
 IOWA LS-16848
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 IOWA CERTIFICATE OF AUTHORITY NO. 478180
 EFFECTIVE DATE: FEBRUARY 5, 2012



DESIGN SURVEYS, LLC
 1503 LEGEND TRAIL DRIVE, UNIT B
 LAWRENCE, KANSAS 66047
 PH. (785) 727-3537

EXHIBIT "A3"
PROJECT #: 22-4662
CAMPING WORLD
& GOOD SAM
 27TH AVENUE
 COUNCIL BLUFFS, IOWA
 4662EXHIBITS.dwg

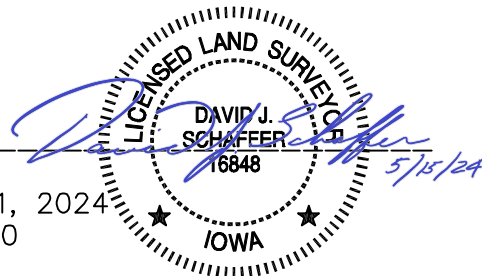


DESCRIPTION:

A 66 FOOT WIDE UTILITY EASEMENT TO BE VACATED WITHIN VACATED S. 23RD STREET, AS RECORDED IN BOOK 79, PAGE 17333 IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, RAILROAD ADDITION REPLAT 1, IN SAID POTTAWATTAMIE COUNTY, IOWA; THENCE N90°00'00"E ON THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 66.00 FEET; THENCE S00°00'32"W A DISTANCE OF 269.56 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE N89°58'31"W ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 66.00 FEET; THENCE N00°00'32"E A DISTANCE OF 269.53 FEET TO THE POINT OF BEGINNING. CONTAINS 17,790 SQUARE FEET, MORE OR LESS.

DAVID J. SCHAEFFER
 IOWA LS-16848
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 IOWA CERTIFICATE OF AUTHORITY NO. 478180
 EFFECTIVE DATE: FEBRUARY 5, 2012






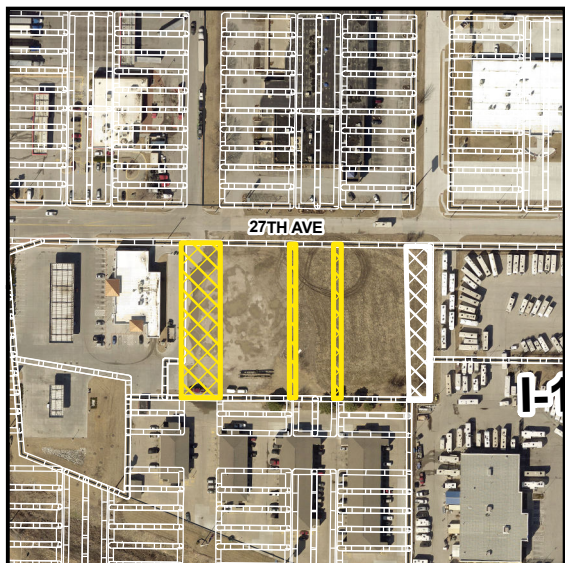
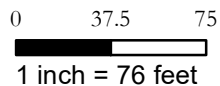
DESIGN SURVEYS, LLC
 1503 LEGEND TRAIL DRIVE, UNIT B
 LAWRENCE, KANSAS 66047
 PH. (785) 727-3537

EXHIBIT "A4"
PROJECT #: 22-4662
CAMPING WORLD
& GOOD SAM
 27TH AVENUE
 COUNCIL BLUFFS, IOWA
 4662EXHIBITS.dwg

CITY OF COUNCIL BLUFFS - CITY COUNCIL CASE #MIS-24-002 LOCATION/ZONING MAP

Legend

-  Easements Considered for Release
-  Easement NOT Considered for Release
-  Parcels

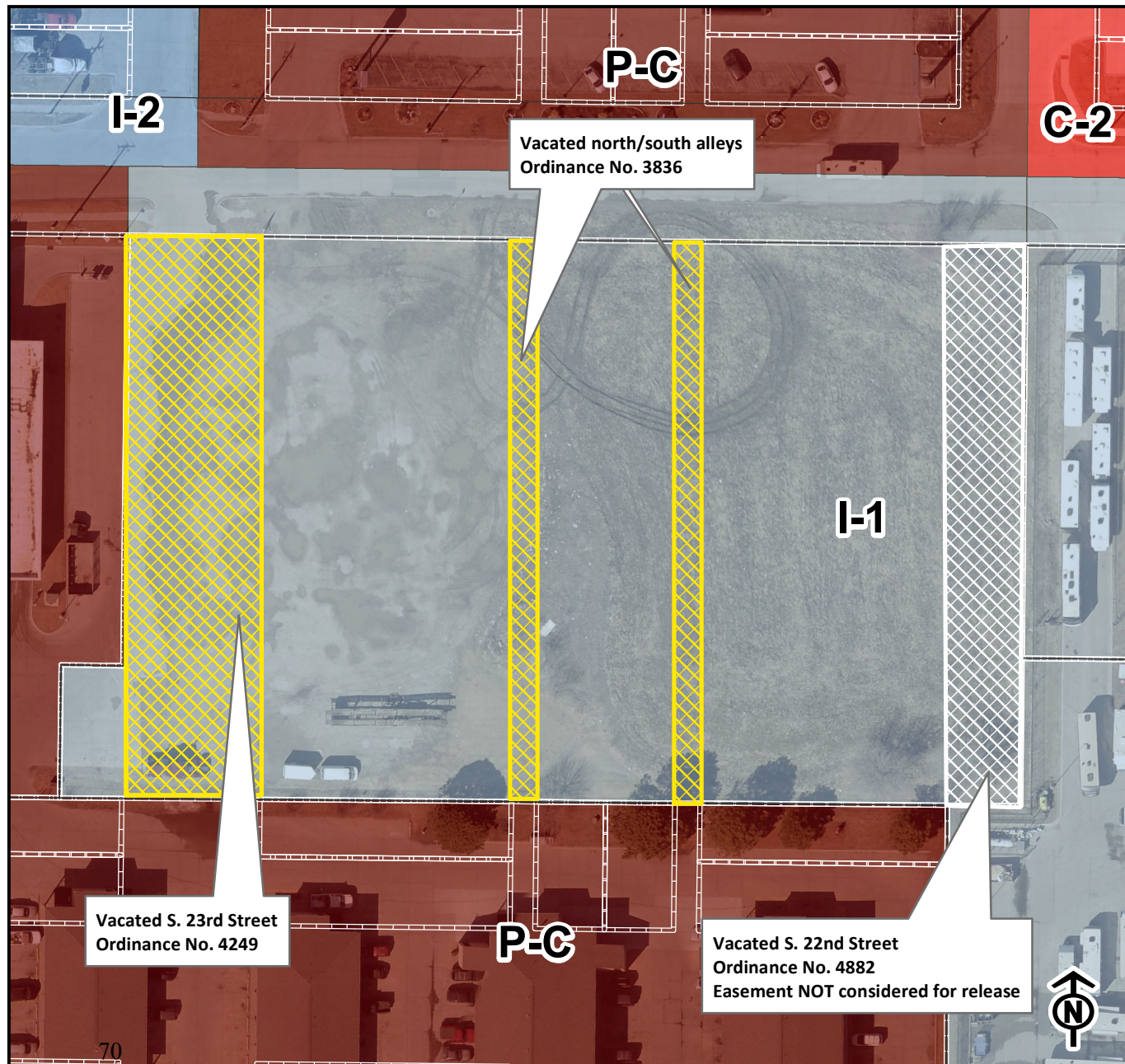


Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

Last Amended: 5/21/2023

DISCLAIMER

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



PROPERTY ADDRESS:
COUNCIL BLUFFS, IOWA (NO STREET ADDRESS)

LAND AREA:
117,645 SQUARE FEET OR 2.70 ACRES, MORE OR LESS.

REFERENCE PLAT:
PLAT OF RAILROAD ADDITION REPLAT 1, FILED MARCH 5, 2015, AS INSTRUMENT NO. 2015-02420.

ENCROACHMENT:
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

- NOTES:**
- PER THE CITY OF COUNCIL BLUFFS, IOWA ZONING REGULATIONS AND PER ZONING VERIFICATION LETTER DATED AUGUST 30, 2022, THIS PROPERTY IS ZONED "P-C" - PLANNED COMMERCIAL DISTRICT.
 - "P-C" ZONING REQUIREMENTS: ALL BUILDING SETBACKS, BUILDING HEIGHT RESTRICTIONS AND BULK RESTRICTIONS, IF ANY, ARE BASED ON AN APPROVED SITE DEVELOPMENT PLAN BY THE PLANNING & ZONING DEPARTMENT OF COUNCIL BLUFFS, IOWA. PARKING REQUIREMENTS ARE AS FOLLOWS: (RETAIL SALES) ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE REPAIR, MINOR) ONE SPACE PER EACH 500 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE REPAIR, MAJOR) ONE SPACE PER EACH 750 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE SERVICE ESTABLISHMENT) ONE SPACE PER EACH 750 SQUARE FEET OF GROSS FLOOR AREA; (AUTOMOBILE SALES AND LEASING) ONE SPACE PER EACH 500 SQUARE FEET OF GROSS FLOOR AREA.
 - THERE EXISTED NO STRIPING DESIGNATED FOR PARKING ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
 - THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 19155C0560E, EFFECTIVE DATE FEBRUARY 4, 2005.
 - ACCESS TO THE SUBJECT PROPERTY TO AND FROM 27TH AVENUE AND S. 24TH STREET, PUBLICLY DEDICATED ROADS, VIA INGRESS/EGRESS EASEMENT RECORDED IN INSTRUMENT #2015-02175 AND INSTRUMENT #2015-02420.
 - THE BASIS OF BEARING USED FOR THIS SURVEY WAS N89°58'31"W ON THE SOUTH LINE OF THE SUBJECT PROPERTY.
 - UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR AN RV DEALERSHIP AND REPAIR SHOP.
 - DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS BASED ON OBSERVATIONS, UNABLE TO DETERMINE DRAINAGE DIRECTION.
 - ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
 - THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 - THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
 - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
 - THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, WITHOUT GORES, GAPS OR OVERLAPS, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: NCS-1142538-PHX1
EFFECTIVE DATE: AUGUST 16, 2022 AT 8:00 A.M.
FIRST AMERICAN TITLE INSURANCE COMPANY

- TERMS AND CONDITIONS OF EASEMENT CONTAINED IN RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 16, 1931 IN BOOK 780, PAGE 149 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. RIGHT OF WAY AGREEMENT, FILED MARCH 18, 1948, IN BOOK 982, PAGE 35, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. AGREEMENT, FILED MAY 24, 1971, IN BOOK 71, PAGE 5779, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PLOTTED AND SHOWN)
- TERMS AND CONDITIONS OF RIGHT OF WAY AGREEMENT FILED MARCH 18, 1949, IN BOOK 982, PAGE 43, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED RECORDED FEBRUARY 26, 1971 IN BOOK 71, PAGE 2031 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY)
- TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED RECORDED MARCH 23, 1979 IN BOOK 79, PAGE 17333 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (UTILITY EASEMENT WITHIN VACATED S. 23RD STREET IS PLOTTED AND SHOWN)
- TERMS AND CONDITIONS OF EASEMENT AGREEMENT, FILED MAY 21, 1979, IN BOOK 79, PAGE 22445, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. EASEMENT AND RESTRICTIVE COVENANT AGREEMENT, FILED FEBRUARY 27, 2015, AS INSTRUMENT NO. 2015-02175, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (EASEMENTS LIE WEST OF AND DO NOT AFFECT THE SUBJECT PROPERTY)
- TERMS AND CONDITIONS OF EASEMENT CONTAINED IN WARRANTY DEED, FILED MAY 17, 1982, IN BOOK 79, PAGE 22364, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. CORRECTIVE WARRANTY DEED, FILED MAY 17, 1982, IN BOOK 82, PAGE 14506, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (EASEMENTS LIE WEST OF AND DO NOT AFFECT THE SUBJECT PROPERTY)
- TERMS AND CONDITIONS OF EASEMENT FILED JUNE 29, 1983, IN BOOK 83, PAGE 20097, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. EASEMENT AND RESTRICTIVE COVENANT AGREEMENT, FILED FEBRUARY 27, 2015, AS INSTRUMENT NO. 2015-02176 OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (EASEMENT LIES WEST OF AND DOES NOT AFFECT THE SUBJECT PROPERTY)
- LAND SURVEYOR'S CERTIFICATE FILED APRIL 18, 1986, IN BOOK 86, PAGE 20944, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PLOTTED AND SHOWN)
- TERMS AND CONDITIONS OF RESERVATION OF EASEMENT CONTAINED IN CITY DEED FILED APRIL 29, 1992, IN BOOK 92, PAGE 26741, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (UTILITY EASEMENT WITHIN THE WEST HALF OF VACATED S. 22ND STREET IS PLOTTED AND SHOWN)
- TERMS AND CONDITIONS OF PERMANENT AND PERPETUAL EASEMENT CONTAINED IN PERMANENT AND PERPETUAL QUITCLAIM DEED RECORDED JULY 8, 1968 IN BOOK 1467, PAGE 19 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (UTILITY EASEMENTS WITHIN VACATED ALLEYS ARE PLOTTED AND SHOWN)
- TERMS AND CONDITIONS OF CITY ORDINANCE NUMBER 3836 FILED JUNE 19, 1968, IN BOOK 1465, PAGE 367, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (UTILITY EASEMENTS WITHIN VACATED ALLEYS ARE PLOTTED AND SHOWN)
- LAND SURVEYOR'S CERTIFICATE FILED NOVEMBER 20, 1995, IN BOOK 96, PAGE 15320, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- PLAT OF SURVEY FILED DECEMBER 26, 2008, AS INSTRUMENT NO. 2008-017570, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (LIES SOUTH OF AND DOES NOT AFFECT THE SUBJECT PROPERTY)
- LAND SURVEYOR'S CERTIFICATE FILED AUGUST 19, 2013, AS INSTRUMENT NO. 2013-12866, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- PROPERTY LINE ADJUSTMENT FILED OCTOBER 28, 2013, AS INSTRUMENT NO. 2013-16537, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS, AS CONTAINED IN PLAT OF RAILROAD ADDITION REPLAT 1, FILED MARCH 5, 2015, AS INSTRUMENT NO. 2015-02420. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

DESCRIPTION:
LOT 3, RAILROAD ADDITION REPLAT 1, POTTAWATTAMIE COUNTY, IOWA.

SURVEYOR'S CERTIFICATE:
TO: FRHP LINCOLNSHIRE, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, FREEDOMROADS PROPERTY COMPANY, A MINNESOTA LIMITED LIABILITY COMPANY, LLC, CWI, INC., A KENTUCKY CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.:

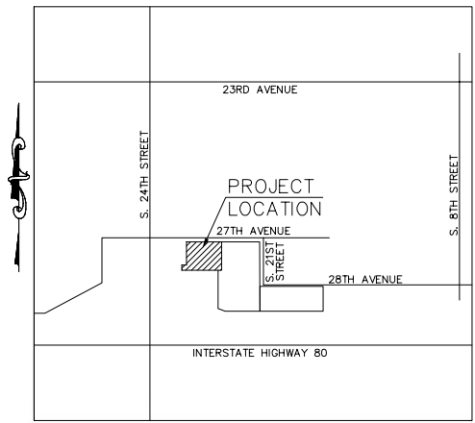
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 20, 2022

DAVID J. SCHAFFER
IOWA LS-16848
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
IOWA CERTIFICATE OF AUTHORITY NO. 478180
EFFECTIVE DATE: FEBRUARY 5, 2012



THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NCS-1142538-PHX1 DATED AUGUST 16, 2022.



VICINITY MAP:
NOT TO SCALE

UTILITY NOTE:
"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."



DESIGN SURVEYS, LLC
1237 SPRUCE STREET
EUDORA, KANSAS 66025
(785) 727-3537

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themattthewscompany.com

MARK	DATE	REVISION	BY	APVD

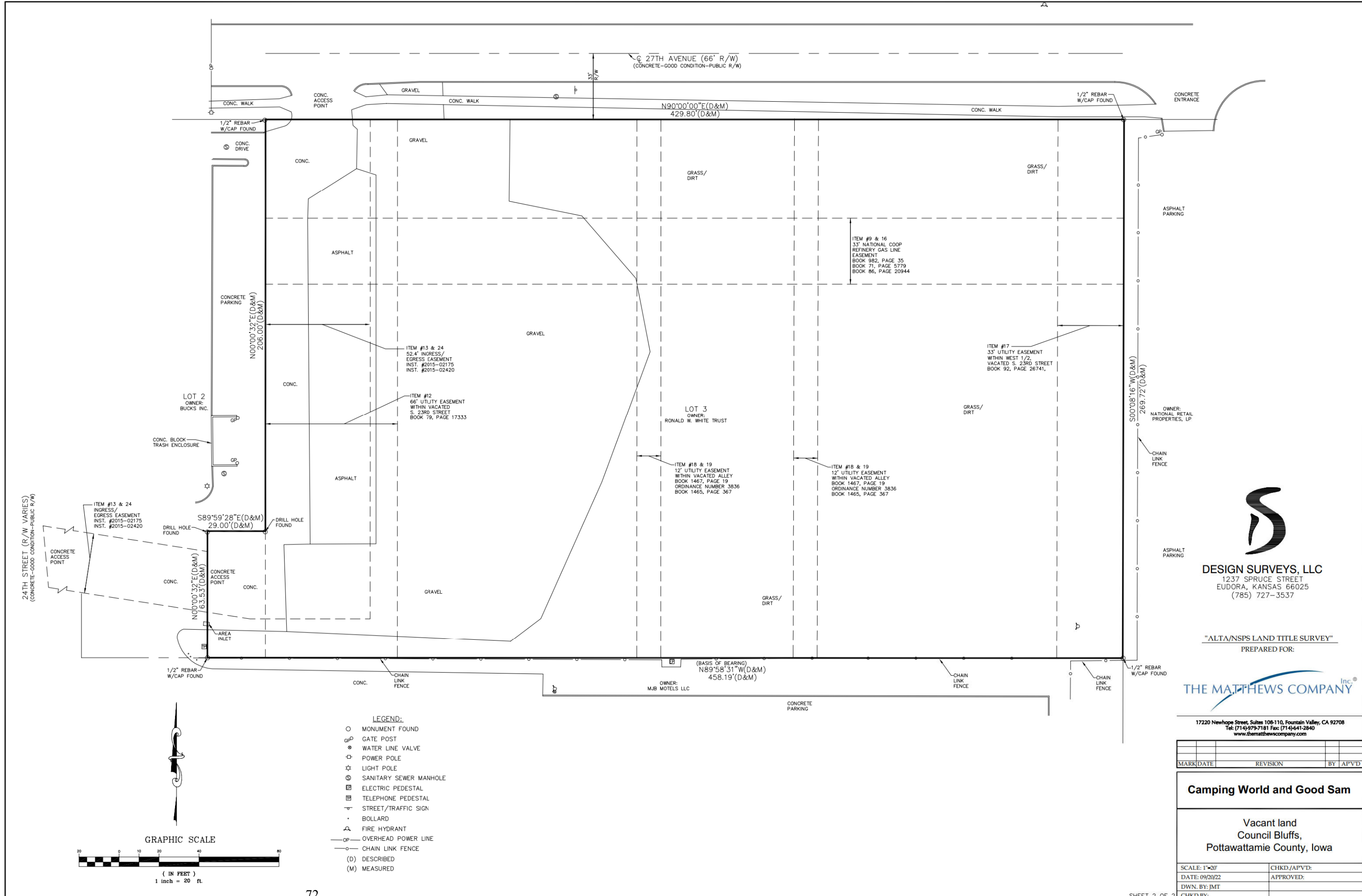
Camping World and Good Sam

Vacant land
Council Bluffs,
Pottawattamie County, Iowa

SCALE: 1"=20'	CHKD/APVD:
DATE: 09/20/22	APPROVED:
DWN. BY: JMT	
CHKD BY:	

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Design Surveys, LLC's prior written consent. The Matthews Company, Inc. and Design Surveys, LLC expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Design Surveys, LLC will not include the providers of any third party reports in the Surveyor's Certification.



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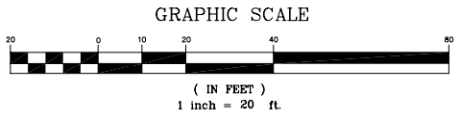
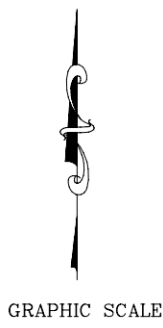
MARK	DATE	REVISION	BY	APVD

Camping World and Good Sam

Vacant land
 Council Bluffs,
 Pottawattamie County, Iowa

SCALE: 1"=20'	CHKD/APVD:
DATE: 09/20/22	APPROVED:
DWN. BY: JMT	
CHKD BY:	

- LEGEND:**
- MONUMENT FOUND
 - gp GATE POST
 - ⊙ WATER LINE VALVE
 - ⊕ POWER POLE
 - ☆ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ ELECTRIC PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ STREET/TRAFFIC SIGN
 - BOLLARD
 - ⊕ FIRE HYDRANT
 - gp OVERHEAD POWER LINE
 - CHAIN LINK FENCE
 - (D) DESCRIBED
 - (M) MEASURED



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

RESOLUTION NO. 24-179

A RESOLUTION TO RELEASE PERMANENT AND PERPETUAL EASEMENTS GRANTED FOR UTILITY PURPOSES ACROSS THE PREVIOUSLY VACATED SECTION OF SOUTH 23RD STREET AND TWO PREVIOUSLY VACATED NORTH/SOUTH ALLEYS LEGALLY DESCRIBED AS BEING PORTIONS OF LOT 3, RAILROAD ADDITION REPLAT 1, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, following public hearing and having given careful study to the proposal, the City Council determines the permanent and perpetual easements across the previously vacated section of South 23rd Street and two previously vacated north/south alleys legally described as being portions of Lot 3, Railroad Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, as identified in the easements exhibits included as Attachment 'A' and the ALTA survey included as Attachment 'C,' of the case staff report are of no benefit to the public and should be released; and

WHEREAS, upon receipt of signed authorization forms from all local utility companies and pursuant to Iowa Code Section 354.23, the City Council declares its intent to dispose of these easements interest by conveying all of its right, title, and interest in it to the abutting property owner(s).

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

That the release of the permanent and perpetual easements across the previously vacated section of South 23rd Street and two previously vacated north/south alleys legally described as being portions of Lot 3, Railroad Addition Replat 1, City of Council Bluffs, Pottawattamie County, Iowa, as legally described above and shown in easements exhibits included as Attachment 'A' and the ALTA survey included as Attachment 'C' of the case staff report, are hereby approved contingent upon all local utility companies submitting a signed authorization form, releasing their interest(s) in said utility easements, to the City of Council Bluffs; and

BE IT FURTHER RESOLVED

That upon receipt of signed authorization forms from all local utility providers releasing their interests; the City of Council Bluffs is hereby authorized to dispose of this easement conveying all of its right, title, and interest in it to the abutting property owner(s); and

BE IT FURTHER RESOLVED

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

ADOPTED

AND

APPROVED:

June 24, 2024.

Matthew J. Walsh,

Mayor

ATTEST:

Jodi Quakenbush,

City Clerk

STATE OF IOWA)
COUNTY OF) ss
POTTAWATTAMIE)

On this _____ day of _____, 2024, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

Notary Public in and for said State

Council Communication

Department: Community
Development
Case/Project No.: OTB-24-006
Submitted by: Moises Monrroy,
Planner

Resolution 24-180
ITEM 4.D.

Council Action: 6/24/2024

Description

Resolution to dispose of City-owned property legally described as the west 84.6 feet of Lot 1, Block 3, Grimes Addition. Location: property formerly addressed at 756 Mynster St. OTB-24-006

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	6/14/2024
Attachment A: Zoning/Location Case Map	Map	6/14/2024
Attachment B: Letter of Intent	Letter	6/14/2024
Attachment C: Plot Plan	Other	6/14/2024
Attachment D: Conceptual Site Layout/Property Line Adjustment	Other	6/14/2024
Attachment E: Floor Plan	Other	6/14/2024
Attachment F: Building Elevations	Other	6/14/2024
Resolution 24-180	Resolution	6/18/2024

City Council Communication

Department: Community Development CASE #OTB-24-006 Applicant: Habitat for Humanity of Council Bluffs 1228 South Main Street Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to dispose No. _____	Set Public Hearing: 6/10/2024 Public Hearing: 6/24/2024
---	---	--

Subject/Title

Request of Habitat for Humanity of Council Bluffs, represented by Blake Johnson, to purchase City owned property legally described as the West 84.6 feet of Lot 1, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed at 756 Mynster Street.

Background/Discussion

The City has received an offer from Habitat for Humanity of Council Bluffs to purchase the property described above. The property is classified as ‘transitional dispose’ and ‘buildable.’ The City of Council Bluffs acquired the property in March of 2001. As is stated in the *Inventory and Disposal Policy for Surplus City Property*, adopted by City Council on April 23, 2018, the property would be eligible for a forgivable mortgage as it has been actively marketed on the Surplus Property list for more than the required 24 months.

According to the adopted *Inventory and Disposal Policy for Surplus City Property*, the property should be priced at the most recent assessed value, which on this property would be \$14,100.00. The applicant has offered 10% of the assessed value (\$1,410.00) to purchase the property, with the remaining 90% being forgiven by City of Council Bluffs in accordance with the *Inventory and Disposal Policy for Surplus City Property*. The applicant has submitted a \$1,410.00 down payment.

The following costs have been incurred on the subject property:

<u>Permits and Inspections Division/Parks and Recreation Department: Mowing Costs:</u>	\$ 4,018.55
<u>Total</u>	\$ 4,018.55

The applicant, Habitat for Humanity of Council Bluffs, wishes to acquire the subject property to build a new infill dwelling structure. This request is part of a collaborative effort between Habitat for Humanity of Council Bluffs, The 712 Initiative, and NeighborWorks Home Solutions to provide affordable housing options for low-to-moderate income buyers. Each entity will develop a vacant property located in the immediate vicinity of the North 8th Street/Mynster Street intersection with a single-family dwelling. The same house plan will be used on all three properties. In order to facilitate development on their respective properties, Habitat for Humanity, The 712 Initiative, and NeighborWorks have each submitted a request to obtain a conditional use permit for an ‘infill dwelling structure’ from the Zoning Board of Adjustment, which will allow them to adopt site-specific development plans for the proposed single-family dwellings (see Cases #CU-24-003, #CU-24-004, and #CU-24-005). A public hearing on these requests will be held by the Zoning Board of Adjustment on June 18, 2024.

The subject property is located immediately to the west of the vacant lot proposed to be developed by The 712 Initiative. Due to the substandard size of the adjoining lot, Habitat for Humanity and The 712 Initiative will request to adjust the shared property line 17 feet to the west upon acquisition. The proposed lot line adjustment is intended to facilitate development on the adjoining lot.

Recommendation

The Community Development Department recommends approval of the request of Habitat for Humanity of Council Bluffs to purchase City owned property legally described as the West 84.6 feet of Lot 1, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa for the reasons stated above and subject to the following conditions:

- A. The purchase price be \$14,100 with the remaining balance beyond the submitted \$1,410.00 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home within 24 months of the City Council’s approval date; and
- B. Closing must occur within 60 days of the date of approval.



Attachments

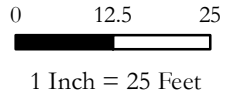
- Attachment A: Zoning/Location Case Map
- Attachment B: Letter of Intent
- Attachment C: Plot Plan
- Attachment D: Conceptual Site Layout/Property Line Adjustment
- Attachment E: Floor Plan
- Attachment F: Building Elevations

Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY COUNCIL CASE #OTB-24-006 LOCATION/ZONING MAP

Legend

-  Case #OTB-24-006 Subject Property
-  Parcels



Last Amended: 5/16/2024



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

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



Attachment 'B'



April 26, 2024

City of Council Bluffs
Christopher Gibbons
209 Pearl Street
Council Bluffs, IA 51570

Subject: Letter of Intent – Offer to purchase a city owned buildable lot located at 756 Mynster St.

Dear Mr. Gibbons,

Habitat for Humanity of Council Bluffs (HFHCB) is proposing to develop a single-family new home construction at this address. The completed home would be sold for owner occupancy to qualifying buyers identified through the HFHCB Homeownership Program.

We are requesting approval of an offer to purchase this property for a total of 10% of the current assessed valuation, with the remaining amount offered to HFHCB by way of a forgiven mortgage.
Cash offer: \$1410
Forgiven Mortgage: \$12,690

Given the extreme need for affordable housing units, HFHCB works diligently to establish not only homes like this one, but relationships with other local affordable housing non-profits to create opportunities for collaboration. This home will be constructed in a new partnership with Neighborworks Home Solutions and The 712 Initiative. The three non-profits will collectively work together to build three small bungalow style units as infill projects adjacent to the corner of 8th and Mynster Streets.

The proposed home will bring an affordable mortgage opportunity to a qualified buyer, allowing for individual equity and pride of neighborhood to be established. With increased tax revenue for the city, and our commitment to build relationships with our non-profit partners, we believe this to be a great use of this property.

Site Details:

1. Utilities exist adjacent to the site and support existing development. No gas connection is proposed for this home.
2. After acquisition of the property – HFH will work with The 712 Initiative on a lot line adjustment with the property to the East – evening out the parcels for development of an additional unit.
3. No garage is planned for this project. A parking variance will be requested for only a single car parking pad front loaded on the property.
4. The overall site coverage is above the maximum standard of 35% - Site coverage of home and driveway after lot line adjustment - 38%
5. Front yard setback can be adjusted to match neighboring properties.



We aim to construct the foundation and complete underground utility work starting in the spring of 2025. The construction timeline will be managed by Neighborworks Home solutions acting as the lead builder. Construction of the home would take us through to a completion date – verified by a certificate of occupancy for the home – by summer of 2025. The closing home sale to a HFHCB program participant would be scheduled shortly thereafter.

Also included with this letter are:

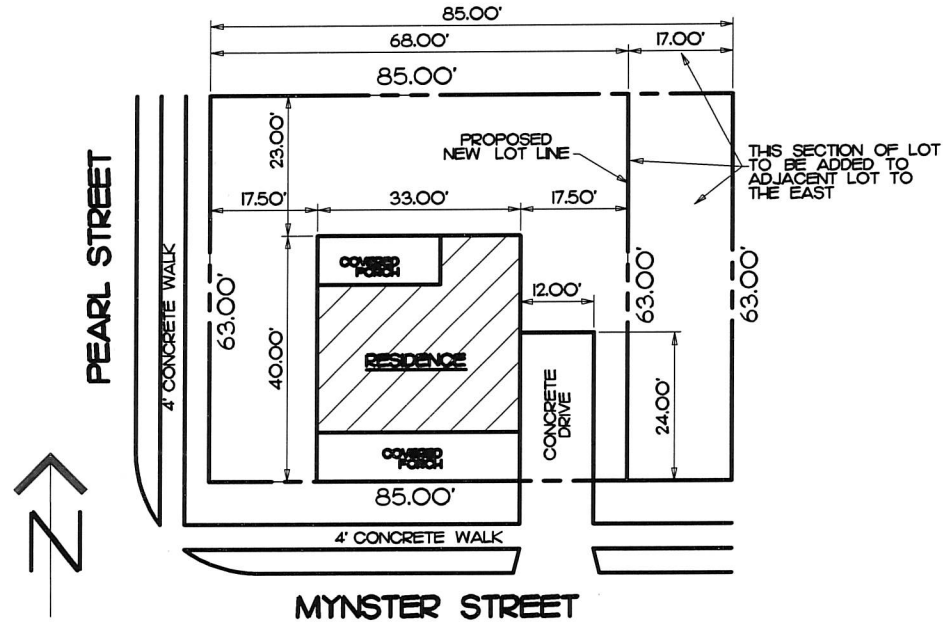
- Attachment A: Application to purchase city property
- Attachment B: Lot description/Pott County Assessor pages
- Attachment C: Plot plan
- Attachment D: 2BR/1BA home plans
- Attachment E: Proposed property use diagram with neighboring property
- Attachment F: Conditional Use Permit application

Habitat for Humanity of Council Bluffs is excited to build new partnerships with partnering non-profits to provide housing opportunities to those that could not otherwise afford it.

Sincerely,

A handwritten signature in black ink, appearing to read "Blake Johnson", written over a light blue horizontal line.

Blake Johnson
Executive Director
Habitat for Humanity of Council Bluffs



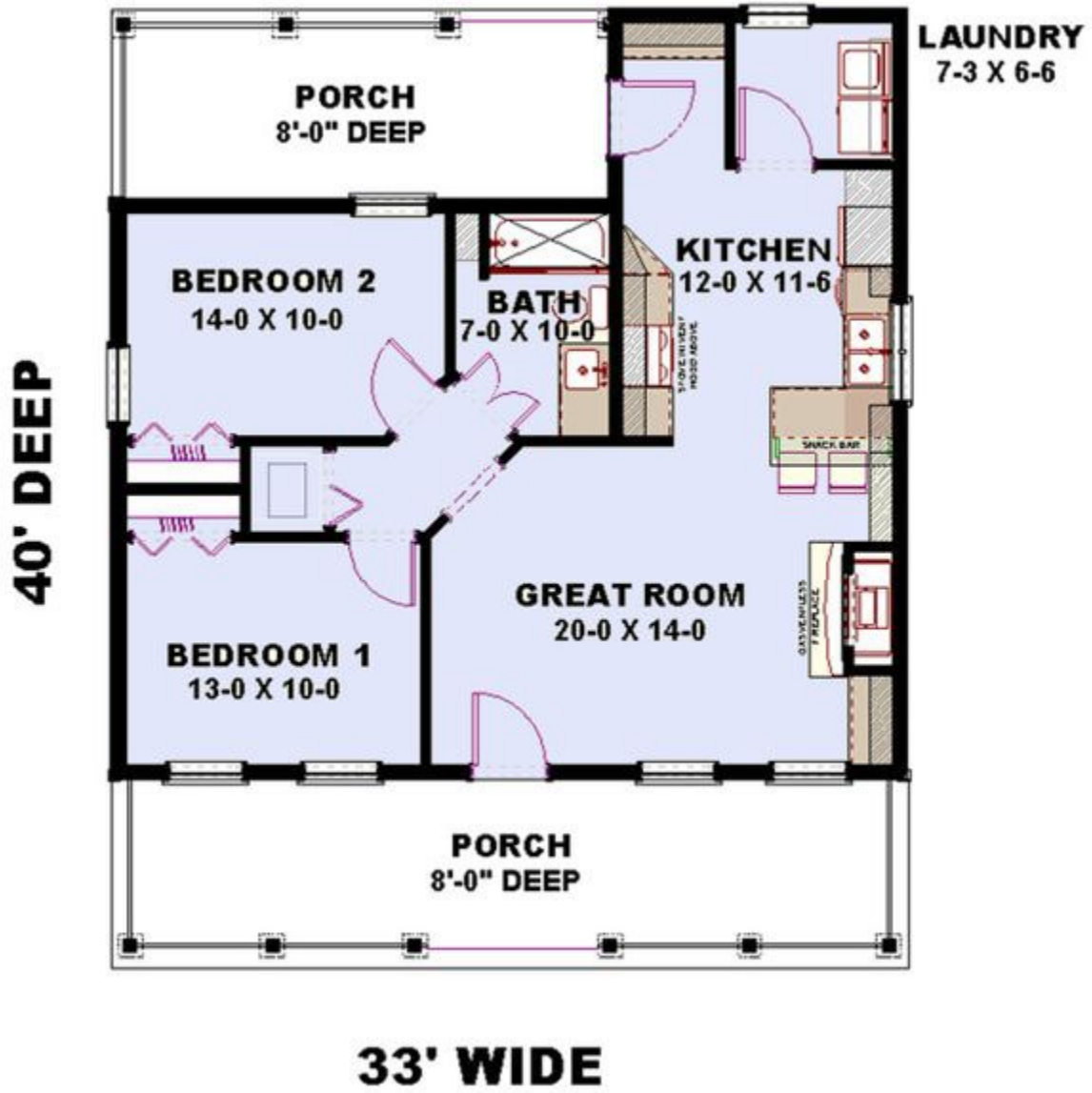
LOT #1 BLOCK 3 SCALE: 1" = 20'-0"
 RIMES ADDITION - COUNCIL BLUFFS, IA.

	7561 MAIN STREET	592-6968	JOB#
	RALSTON, NE 68127		
RESIDENTIAL DESIGN SERVICES	FOR: COUNCIL BLUFFS	HABITAT FOR HUMANITY	DATE: 4/24/24

2 →



Attachment 'E'



Attachment 'F'





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. 24-180

A RESOLUTION TO DISPOSE OF CITY OWNED PROPERTY LEGALLY DESCRIBED AS THE WEST 84.6 FEET OF LOT 1, BLOCK 3, GRIMES 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 West 84.6 feet of Lot 1, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing was held in this matter on June 24, 2024 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 in its existing condition as follows:

Habitat for Humanity of Council Bluffs: The West 84.6 feet of Lot 1, Block 3, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$14,100 with the remaining balance beyond the submitted \$1,410.00 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home within 24 months of the City Council’s approval date. 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: June 24, 2024.

Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Community
Development

Case/Project No.:
Submitted by: Dessie Redmond,
Housing & Economic Development
Planner

Resolution 24-181
ITEM 4.E.

Council Action: 6/24/2024

Description

Resolution to dispose of City property located south of 1st Avenue, between S. 8th and 7th Streets, more specifically described in the Council packet.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	6/14/2024
Attachment A: Zoning/Location Case Map	Map	6/14/2024
Resolution 24-181	Resolution	6/18/2024

City Council Communication

Department: Community Development Applicant: Habitat for Humanity 1228 South Main Street Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 6/10/2024 Public Hearing: 6/24/2024
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Subject/Title

Request: Public hearing on the request of Habitat for Humanity to purchase City owned property legally described as the Bayliss 1st Addition, W31’ Lot 4, Block 11, E1/2 Lot 13, Block 11, City of Council Bluffs, Pottawattamie County, Iowa. Located south of 1st Avenue and between S. 8th and 7th Streets.

In 2017, the City took title to property located at 1st Avenue and S. 8th Street (Parcel ID: 754436789009) under Iowa Code 6547A. This allows the City to petition the court to declare a property abandoned. Once the court awards the City title, the City files a “change of title” certificate with the County to show the City as owner. Through this process, the City then obtains the property free and clear from any encumbrances (mortgages, liens, etc.) that may have been attached to the property. Later in 2017, the residence was demoed and the property has been vacant ever since. The property is located in the Bluffs Center 1 Urban Renewal Area. Staff believes it is in the best interest of the City to request proposals for the redevelopment of the site through a RFP process requesting development designs for a multi-family project. This includes disposing of the property for less than the appraised value of \$40,000.

As part of the disposition of property, state statutes require the city ensure a reasonable competitive bidding procedure and 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property. The RFP was published March 5, 2024 and proposals were due April 4, 2024. City Council voted to select Habitat for Humanity as the preferred developer for approximately .25 acres of land at 1st Avenue and S. 8th Street on the April 22, 2024 meeting. As part of their response to the RFP, Habitat for Humanity proposed a bid amount of \$12,950 because it is half the amount that the county assesses the property’s tax value of \$25,900. Habitat for Humanity explained that given their significant investment committed to the neighboring townhome development, and partnership with city planning to create a multiphase expansion of those original six townhomes, they are requesting that their offer of half of the tax valuation be considered. Staff considers this to be a reasonable offer given the additional investment on the property and the creation of new affordable housing, which the City is in need of.

Recommendation

The Community Development Department recommends approval of the request by Habitat for Humanity to purchase City owned property described as the Bayliss 1st Addition, W31’ Lot 4, Block 11, E1/2 Lot 13, Block 11, City of Council Bluffs, Pottawattamie County, Iowa, on for the reasons stated above and subject to the following conditions:

1. The purchase price shall be \$12,950.
2. Closing must occur within 60 days of the date of approval.

Attachments

Attachment A: Zoning/Location Case Map



POTTAWATTAMIE
COUNTY • IOWA

Parcel ID: 754436789009



Legend

Council Bluffs Zoning

-  A-2
-  AP
-  C-1
-  C-2
-  C-3
-  C-4
-  R-3

Aerial Photo Spring 2022
ArcGIS (Map Series)

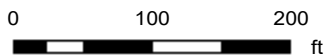
227 S 6th St.
Suite #169
Council Bluffs, IA 51501
(712) 328-4885
gis@pottawattamie-county-ia.gov
<https://gis.pottawattamie-county-ia.gov>

5/14/2024



**Pottawattamie
County**
Geographic
Information Systems

SCALE: 2204



Users of Pottawattamie County (The County) GIS data agree that he/she will at all times indemnify and hold The County and its officers, employees, and agents harmless from any damages, claims, lawsuits, costs, or liability arising from any act, omission, or commission with respect to the release and use of information in this Agreement and any of the terms thereof. The County makes no claim as to the accuracy of the spatial data and its associated data tables and assumes no responsibility for their positional or content accuracy. The County makes no claim as to the ability of the spatial data to fulfill the Contracting Organization's application requirements. In providing data (or access to data), The County assumes no obligation to assist in the use of the data, or in the development, use, or maintenance of any applications applied to the data. In no event shall The County be liable for any direct, indirect, incidental, consequential or special damages that may result from the use of the GIS data.

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. 24-181

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS THE BAYLISS 1ST ADDITION, W31’ LOT 4, BLOCK 11, E1/2 LOT 13, BLOCK 11, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City previously expressed its intent to dispose of City owned property legally described as the Bayliss 1st Addition, W31’ Lot 4, Block 11, E1/2 Lot 13, Block 11, City of Council Bluffs, Pottawattamie County, Iowa.

WHEREAS, a public hearing was held in this matter on June 24, 2024 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 in its existing condition as follows:

Habitat for Humanity of Council Bluffs: The Bayliss 1st Addition, W31’ Lot 4, Block 11, E1/2 Lot 13, Block 11, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be \$12,950 Closing must occur within 60 days of the date of approval; and

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

ADOPTED AND APPROVED:

June 10, 2024.

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Ordinance 6609
ITEM 5.A.

Council Action: 6/24/2024

Description

Ordinance to amend Chapter 8.44 "Property Damage" of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 8.44.015 "Criminal Trespass".

Background/Discussion

Our code is mirrored after Iowa Code Chapter 805.8C but the subsection for Criminal Trespass has changed. In order to be consistent, we're amending Section 8.44.015 to reference the Chapter instead of a specific subsection, which could change again in the future.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance-red line version	Other	5/22/2024
Ordinance 6609	Ordinance	6/5/2024

Current Municipal Code

8.44.015 - Criminal trespass.

Any person who knowingly trespasses upon the property of another commits a simple misdemeanor punishable as a scheduled violation under Iowa Code Section 805.8C, ~~subsection 11.~~

ORDINANCE NO. 6609

AN ORDINANCE TO AMEND CHAPTER 8.44 “PROPERTY DAMAGE” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 8.44.015 “CRIMINAL TRESPASS”.

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

SECTION 1. That Chapter 8.44 “Property Damage” of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 8.44.015 “Criminal Trespass” to read as follows:

8.44.015 – Criminal Trespass

Any person who knowingly trespasses upon the property of another commits a simple misdemeanor punishable as a scheduled violation under Iowa Code Section 805.8C.

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

June 24, 2024.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 6-10-24
Second Consideration: 6-24-24
Public Hearing: n/a
Third Consideration: _____

Council Communication

Department: Community
Development
Case/Project No.: CP-24-002
Submitted by: Haley Weber,
Planner

Resolution 24-182
ITEM 6.A.

Council Action: 6/24/2024

Description

Resolution to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), specifically by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, from 'Low Density Residential' to 'Local Commercial.' Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway. CP-24-002

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	6/14/2024
Attachment A: Site Plan	Other	6/14/2024
Attachment B: Location/Zoning Map	Map	6/14/2024
Attachment C: Proposed HRH Replat 1	Other	6/14/2024
Resolution 24-182	Resolution	6/18/2024

City Council Communication

<p>Department: Community Development</p> <p>CASES #SUB-24-004, #ZC-24-004, and #CP-24-002</p> <p>Applicant: Justin Insinger 16934 Browne Street Omaha, NE 68116</p> <p>Property Owner: HRH Holdings, LLC 13435 Q Street Omaha, NE 68137</p> <p>Engineer/Surveyor: Brent Krumbach 14225 Dayton Circle, Suite 15 Omaha, NE 68137</p>	<p>Resolution No. _____</p> <p>Resolution No. _____</p> <p>Ordinance No. _____</p>	<p>CASE #ZC-24-004 1st Consideration: 6/10/2024 2nd Consideration: 6/24/2024 3rd Consideration: 7/8/2024</p> <p>CASE #CP-24-002: 6/24/2024</p> <p>CASE #SUB-24-004: 7/8/2024</p> <p>Planning Commission: 5/14/2024</p>
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Subject/Title

Request: Combined public hearings on the request of Justin Insinger for final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa; rezone property legally described as being Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District; and amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as being Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial'.

Location: 2127, 2129, and 2139 Avenue A and 2146 W. Broadway

Background

The Community Development Department has received applications from Justin Insinger for the following requests to facilitate a redevelopment of the existing Runza site at 2146 West Broadway:

- A. Case #SUB-24-004: Final plat approval for a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa; and
- B. Case #ZC-24-004: Rezone property legally described as Lots 13 through 17, Block 15, Highland Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District; and
- C. Case #CP-24-002: Amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa from 'Low Density Residential' to 'Local Commercial.'

Runza has executed purchase agreements to acquire 2127, 2129, and 2139 Avenue A and is proposing to replat these lots, along with their existing site at 2146 W. Broadway, to create two lots of record for the proposed redevelopment. The proposed rezoning and future land use amendments ensure that the proposed redevelopment is compatible with the Bluffs Tomorrow: 2030 (Comprehensive Plan) and the City’s Zoning Ordinance. The subdivision, rezoning, and comprehensive plan amendment requests are more particularly described below:

CASES #ZC-24-004 and #CP-24-002

The existing Runza site (2146 W. Broadway) is currently zoned C-2/Commercial District, which allows ‘restaurant (fast food) as a principal use; the future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the existing Runza site as ‘Local Commercial.’ However, the three residential properties to the north to be incorporated into Runza’s proposed site plan (See Attachment ‘A’) are currently zoned R-3/Low-Density Multifamily Residential District and have a ‘Low-Density Residential’ future land use designation.

The subject request is to rezone the three residential properties north of Runza’s site (2127, 2129, and 2139 Avenue A) from R-3 District to C-2 District to ensure consistent and compatible zoning throughout the redeveloped site and to reclassify the properties to ‘Local Commercial’ so that the proposed development is consistent with the City’s comprehensive plan. 2146 W. Broadway and 2127, 2129, and 2139 Avenue A are also located within the West Broadway Corridor Design Overlay (CDO).

The subject properties to be rezoned are surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across Avenue A)
South	C-2/Commercial District	Existing Runza site
East	R-3/Low-Density Multifamily Residential District	Single-family dwellings
West	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across N. 22 nd Street)

A location/zoning map is included with this report as Attachment ‘B.’

Public notices were mailed to all property owners within 200 feet of the subject property. As of the date of this report, no comments were received.

Future Land Use Map (Subject properties outlined in orange)



Discussion

- A. The subject properties are currently zoned R-3/Low Density Multifamily Residential District and are proposed to be rezoned to C-2/Commercial District to allow for the proposed ‘restaurant (fast food)’ use.
- B. The subject property is located within the West Broadway Corridor Design Overlay (CDO), which “*is intended to promote a well-planned and visually attractive corridor that encourages private investment, opportunities for multi-modal transportation options, safe pedestrian access and walkability, improved traffic and parking conditions, and buildings constructed with high quality materials and timeless architectural design*” and regulates building placement, architecture, landscaping, streetscapes, access, outdoor lighting, screening, fencing, and signage within the CDO. Projects which are unable to meet certain aspects of the West Broadway CDO are allowed the option of applying for a site-specific development plan which enhances components of the development in exchange for relief of other requirements. On February 12, 2024, the Council Bluffs City Council approved a site-specific development plan which established site development, off-street parking, architecture, landscaping, streetscape, pedestrian/vehicular access, lighting, screening and signage standards for the subject properties (Case #MIS-23-015). All development on the subject properties shall comply with said development plan.
- C. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as ‘Low-Density Residential.’ The applicant is proposing to reclassify the subject properties to ‘Local Commercial’ to ensure consistency and compatibility with the designation for Runza’s existing site and the Future Land Use Plan.

CASE #SUB-23-001

The proposed commercial subdivision is comprised of 0.65 acres, more or less, of land and will consist of two lots. Proposed Lot 1 will contain a new Runza restaurant building and proposed Lot 2 will contain additional parking and a portion of the drive-through lane. Both lots will have access to improved public streets and will be fully served with utilities (e.g., sanitary/storm sewers, water, gas, electric, etc.). The proposed HRH Replat 1 is included within this report at Attachment ‘C.’

Comments

- A. The Community Development Department provided the following comments:
 - 1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Director.
 - 2. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The developer has submitted applications to rezone proposed Lot 2 and amend its future land use designation (see Cases #ZC-24-004 and #CP-24-002) to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code and the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan).
 - 3. All construction activity that occurs within the proposed subdivision shall comply with the site-specific development plan adopted for the subject properties (Case #MIS-23-015).
 - 4. Both lots within the proposed subdivision will have access to improved public streets. Proposed Lot 1 will have access to W. Broadway and N. 22nd Street and proposed Lot 2 will have access to N. 22nd Street and Avenue A.
 - 5. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
 - 6. The proposed subdivision is not located within a flood zone.
 - 7. The following technical correction(s) shall be made to the final plat prior to being executed by the City of Council Bluffs:
 - a. The referenced Instrument No. 111000 should be “Instrument No. 11100”.
- B. The Council Bluffs Public Works Department stated they have no comment on the rezoning or comprehensive plan amendment requests and stated they will continue to work with the Engineer of Record to finalize the site plan design.

- C. The Council Bluffs Permits and Inspections Division stated they have no comment on the requests.
- D. The Council Bluffs Police Department stated they have no comments or objections to the requests.
- E. Council Bluffs Water Works provided the following comments:
 1. There is a water main the right-of-way of N. 22nd Street that will need to be protected in place.
 2. There is a service for 2200 W. Broadway in the right-of-way of N. 22nd Street that will need to be protected in place.
 3. There is a service for 2124 W. Broadway in the alley that will need to be protected in place.
 4. The current service for Runza will run directly under the monument sign.

Recommendation

The Community Development Department recommends the following:

- A. Final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:
 1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Director.
 2. Conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
 3. All comments and technical corrections stated in the case staff report shall be addressed on the final plat prior to the execution of the document.
 4. All utilities shall be installed underground. Any costs to construct, remove, and/or relocate any utilities shall be the responsibility of the applicant and/or developer, not the City.
 5. All development within the proposed subdivision shall comply with the development standards listed in the site specific development plan for the subject property (Case #MIS-23-015).
 6. All applicable permits necessary to meet local, state, and federal requirements shall be the developer's responsibility.
- B. Approval of the request to rezone property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District, subject to the comments stated above.
- C. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial.'

Public Hearing

Staff speakers for the request:

- 1. Haley Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

The Planning Commission recommended the following:

- A. Final plat approval of a two-lot commercial subdivision to be known as HRH Replat 1, legally described as being a replat of all of Lots 13 through 17 and all of Lot 18, except that portion in the southwest corner taken for street right-of-way, and all of Lots 19 through 21, and the west 10' of Lot 22, all lying in Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:

1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless and extension has been requested and granted by the Community Development Director.
 2. Conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
 3. All comments and technical corrections stated in the case staff report shall be addressed on the final plat prior to the execution of the document.
 4. All utilities shall be installed underground. Any costs to construct, remove, and/or relocate any utilities shall be the responsibility of the applicant and/or developer, not the City.
 5. All development within the proposed subdivision shall comply with the development standards listed in the site specific development plan for the subject property (Case #MIS-23-015).
 6. All applicable permits necessary to meet local, state, and federal requirements shall be the developer's responsibility.
- B. Approval of the request to rezone property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from R-3/ Low Density Multifamily Residential District to C-2/Commercial District, subject to the comments stated above.
- C. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial.'

VOTE: AYE – Hutcheson, Knauss, Freund, Rater, Rew, Stroebele, VanHouten, and Watson. NAY – None.
ABSTAIN – None ABSENT – None. VACANT - Three Motion: Carried.

Attachments

- Attachment A: Site Plan
- Attachment B: Location/Zoning Map
- Attachment C: Proposed HRH Replat 1

Prepared by: Haley Weber, Planner, Community Development Department

PARKING REQUIREMENTS:

C-2 (W. BROADWAY OVERLAY) ZONING
 PER CITY OF OMAHA ZONING:
 RESTAURANT (DRIVE-IN): 1 SPACE PER 100 SF
 2,800 SF BUILDING/100 = 28 SPACES

REQUIRED TOTAL SITE PARKING: 28 STALLS
 REQUIRED TOTAL SITE HANDICAP: 2 STALLS

PROPOSED TOTAL SITE PARKING: 28 STALLS
 PROPOSED TOTAL SITE HANDICAP: 2 STALLS

ZONING REQUIREMENTS:

C-2 ZONING
 FRONT YARD: 15 FEET
 STREET SIDE YARD: 10 FEET
 REAR YARD: 10 FEET
 SIDE YARD: 5 FEET
 MAX HEIGHT: 50 FEET
 LOT COVERAGE: 60% MAX

OTHER ZONING REGULATIONS:

WEST BROADWAY OVERLAY
 BUILD TO ZONE (SUPERSEDES SETBACKS):
 5' MIN SETBACK FROM PROPERTY LINE
 20' MAX SETBACK FROM PROPERTY LINE

REQUIRED FRONTAGE LANDSCAPING: 5' WIDE PROVIDED FRONTAGE LANDSCAPING;
 5' WIDE

CURB CUTS:
 FOR CORNER LOTS A MAX OF ONE CURB CUT PER FRONTAGE, REGARDLESS OF LENGTH.

WEST BROADWAY CURB CUTS SHALL NOT BE LESS THAN 75 FEET FROM THE INTERSECTING STREET CURB.

SIDE STREET CURB CUTS SHALL BE LOCATED NOT LESS THAN 28' ON AN UN-SIGNALIZED INTERSECTION FROM WEST BROADWAY.

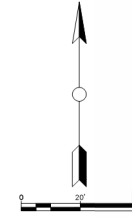
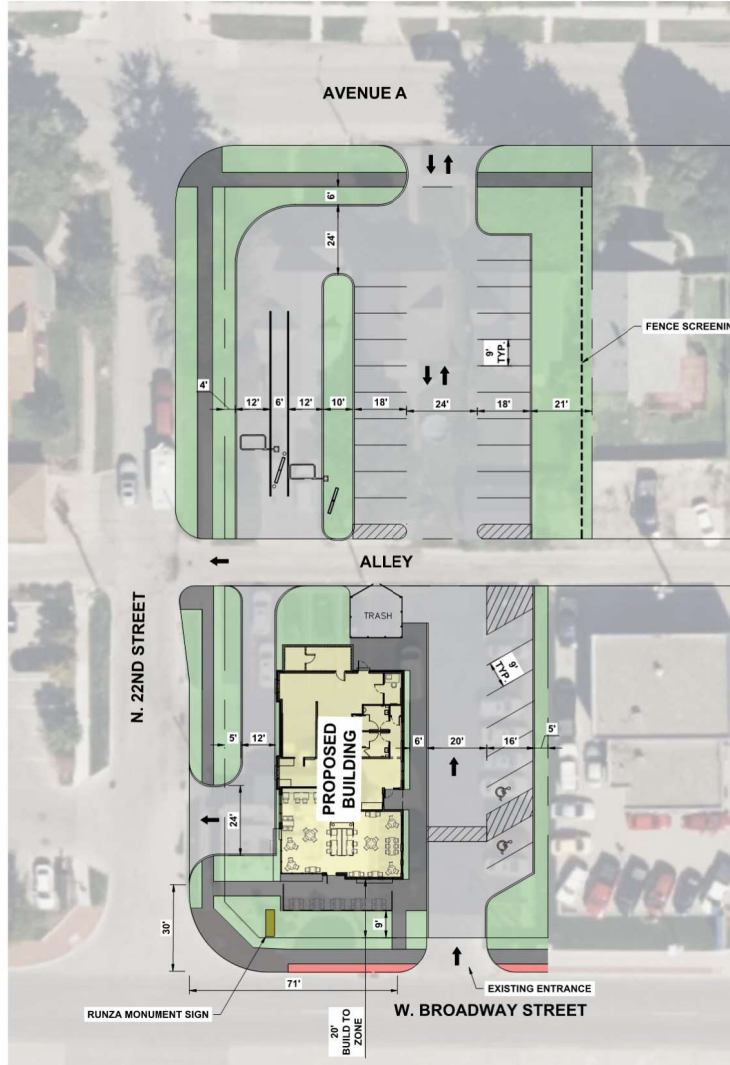
DRIVE THROUGH:
 IN SITUATIONS WHERE DRIVE-THROUGH LANES ARE LOCATED IN FRONT OF BUILDINGS, THE DRIVE-THROUGH LANES SHALL BE SCREENED FROM ADJACENT PUBLIC STREET RIGHT-OF-WAY BY ONE OF THE FOLLOWING METHODS:

1. A MAXIMUM FOUR-FOOT MASONRY WALL, SUBJECT TO THE BASE MATERIALS LISTED IN CBMC SECTION 15-32A.060, ARCHITECTURE;
2. A VEGETATIVE WALL CAPABLE OF PROVIDING A SUBSTANTIALLY OPAQUE BARRIER AND ATTAINING A MATURE HEIGHT OF FOUR-FEET WITHIN THREE (3) YEARS OF PLANTING;
3. AN ARCHITECTURAL FEATURE ATTACHED TO THE BUILDING; OR
4. A COMBINATION THEREOF.

*LANDSCAPE PLAN WILL NEED TO BE PROVIDED TO MEET ALL LANDSCAPING REQUIREMENTS.

Table 88-1.02: Minimum Parking Dimensions

Parking Lot Dimension		Parking Angle (θ)					
		Two-way Aisle		One-way Aisle			
		90°	60°	45°	60°	45°	
Stall Projection	SP	18'-0"	15'-7"	12'-9"	15'-7"	12'-9"	
	A	24'-0"	25'-10"	29'-8"	20'-4"	21'-6"	
Base Module	M ₁	60'-0"	57'-0"	55'-2"	51'-6"	47'-0"	
Single Loaded Module	M ₂	42'-0"	39'-0"	37'-7"	32'-6"	29'-5"	
Wall to Interlock	M ₃	60'-0"	55'-10"	52'-2"	49'-4"	44'-0"	
Interlock to Interlock	M ₄	60'-0"	53'-8"	49'-2"	47'-2"	41'-0"	
Overhang	o	2'-6"	2'-2"	1'-9"	2'-2"	1'-9"	
Stall Width	Width Projection	WP	8'-6"	9'-10"	12'-0"	9'-10"	12'-0"
	Interlock	i	0'-0"	2'-2"	3'-0"	2'-2"	3'-0"
8'-6"	Width Projection	WP	9'-0"	10'-5"	12'-9"	10'-5"	12'-9"
	Interlock	i	0'-0"	2'-3"	3'-2"	2'-3"	3'-2"



INSINGER ENGINEERING



No.	Revision/Issue	Date

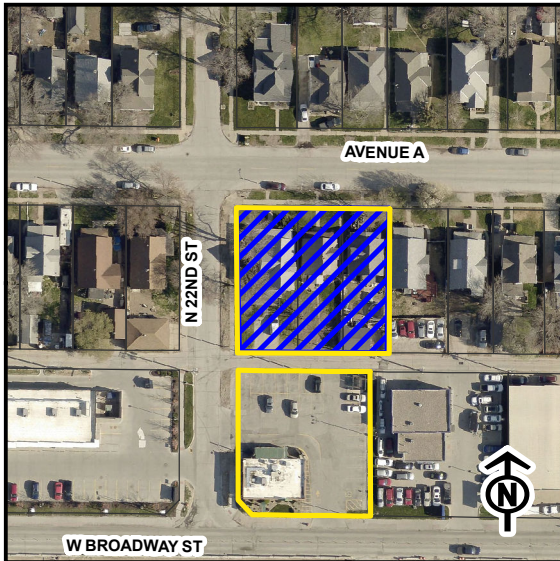
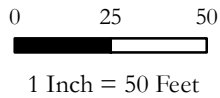
Project Name and Address
RUNZA RESTAURANT
 2146 W BROADWAY ST.
 COUNCIL BLUFFS, IA

Sheet No. SITE PLAN	Sheet 1
Date: 11/1/2023	
Scale: 1" = 20'	

CITY OF COUNCIL BLUFFS CASES #SUB-24-004, #ZC-24-004, #CP-24-002 LOCATION/ZONING MAP

Legend

-  Subject Properties Case #SUB-24-004
-  Subject Properties Cases #ZC-24-004, CP-24-002

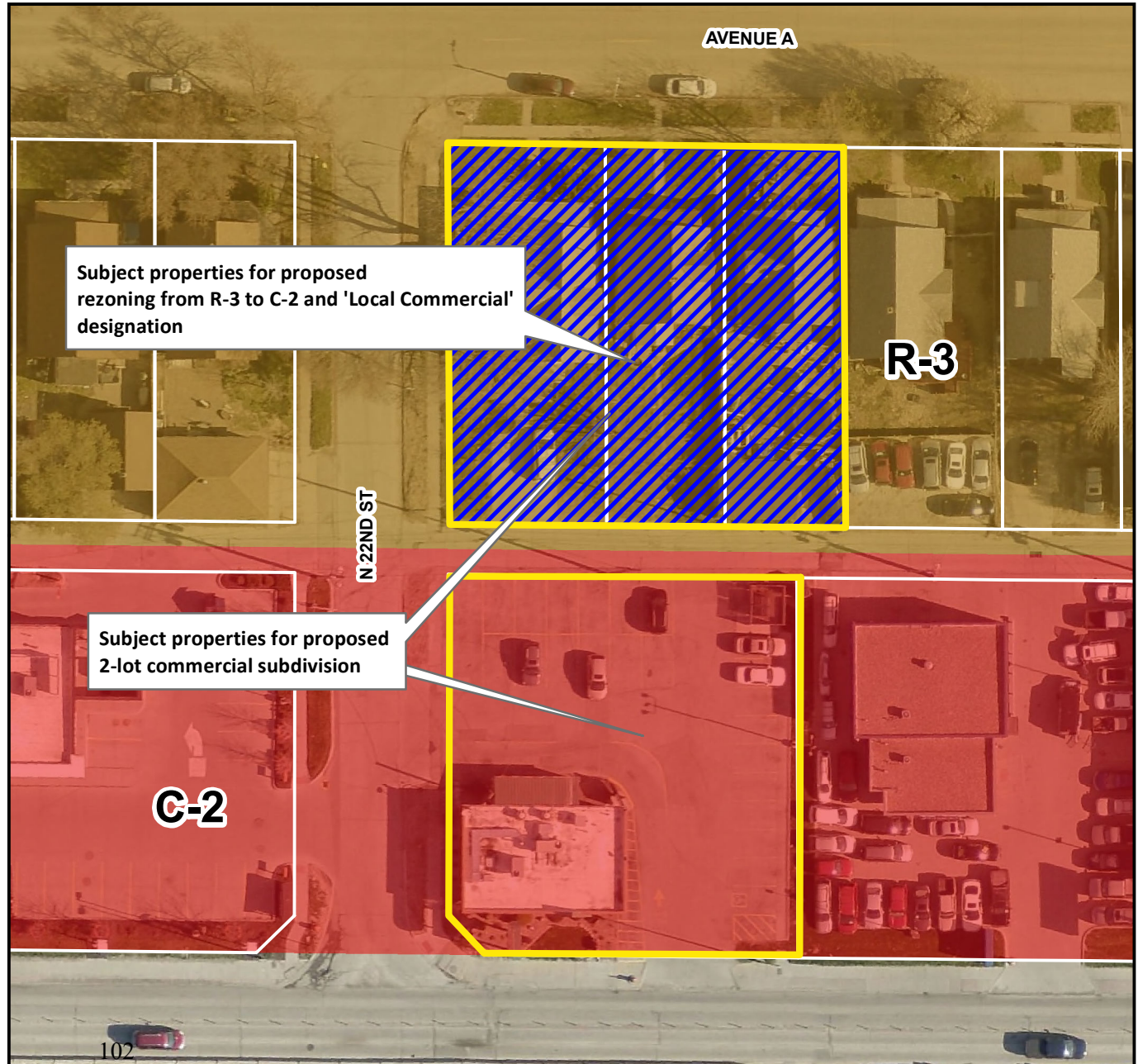


Last Amended: 4/16/2024



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

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



INDEX LEGEND
 LOCATION:
 LOTS 13 THRU 21 AND THE WEST 10' OF LOT 22, BLOCK 15, HIGHLAND PLACE,
 AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA
 REQUESTOR: RICHARD HUDSON, HRH HOLDINGS, LLC
 PROPRIETOR: RICHARD HUDSON, HRH HOLDINGS, LLC
 SURVEYOR: BRENT D. KRUMBACH
 SURVEYOR COMPANY: CORNERSTONE SURVEYING, LLC
 RETURN TO: BRENT D. KRUMBACH, 14225 DAYTON CIRCLE, STE 15, OMAHA, NE 68137
 SURVEYORS@CORNERSTONESURVEYING.COM (402) 451-2088

COUNTY RECORDER

FINAL PLAT
HRH REPLAT 1

LOTS 1 AND 2, INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18,
 EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET
 RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF
 LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE
 CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PLAT LEGAL DESCRIPTION

SOUTH TRACT DESCRIPTION (LOT 1)
 LOTS 18, 19, 20 AND 21, AND THE WEST 10 FEET OF LOT 22, IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF COUNCIL BLUFFS, IOWA, RECORDED AS INSTRUMENT NO. 2019-111000, RECORDS OF POTTAWATTAMIE COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 15, HIGHLAND PLACE; THENCE S87°47'06"E (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 110.40 FEET ALONG THE NORTH LINE OF SAID LOTS 18 THROUGH 22 (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF A 16' WIDE ALLEY IN SAID BLOCK 15); THENCE S01°11'19"W FOR 119.99 FEET; THENCE N87°51'21"W FOR 98.82 FEET ALONG THE SOUTH LINES OF SAID LOTS 18 THROUGH 22 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY STREET); THENCE N42°11'20"W FOR 17.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY STREET; THENCE N01°15'43"E FOR 107.92 FEET ALONG THE WEST LINE OF SAID LOT 18 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N 22ND STREET) TO THE POINT OF BEGINNING.
 - CONTAINS 13,189 SQUARE FEET MORE OR LESS. (0.303 ACRES ±)

NORTH TRACT DESCRIPTION (LOT 2)
 LOTS 13, 14, 15, 16 AND 17, IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 15, HIGHLAND PLACE; THENCE N01°15'43"E FOR 120.12 FEET ALONG THE WEST LINE OF SAID LOT 17 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N 22ND STREET); THENCE S87°51'48"E FOR 124.95 FEET ALONG THE NORTH LINE OF SAID LOTS 13 THROUGH 17 (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "A"); THENCE S01°19'52"W FOR 119.85 FEET ALONG THE EAST LINE OF SAID LOT 17; THENCE N87°59'09"W FOR 124.80 FEET ALONG THE SOUTH LINES OF SAID LOTS 13 THROUGH 17 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF A 16' WIDE ALLEY IN SAID BLOCK 15) TO THE POINT OF BEGINNING.
 - CONTAINS 14,980 SQUARE FEET MORE OR LESS. (0.344 ACRES ±)

PROPRIETOR'S STATEMENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HUDSON INVESTMENTS, LLC, THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS 1 AND 2, AS SHOWN, AND THAT SAID PROPERTY TO BE KNOWN AS "HRH REPLAT 1".

1. A 5.0 FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10.0 FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITIES.

- A. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITH THE EASEMENT AREA WITH OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- B. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- C. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
- D. REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITH THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OF THEIR SUCCESSORS AND ASSIGNS.
- E. SURFACE RESTORATION: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
- F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AND EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO THE GRANTOR.
- G. EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.
- H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEE'S USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

2. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

IN WITNESS WHEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 20____.

BY: _____
 RICHARD HUDSON, MEMBER
 HRH HOLDINGS, LLC

ACKNOWLEDGMENT OF NOTARY:

STATE OF _____)
 COUNTY OF _____)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD HUDSON, MEMBER OF HRH HOLDINGS, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH REPRESENTATIVE, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA _____ DATE _____

CITY COUNCIL APPROVAL

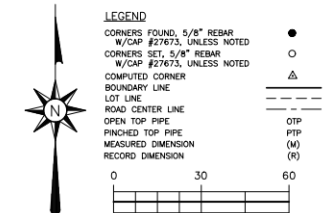
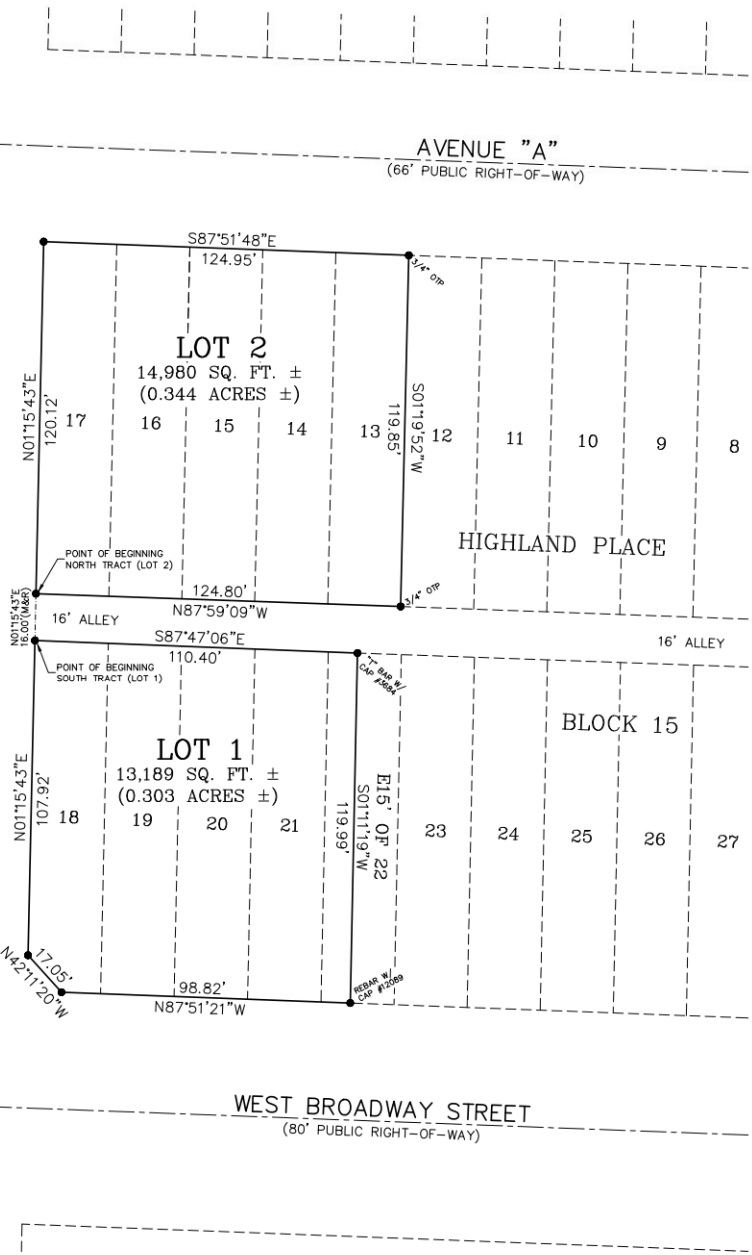
THIS SUBDIVISION OF "HRH REPLAT 1" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA.

APPROVED BY THE MAYOR: THE HONORABLE MATTHEW J. WALSH _____ DATE _____

ATTESTED TO BY: _____

JODI QUAKENBUSH, CITY CLERK, CITY OF COUNCIL BLUFFS _____ DATE _____

COURTNEY HARTER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF COUNCIL BLUFFS _____ DATE _____



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 BRENT D. KRUMBACH _____ DATE _____
 LICENSE NUMBER 27673
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

HRH REPLAT 1
 LOTS 1 AND 2, INCLUSIVE
 BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18,
 EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET
 RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF
 LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE
 CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

BOOK 23-17
 PAGE 2-10
 PROJECT NO. 230272
 DATE APRIL 15, 2024
CORNERSTONE SURVEYING, LLC
 PHONE: (402) 451-2088
 14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137

RESOLUTION NO. 24-182

A RESOLUTION TO AMEND THE *BLUFFS TOMORROW: 2030 PLAN (COMPREHENSIVE PLAN)*, SPECIFICALLY BY RECLASSIFYING PROPERTY LEGALLY DESCRIBED AS LOTS 13 THROUGH 17, BLOCK 15, HIGHLAND PLACE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM 'LOW DENSITY RESIDENTIAL' TO 'LOCAL COMMERCIAL.'

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

WHEREAS, The subject request is to rezone the three residential properties north of Runza's site (2127, 2129, and 2139 Avenue A) from R-3 District to C-2 District to ensure consistent and compatible zoning throughout the redeveloped site and to reclassify the properties to 'Local Commercial' so that the proposed development is consistent with the City's comprehensive plan. 2146 W. Broadway and 2127, 2129, and 2139 Avenue A are also located within the West Broadway Corridor Design Overlay (CDO).

The subject properties to be rezoned are surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across Avenue A)
South	C-2/Commercial District	Existing Runza site
East	R-3/Low-Density Multifamily Residential District	Single-family dwellings
West	R-3/Low-Density Multifamily Residential District	Single-family dwellings (across N. 22 nd Street)

; and

WHEREAS, The Community Development Department recommends approval of this request.

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

The request to amend the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) by reclassifying property legally described as Lots 13 through 17, Block 15, Highland Place, City of Council Bluffs, Pottawattamie County, Iowa, from 'Low Density Residential' to 'Local Commercial', subject to the comments stated above, is hereby approved.

RESOLUTION NO. _____

PAGE 2

ADOPTED
AND
APPROVED

June 24, 2024.

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk

Council Communication

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

Resolution 24-183
ITEM 6.B.

Council Action: 6/24/2024

Description

Resolution to change the pay grade and step of the City Clerk position.

Background/Discussion

City Council Directed this resolution to be added to the agenda.
--

Per Municipal Code:

1.20.040 Compensation Of City Clerk

The compensation of the city clerk shall be established by a resolution of city council.
--

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-183	Resolution	6/18/2024

RESOLUTION 24-183

A RESOLUTION TO CHANGE THE GRADE AND STEP OF JODI QUAKENBUSH AS CITY CLERK.

WHEREAS, Jodi Quakenbush was appointed to the position of City Clerk effective March 28, 2017 upon the retirement of the former City Clerk; and

WHEREAS, as City Clerk, Jodi Quakenbush attends continuing education sessions to retain her Municipal Clerk Certification and further her education to better serve the City of Council Bluffs;

WHEREAS, Jodi Quakenbush has proven she has the knowledge and experience to provide excellent service to the members of the community as well as effectively working with City staff and the City Council Members.

WHEREAS, The City Council requests and supports a wage increase to Grade 30, Step 5 for Jodi Quakenbush, as City Clerk.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

That effective upon approval, Jodi Quakenbush wage as City Clerk shall increase to grade 30, step 5 of the non union pay scale;

ADOPTED
AND
APPROVED June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Parks and Recreation
Case/Project No.: Valley View Dog
Park
Submitted by: Zach Smith

Resolution 24-184
ITEM 6.C.

Council Action: 6/24/2024

Description

Resolution authorizing the Mayor and City Clerk to execute an agreement and award a contract in the amount of \$275,750.50 to Western Iowa Utilities for the Valley View Dog Park, Project R23-13.

Background/Discussion

The City Council approved \$300,000 for the construction of the dog park in the FY23 CIP. An additional \$95,000 was previously allocated to the project when the initial cost opinion exceeded the budget.

The bid for the project closed on June 11th and the City received three bids:

Western Iowa Utilities - \$247,260.50
Neuvirth Construction, Inc. - \$358,717.04
Cardis Fence and Iron - Rejected due to being nonresponsive

The contract is awarded to the apparent low bidder for the base bid. Western Iowa Utilities is the apparent low bidder with a base bid in the amount of \$247,260.50 and a negotiated alternate bid of an additional \$28,490.00 for a concrete mow strip along the fence line.

The overall construction cost of \$275,750.50 is less than the remaining amount of \$336,400 available for construction.

It is anticipated the project will occur over late summer and be completed by January 1st, 2025.

Recommendation

Approve resolution to authorize the Mayor and City Clerk to enter into a contract with Western Iowa Utilities in the amount of \$275,750.50 for the Valley View Dog Park, Project R23-13.

ATTACHMENTS:

Description	Type	Upload Date
Letter of Recommendation	Letter	6/17/2024
Resolution 24-184	Resolution	6/18/2024

June 12, 2024

Zach Smith, Recreation Complex Supervisor
City of Council Bluffs - Parks
2900 Richard Downing Ave
Council Bluffs, IA 51501
Office: 712-366-2530
Cell: 402-699-1497
zsmith@councilbluffs-ia.gov

**RE: Valley View Dog Park – Phase II, Project R-23-13 (Confluence Project #21033)
Bid Recommendation**

Mr. Zach Smith:

Regarding the Valley View Dog Park – Phase II project, three contractors submitted a bid on the project:

- Cardis Fence and Iron (LIMADO, Inc.)
- Western Iowa Utilities (Hildreth Landscape Inc)
- Neuvirth Construction, Inc

Construction cost for the base bid project was estimated at \$294,798.55. An alternate to include a concrete mow strip was estimated at \$32,375.00. The total construction estimate was \$327,173.55.

We have reviewed the bid results. After reaching out to the low bidder (Cardis Fence and Iron) with no response and an incomplete bid, the apparent low bidder’s bid is being rejected. As a result, the next apparent low bidder is Western Iowa Utilities.

Western Iowa Utilities has demonstrated completion of site projects for other government agencies including the Iowa DNR and Pottawattamie Conservation District. When we contacted their references, all the responses were supportive of Western Iowa Utilities. Confluence recommends awarding the project to Western Iowa Utilities for the base bid with alternate for a total construction contract amount of \$275,750.50.

The proposed bid breaks out as follows:

Base Bid:	\$ 247,260.50
Alternate:	<u>\$ 28,490.00</u>
Total:	\$ 275,750.50
Accepted Total:	\$ 275,750.50

We have discussed the bid with Cody Hildreth, President at Western Iowa Utilities, and he is confident in their bid. See the attached letter.

Western Iowa Utilities is planning on using two subcontractors for fencing with In-Law Fencing & More and concrete flatwork for DPS Concrete. See the attached letter.

Please feel free to contact me with any questions.

Sincerely,



Caitlin Bolte
Principal

Confluence
1111 N 13th Street Ste 203
Omaha, Nebraska 68102

Enclosure: BIDDER STATUS FORM – WIU.pdf
 CERT OF COMPLIANCE – WIU.pdf
 PAST PROJECT INFO – WIU.pdf
 Supplier Response (western iowa utilities).pdf
 Wester Iowa Utilities – Valley View Dog Park Sub Bid letters.pdf

RESOLUTION
NO 24-184

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT AND AWARD A CONTRACT IN THE AMOUNT OF \$275,750.50 TO WESTERN IOWA UTILITIES FOR THE VALLEY VIEW DOG PARK, PROJECT R23-13

- WHEREAS, The City Council approved \$300,000 for the construction of the dog park in the FY23 CIP. An additional \$95,000 was previously allocated to the project when the initial cost opinion exceeded the budget; and
- WHEREAS, the dog park will consist of two areas – one for large dogs and one for small dogs, concrete central plaza, shade structures, dog waste stations, and drinking fountains for people and dogs; and
- WHEREAS, the remaining funding available for construction is \$336,400; and
- WHEREAS, three bids were received for the project with one bid being rejected due to being nonresponsive making Western Iowa Utilities the apparent low bidder with a base bid in the amount of \$247,260.50 and a negotiated alternate bid of an additional \$28,490.00 to include a concrete mow strip along the fence line; and
- WHEREAS, the total construction cost is \$275,750.50 and is less than the remaining amount available for construction; and
- WHEREAS the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute a contract in the amount of \$275,750.50 for the Valley View Dog Park, Project R23-13.

ADOPTED
AND
APPROVED

June 24, 2024

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community
Development

Case/Project No.:
Submitted by: Dessie Redmond,
Housing & Economic Development
Planner

Resolution 24-185
ITEM 6.D.

Council Action: 6/24/2024

Description

Resolution authorizing the Mayor and City Clerk to execute an agreement with Jim's Hauling for the 3426 2nd Avenue Demolition and Restoration Project.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	6/14/2024
Attachment A: Bid tabulation sheet	Other	6/14/2024
Resolution 24-185	Resolution	6/18/2024

City Council Communication

Department: Community Development	Resolution No. 24-_____	City Council: <u>6-24-2024</u>
Case/Project No.: N/A		
Subject/Title		
3426 2 nd Avenue Demolition and Restoration Project Contract Award		
Background/Discussion		
<p><u>Background</u></p> <p>The City has owned the property located at 3426 2nd Avenue since 2015. The Public Works Department has utilized the building to store equipment since its purchase; however, the department is no longer in need of the building. Over the last few year, the City has been purchasing property and cleaning up properties along the 1st Avenue corridor as part of its West Broadway Redevelopment Plan. The first large property purchase was the Bunge grain elevators with structure demolition completed in 2014. In 2021, the City demolished the old Echo Building in this same area. Demoiing the old Public Works building will continue the City’s efforts to clean up this area.</p>		
<p><u>Discussion</u></p> <p>Three bids were received from contractors via IonWave. The low bid for the project was submitted by Jim’s Hauling for \$80,000. It is expected that demolition will begin towards the end of June with final site work and seeding completed by July 25, 2024.</p>		
Staff Recommendation		
<p>The Community Development Department recommends acceptance of the bid from Jim’s Hauling in the amount of \$80,000 for the 3426 2nd Avenue Demolition and Restoration Project.</p>		
Attachments		
<ol style="list-style-type: none"> 1. Bid tabulation sheet 2. Resolution 		

3426 2nd Ave - Bid Tabulation

Jim's Hauling

Cox Contracting

Vixen, LLC

Bidder's Proposal	X	X	X
Bid Total Form	X	X	X
Bidder's Project Experience	X	X	X
Bid Bond	X	X	X
Subcontractor's List	X	X	X
Non-Discrimination	X	X	X
Title VI & EEO	X	X	X
Insurance Requirement	X	X	X
Attributes in IonWave	X	X	X
Bid Total	\$80,000	\$125,000	\$88,900

RESOLUTION NO. 24-185

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH JIM’S HAULING FOR THE 3426 2nd AVENUE DEMOLITION AND RESTORATION PROJECT.

- WHEREAS,** The City wishes to undertake a project known as the 3426 2nd Ave Demolition and Restoration Project; and
- WHEREAS,** This project will involve demolition of a storage building that is no longer used by the Public Works Department and site improvements; and
- WHEREAS,** Such improvements are required to accommodate the further redevelopment of the area; and
- WHEREAS,** The plans, specifications and form of contract for the 3426 2nd Avenue Demolition and Restoration Project are on file in the City’s online bidding portal; and
- WHEREAS,** A Notice of Public Hearing was published as required by law and a public hearing was held on May 6, 2024 and the plans, specifications and form of contract were approved; and
- WHEREAS,** Jim’s Hauling has submitted a low bid in the amount of \$80,000 for the project.

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

That the bid from Jim’s Hauling in the amount of \$80,000 for the 3426 2nd Ave Demolition and Restoration Project 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 3426 2nd Ave Demolition and Restoration Project; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute an agreement with Jim’s Hauling for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and cashier’s check as required by the contract specifications.

ADOPTED
AND
APPROVED:

June 24, 2024

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

CBPD ALCOHOL PERMIT RENEWAL REVIEW

	ESTABLISHMENT	ADDRESS	OWNER	RENEWAL DATE
1.				
2.				
3.				
4.				
5.				
6.				
7.				

	CITATIONS	CFS*	NEXUS*	GREEN*	YELLOW*	RED*	
1.							*CFS - Calls in the area, establishment mentioned
2.							*Nexus - Calls originated at establishment
3.							
4.							
5.							*Green - No issues
6.							*Yellow - Minor issues
7.							*Red - Major issues

COMMENTS

*Additional information relating to the CFS can be made available upon request

SIGNATURE _____

CBPD ALCOHOL PERMIT RENEWAL REVIEW

	ESTABLISHMENT	ADDRESS	OWNER	RENEWAL DATE
1.				
2.				
3.				
4.				
5.				
6.				
7.				

	CITATIONS	CFS*	NEXUS*	GREEN*	YELLOW*	RED*	
1.							*CFS - Calls in the area, establishment mentioned
2.							*Nexus - Calls originated at establishment
3.							
4.							
5.							*Green - No issues
6.							*Yellow - Minor issues
7.							*Red - Major issues

COMMENTS

*Additional information relating to the CFS can be made available upon request

SIGNATURE _____

Barley's- LC0031431

Premise Street : 114 W Broadway

Application Number : App-200913

Class C Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-07-15	Tentative Expiration Date 2025-07-14	Application Status  Submitted to Local Authority
--------------------------------------	--	---	--

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>AF</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>PS</u>	Issued _____	
ZONING <u>C2</u>	Expires _____	
	Council <u>10-24-24</u>	

Caddy's Kitchen and Cocktails- LC0044616

Premise Street : 103 Broadway

Application Number : App-203314

Class C Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-07-24	Tentative Expiration Date 2025-07-23	Application Status  Pending Dramshop Review
--------------------------------------	--	---	---

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>RS</u>	Issued _____	
ZONING <u>CA</u>	Expires _____	
	Council <u>10-24-24</u>	

Courtyard by Marriott LC0049054

Premise Street : 2501 Bass Pro Drive

Application Number : App-201570

Class C Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-06-01	Tentative Expiration Date 2025-05-31	Application Status  Submitted to Local Authority
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u> </u>	Local Amt <u> </u>	
FIRE <u>AF</u>	Endorsed <u> </u>	
BUILDING <u>RS</u>	Issued <u> </u>	
ZONING <u> </u>	Expires <u> </u>	
	Council <u>10-24-24</u>	

Dollar General #1574- LG0000680

Premise Street : 2731 East Kanesville Boulevard

Application Number : App-202493

Class B Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-07-22	Tentative Expiration Date 2025-07-21	Application Status  Submitted to Local Authority
--------------------------------------	--	---	--

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>AP</u>	Local Amt _____	
FIRE <u>AP</u>	Endorsed _____	
BUILDING <u>RS</u>	Issued _____	
ZONING <u>CA</u>	Expires _____	
	Council <u>10-24-24</u>	

Eagles Club- LF0000310

Premise Street : 1530 Avenue 'F'

Class F Retail Alcohol License

Application Number : App-200415

> Application Type
Renewal

Tentative Effective Date
2024-07-07

Tentative Expiration Date
2025-07-06

Application Status 
Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE 	Local Amt _____	
FIRE 	Endorsed _____	
BUILDING 	Issued _____	
ZONING 	Expires _____	
	Council <u>0-24-24</u>	

FAMILY DOLLAR 32697-LG0000807

Premise Street : 757 West Broadway

Application Number : App-202792

Class B Retail Alcohol License

>	Application Type Renewal	Tentative Effective Date 2024-08-15	Tentative Expiration Date 2025-08-14	Application Status  Submitted to Local Authority
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>PS</u>	Issued _____	
ZONING <u>CS</u>	Expires _____	
	Council <u>6-24-24</u>	

Jonesy's Corner- LC0039326

Premise Street : 2752 W Broadway

Application Number : App-200517

Class C Retail Alcohol License

> Application Type: **Renewal** Tentative Effective Date: 2024-07-01 Tentative Expiration Date: 2025-06-30 Application Status : Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <i>AP</i> _____	Endorsed _____	
BUILDING <i>RS</i> _____	Issued _____	
ZONING <i>CS</i> _____	Expires _____	
	Council <i>10-24-24</i> _____	

Queen of Apostles Church- LC0030794

Premise Street : 3304 4th Ave

Application Number : App-203096

Class C Retail Alcohol License

> Application Type
Renewal

Tentative Effective Date
2024-08-09

Tentative Expiration Date
2025-08-08

Application Status ?
~~Pending Dramshop Review~~
Subm. to local
auth.

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <u>AP</u>	Endorsed _____	
BUILDING <u>RS</u>	Issued _____	
ZONING <u>CS</u>	Expires _____	
	Council <u>10-24-24</u>	

Super Convenience Store- LE0003095

Premise Street : 2547 2nd Avenue

Application Number : App-202570

Class E Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-07-01	Tentative Expiration Date 2025-06-30	Application Status  Submitted to Local Authority
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u> ✓ </u>	Local Amt _____	
FIRE <u> AF </u>	Endorsed _____	
BUILDING <u> RS </u>	Issued _____	
ZONING <u> CA </u>	Expires _____	
	Council <u> W-24-24 </u>	

Juanitos Restaurant

Premise Street: 722 Creek Top

Application Number : App-191890

Class C Retail Alcohol License

> Application Type New	Tentative Effective Date 2024-01-01	Tentative Expiration Date 2024-12-31	Application Status Pending Dramshop Review
----------------------------------	--	---	---

STILL NEED

- Deed/Lease
 - Sketch
 - Notary page
 - Background Info Sheet
 - State background check *-ed for update 3/27*
- 1A*

<input type="checkbox"/> RENEWAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <i>AR</i>	Local Amt _____	
FIRE <i>AR</i>	Endorsed _____	
BUILDING <i>BS</i>	Issued _____	
ZONING <i>CS</i>	Expires _____	
	Council <i>10-24-24</i>	

Pending dram

3-27-24
10-10-24

The Terrace

Premise Street : 4201 Rivers Edge Parkway

Application Number : App-200482

Class C Retail Alcohol License

Application Type New	Tentative Effective Date 2024-06-01	Tentative Expiration Date 2025-05-31	Application Status  Submitted to Local Authority
--------------------------------	--	---	--

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>AF</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>PS</u>	Issued _____	
ZONING <u>CA</u>	Expires _____	
	Council <u>10-24-24</u>	

STILL NEED

- Deed/Lease
- Sketch
- Notary page
- Background Info Sheet
- State background check

Walgreens #03700-LE0002188

Premise Street : 535 E Broadway

Application Number : App-203487

Class E Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-07-15	Tentative Expiration Date 2025-07-14	Application Status  Submitted to Local Authority
--------------------------------------	--	---	--

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <u>AF</u> _____	Endorsed _____	
BUILDING <u>PS</u> _____	Issued _____	
ZONING <u>CS</u> _____	Expires _____	
	Council <u>10-24-24</u>	

Walgreens #04405-LE0002187

Premise Street : 2508 W Broadway

Application Number : App-203488

Class E Retail Alcohol License

> Application Type Renewal	Tentative Effective Date 2024-07-15	Tentative Expiration Date 2025-07-14	Application Status  Submitted to Local Authority
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <u>AF</u> _____	Endorsed _____	
BUILDING <u>RS</u> _____	Issued _____	
ZONING <u>CS</u> _____	Expires _____	
	Council <u>10-24-24</u>	

Walgreens #05306-LE0002186

Premise Street : 301 W Bennett Ave

Class E Retail Alcohol License

Application Number : App-203492

> Application Type
Renewal

Tentative Effective Date
2024-07-15

Tentative Expiration Date
2025-07-14

Application Status 
Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt _____	
FIRE <u>AE</u>	Endorsed _____	
BUILDING <u>PS</u>	Issued _____	
ZONING <u>CS</u>	Expires _____	
	Council <u>10-24-24</u>	

Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01 / 2024 through 06/30/2025

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): AVC G Store

Iowa sales and use tax account number: 1708113200

Retail address: 1602 Avenue G City: Council Bluffs State: IA ZIP: 51501

Mailing address: 1602 Avenue G City: Council Bluffs State: IA ZIP: 51501

Phone: 712-890-5076

Legal Ownership Information:

Type of ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP: RT Convenient store, LLC

Primary office address: 1602 Avenue G City: Council Bluffs State: IA ZIP: 51501

Phone: 402-515-4756 Fax: _____ Email: elsawolseb@yahoo.com

Retail Information:

Types of Sales: Over-the-counter Vending machine Vending machine that assembles cigarettes Delivery sales of alternative nicotine/vapor products (see instructions) Mobile sales (see instructions) VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes Tobacco Alternative nicotine products Vapor products

Type of Establishment: (Select the options that best describe the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store
Grocery store Hotel/motel Liquor store Restaurant Tobacco store
Other (provide description) _____

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

yes, 1150082

Do you intend to make retail sales to ultimate consumers? Yes No

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Retene Emahatsion Title: Co-owner

Address: 1602 Avenue G

City: Council Bluffs State: IA ZIP: 51501

Name: _____ Title: _____

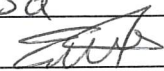
Address: _____
 City: _____ State: _____ ZIP: _____
 Name: Tesfit Gebreyesus Title: Co-owner
 Address: 6916 OAK PLZ Apt 6E
 City: Omaha State: NE ZIP: 68106

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

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Elsa

Authorized Signature: 

Date: 06/05/24 Email: elsawolseb@yahoo.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$100.00
- Fill in the date the permit was approved by the council or board: 6-24-24
- Fill in the permit number issued by the city/county: 1233597
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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

Additional instructions are on the final page.

For period (MM/DD/YYYY) 7 / 1 / 2024 through 06/30/ 2025

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): Fas Mart #552

Iowa sales and use tax account number: 178025983

Retail address: 503 9th Avenue City: Council Bluffs State: IA ZIP: 51503

Mailing address: 8565 Magellan Pkwy, Suite 400 City: Richmond State: VA ZIP: 23227

Phone: 712-323-3433

Legal Ownership Information:

Type of ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP: GPM Midwest 18, LLC

Primary office address: 8565 Magellan Pkwy, Suite 400 City: Richmond State: VA ZIP: 23227

Phone: 804-730-1568 x 1176 Fax: 804-215-8371 Email: licensing@gpminvestments.com

Retail Information:

Types of Sales: Over-the-counter Vending machine Vending machine that assembles cigarettes Delivery sales of alternative nicotine/vapor products (see instructions)
Mobile sales (see instructions) VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)
Cigarettes Tobacco Alternative nicotine products Vapor products

Type of Establishment: (Select the options that best describe the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store
Grocery store Hotel/motel Liquor store Restaurant Tobacco store
Other (provide description) _____

Do you have other permits issued under Iowa Code chapter 453A? If yes, provide permit number(s):
Please see attached list.

Include with this application a list of your suppliers and customers on a separate sheet.

Identify partners or corporate officers if the business is not a sole proprietorship.

Name: Arie Kotler Title: CEO

Address: 508 N. Island

City: Golden Beach State: FL ZIP: 33160

Name: Eyal Nuchamovitz Title: EVP

Address: 3284 NE 211 Terrace

City: Aventura State: FL ZIP: 33180

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor, page 2

Name: Robert Giammatteo Title: CFO

Address: 330 Haverstraw Road

City: Suffern State: NY ZIP: 10901

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products. I declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Printed name: Maury Bricks, General Counsel

Printed name: _____

Signature: _____

Signature: _____

Date: May 17, 2024

Date: _____

Printed name: _____

Signature: _____

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: 100⁰⁰
- Fill in the date the permit was approved by the council or board: 0-24-24
- Fill in the permit number issued by the city/county: 1233475
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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

Additional instructions are on the final page.

For period (MM/DD/YYYY) 7 / 1 / 2024 through 06/30/ 2025

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): Fas Mart #553

Iowa sales and use tax account number: 178025984

Retail address: 611 East Broadway City: Council Bluffs State: IA ZIP: 51503

Mailing address: 8565 Magellan Pkwy, Suite 400 City: Richmond State: VA ZIP: 23227

Phone: 712-323-7237

Legal Ownership Information:

Type of ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP: GPM Midwest 18, LLC

Primary office address: 8565 Magellan Pkwy, Suite 400 City: Richmond State: VA ZIP: 23227

Phone: 804-730-1568 x 1176 Fax: 804-215-8371 Email: licensing@gpminvestments.com

Retail Information:

Types of Sales: Over-the-counter Vending machine Vending machine that assembles cigarettes Delivery sales of alternative nicotine/vapor products (see instructions)
Mobile sales (see instructions) VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes Tobacco Alternative nicotine products Vapor products

Type of Establishment: (Select the options that best describe the establishment)

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

Other (provide description) _____

Do you have other permits issued under Iowa Code chapter 453A? If yes, provide permit number(s):

Please see attached list.

Include with this application a list of your suppliers and customers on a separate sheet.

Identify partners or corporate officers if the business is not a sole proprietorship.

Name: Arie Kotler Title: CEO

Address: 508 N. Island

City: Golden Beach State: FL ZIP: 33160

Name: Eyal Nuchamovitz Title: EVP

Address: 3284 NE 211 Terrace

City: Aventura State: FL ZIP: 33180

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor, page 2

Name: Robert Giammatteo Title: CFO

Address: 330 Haverstraw Road

City: Suffern State: NY ZIP: 10901

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products. I declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Printed name: Maury Bricks, General Counsel

Signature: [Handwritten Signature]

Date: May 17, 2024

Printed name: _____

Signature: _____

Date: _____

Printed name: _____

Signature: _____

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$ 100.00
- Fill in the date the permit was approved by the council or board: 6-24-24
- Fill in the permit number issued by the city/county: 1233476
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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

Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01 / 2024 through 06/30/ 2025

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): MOES MART

Iowa sales and use tax account number: 93-1675687

Retail address: 154 BENNETT AVE City: COUNCIL BLUFFS State: IA ZIP: 51503

Mailing address: 154 BENNETT AVE City: COUNCIL BLUFFS State: IA ZIP: 51503

Phone: 413-512-3080

Legal Ownership Information:

Type of ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP: MOES OPERATING LLC

Primary office address: 154 BENNETT AVE City: COUNCIL BLUFFS State: IA ZIP: 51503

Phone: 413-512-3080 Fax: _____ Email: moesoperating@gmail.com / moesmart3@gmail.com

Retail Information:

Types of Sales: Over-the-counter Vending machine Vending machine that assembles cigarettes Delivery sales of alternative nicotine/vapor products (see instructions)

Mobile sales (see instructions) VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes Tobacco Alternative nicotine products Vapor products

Type of Establishment: (Select the options that best describe the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store

Grocery store Hotel/motel Liquor store Restaurant Tobacco store

Other (provide description) _____

Do you have other permits issued under Iowa Code chapter 453A? If yes, provide permit number(s): _____

Include with this application a list of your suppliers and customers on a separate sheet.

Identify partners or corporate officers if the business is not a sole proprietorship.

Name: NAJAM BUKHARI Title: MANAGER

Address: 154 BENNETT AVE

City: COUNCIL BLUFFS State: IA ZIP: 51503

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products. I declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Printed name: Mohammad Saif

Printed name: _____

Signature: [Handwritten Signature]

Signature: _____

Date: _____

Date: _____

Printed name: _____

Signature: _____

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$ 100⁰⁰
- Fill in the date the permit was approved by the council or board: 10-24-24
- Fill in the permit number issued by the city/county: 1234337
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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

Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01 / 24 through 06/30/ 25

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): Speedy Gas N Shop
Iowa sales and use tax account number: 178025299
Retail address: 430 S 35th St City: Council Bluffs State: IA ZIP: 5191
Mailing address: 430 S. 35th St. City: Council Bluffs State: IA ZIP: 51501
Phone: 712 256 3473

Legal Ownership Information:

Type of ownership: Sole Proprietor Partnership Corporation LLC LLP
Name of sole proprietor, partnership, corporation, LLC, or LLP: Jerusalem Petroleum LLC
Primary office address: 430 S. 35th St. #1 City: Council Bluffs State: IA ZIP: 515
Phone: 712 256 3473 Fax: _____ Email: _____

Retail Information:

Types of Sales: Over-the-counter Vending machine Vending machine that assembles cigarettes Delivery sales of alternative nicotine/vapor products (see instructions)
Mobile sales (see instructions) VIN: _____ License plate number: _____
Types of Products Sold: (Check all that apply)
Cigarettes Tobacco Alternative nicotine products Vapor products

Type of Establishment: (Select the options that best describe the establishment)

Alternative nicotine/vapor store Bar Convenience store/gas station Drug store
Grocery store Hotel/motel Liquor store Restaurant Tobacco store
Other (provide description) _____

Do you have other permits issued under Iowa Code chapter 453A? If yes, provide permit number(s):

Include with this application a list of your suppliers and customers on a separate sheet.

Identify partners or corporate officers if the business is not a sole proprietorship.

Name: Alex Kalnari Title: Owner
Address: 3544 N 176th Plz 301 Omaha NE 68116.
City: Omaha State: NE ZIP: 68116.
Name: _____ Title: _____
Address: _____
City: _____ State: _____ ZIP: _____

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products. I declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Printed name: Alex Kulkar

Printed name: _____

Signature: [Signature]

Signature: _____

Date: 6/3/24

Date: _____

Printed name: _____

Signature: _____

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$ 100.00
- Fill in the date the permit was approved by the council or board: 6-24-24
- Fill in the permit number issued by the city/county: 1234209
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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

Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01 / 24 through 06/30/ 25

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): In n out sTP LLC. ^{dba} Speedy Gas n Shop

Iowa sales and use tax account number: 190521905

Retail address: 2024 5th Ave City: Council Bluffs State: IA ZIP: 51501

Mailing address: 2024 5th Ave City: Council Bluffs State: IA ZIP: 51501

Phone: 712 796 4044

Legal Ownership Information:

Type of ownership: Sole Proprietor Partnership Corporation LLC LLP

Name of sole proprietor, partnership, corporation, LLC, or LLP: In n out sTP

Primary office address: 2024 5th Ave City: Council Bluffs State: IA ZIP: 51501

Phone: 402-216-4636 Fax: _____ Email: Plus Ant LLC@hotmail.com,

Retail Information:

Types of Sales: Over-the-counter Vending machine Vending machine that assembles cigarettes Delivery sales of alternative nicotine/vapor products (see instructions)

Mobile sales (see instructions) VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes Tobacco Alternative nicotine products Vapor products

Type of Establishment: (Select the options that best describe the establishment)

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

Other (provide description) _____

Do you have other permits issued under Iowa Code chapter 453A? If yes, provide permit number(s):

Include with this application a list of your suppliers and customers on a separate sheet.

Identify partners or corporate officers if the business is not a sole proprietorship.

Name: Ismael Ferraz Title: Owner

Address: 16439 Lakes Dr

City: Omaha State: NE ZIP: 68116

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor, page 2

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products. I declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Printed name: J. Samuel Lerner

Printed name: _____

Signature: [Handwritten Signature]

Signature: _____

Date: 6-13-24

Date: _____

Printed name: _____

Signature: _____

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$ 100⁰⁰
- Fill in the date the permit was approved by the council or board: 6/24/24
- Fill in the permit number issued by the city/county: 1234370
- Fill in the name of the city or county issuing the permit: City Council Bluffs
- New Renewal

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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

For City Use Only:

Name of Special Event: *Friends of Lake Manawa Fireworks*

Date of Special Event: *June 30, 2024*

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

Department Comments:

*PW- will coordinate w/ CBPD regarding signal timings
Approve w/ no comments.
Police- Min 3 officers working.*

Approved

Denied

Department: _____

Signature/Initials: _____

CD _____ ✓

FIRE *AT* _____

BUILDING _____ ✓

LEGAL _____

PARKS _____ ✓

POLICE _____ ✓

PW _____ ✓

RISK M _____ ✓

INS CERT _____ *Attached*

COUNCIL _____ *6/24/2024*

FORMS SENT OUT _____ *2/28/2024*

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

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

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

Please check any boxes that apply:

I. General Information.

- Organization/Person Requesting: Friends of Lake Manawa, J&M Displays
- Name of Event: Friends of Lake Manawa Fireworks
- Contact Name: Ted Kallhoff
- Mailing Address for Contact: 17783 Allis Road, Council Bluffs, IA 51503

- Contact Phone Number: 402-639-6065
- Email: ted@jandmdisplays.com
- Address of Event: Lake Manawa
- Estimate of Number of Participants: 1000+
 - 1-50 251-500
 - 51-100 501-1,000
 - 100-150 > 1,000
- Attach map of event location, set-up, and/or route.

II. Type of Event:

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

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

III. Date of Event

- | | |
|--------------------------------|----------------------------------|
| - Date Set Up <u>6/30/2024</u> | Date Taken Down <u>6/30/2024</u> |
| - Date Held <u>6/30/2024</u> | Times Held _____ |

IV. Brief description of event: Annual Fireworks

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

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

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

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

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

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

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

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

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

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acisure, LLC dba Britton Gallagher 3737 Park East Dr. STE 204 Beachwood OH 44122	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED J & M Displays, Inc. 18064 170th Avenue Yarmouth IA 52660	INSURER A : Everest Denali Insurance Company NAIC # 16044	
	INSURER B : Axis Surplus Ins Company 26620	
	INSURER C : Everest Indemnity Insurance Co. 10851	
	INSURER D :	
	INSURER E :	
	INSURER F :	

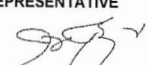
COVERAGES **CERTIFICATE NUMBER:** 1482375383 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			SI8ML00060-241	1/15/2024	1/15/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			SI8CA00033-241	1/15/2024	1/15/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P-001-000063943-06	1/15/2024	1/15/2025	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
C	Excess Liability #2			SI8EX01313-241	1/15/2024	1/15/2025	Each Occ/ Aggregate Total Limits	\$4,000,000 \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement or permit.
FIREWORKS DISPLAY DATE: June 30, 2024
LOCATION OF EVENT: Lake Manawa State Park
ADD'L INSURED: The City of Council Bluffs, Iowa, its employees, volunteers, officers, elected officials, partners, subsidiaries, divisions & affiliates, event sponsors & landowners as their interest may appear in relation to this event; State of Iowa (landowner); Lake Manawa Fireworks (sponsor)

CERTIFICATE HOLDER **CANCELLATION**

Lake Manawa Fireworks 22680 James Drive Council Bluffs IA 51503 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Lake Manwas
Lat - 41.124272
Long - 95.512618

- Legend**
- Feature 1
 - Feature 2
 - Feature 3
 - Lake Manawa
 - Lake Manawa City Park
 - Lake Manawa scenic view#3
 - SUMMERVILLE FARMS



For City Use Only:

Name of Special Event: *Edwards Employee Appreciation Party*

Date of Special Event: *July 3, 2024*

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

Department Comments:

Approved

Denied

Department: _____

Signature/Initials: _____

CD _____ ✓

FIRE *AF* _____

BUILDING _____ ✓

LEGAL _____

PARKS _____ ✓

POLICE _____ ✓

PW _____ ✓

RISK M _____ ✓

INS CERT *6-17-24* Not yet received

COUNCIL _____ 6/24/2024

FORMS SENT OUT _____ 6/13/2024

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

Effective July 1, 2024: there will be a permit fee for all special event applications.
\$25 – Neighborhood block parties, smaller events with a smaller amount of attendees.
\$50 – Events with main road closures, events with a larger amount of attendees.

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

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

Please check any boxes that apply:

I. General Information.

- Organization/Person Requesting: James Howe / Bobby Edwards
- Name of Event: Edwards Employee Appreciation Party
- Contact Name: James Howe
- Mailing Address for Contact: 1209 Murray Point Plattsmouth NE
68048
- Contact Phone Number: 402-690-3058
- Email: brahowe@yahoo.com
- Address of Event: 1010 34th Ave Council Bluffs, IA 51501
- Estimate of Number of Participants: _____
 - 1-50 251-500
 - 51-100 501-1,000
 - 100-250 > 1,000
- Attach map of event location, set-up, and/or route

II. Type of Event:

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

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

III. Date of Event

- | | |
|------------------------------|--------------------------------|
| - Date Set Up: <u>7/3/24</u> | Date Taken Down: <u>7/3/24</u> |
| - Date Held: <u>7/3/24</u> | Times Held: <u>5-10pm</u> |

IV. Brief description of event: Employee Appreciation Party for Edwards Motorsports / car dealer -
Will have DJ playing music prior to event
Couple food trailers/vendors -
fireworks show ~~after~~ at dusk

V. Additional permits required when event includes

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

VI. Traffic Control

Request Police Assistance for _____

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

- Street closures (**Must include a Map**)
If using the 712 Initiative Block Party Trailer, please complete section VIII.
 - Street closures must be in compliance with the Manual for Uniform Traffic Control Devices. Traffic control barricades and signage must be furnished and placed by qualified companies or by the city. The city charges fees for this service.
 - Street closures require abutting property owners' concurrence. Petition/permission form attached. Requires signature of any property affected by the closure.
 - Event Organizers are responsible for notifying businesses that affected by street closure. Notice to businesses must be given at least 4 weeks in advance of the event.

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

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

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

porta potties available

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

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

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

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

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

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

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

NOISE VARIANCE REQUEST

APPLICATION DATE: June 13th 2024
REQUESTING PERSON:
NAME: James Howe / Bobby Edwards
MAILING ADDRESS: 1209 Murray Point Plattsmouth NE 68048
PHONE NUMBER: 402-690-3058
EMAIL: btahowe@comcast.net
ORGANIZATION/EVENT: Edward's Motorsports Appreciation Party
EVENT LOCATION: 1010 34th Ave Council Bluffs IA 51501
EVENT DATE: 7/3/2024
EVENT TIME: 5-10pm

EXPLAIN SOURCE OF NOISE AND SPECIFIC HOURS OF NOISE:
Will play music prior to event / Firework
show at dusk

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

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

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

APPROVED ()
DISAPPROVED ()
APPROVED WITH STIPULATION ()

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

City Clerk

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ryder Rosacker McCue & Huston (MGD by Hull & Company) 509 W Koenig St Grand Island NE 68801	CONTACT NAME: Kristy Wolfe	FAX (A/C, No): 308-382-7109	
	PHONE (A/C, No, Ext): 308-382-2330	E-MAIL ADDRESS: kwolfe@ryderinsurance.com	
INSURED Pyro Six LLC 19440 Davy Joros Cir Plattsmouth NE 68048	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : SCOTTSDALE INS CO		41297
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES **CERTIFICATE NUMBER:** 172713601 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC			CPS4077977	6/10/2024	6/10/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Regarding the General Liability coverage, Waiver of Subrogation applies to the entities listed below per attached form CG 24 04 when required by written agreement.
Regarding the General Liability coverage, Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.
Additional Insured: Edwards Auto Group; City of Council Bluffs

CERTIFICATE HOLDER**CANCELLATION**

Edwards Auto Group 927 32nd Ave Council Bluffs IA 51501	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Louis Saine</i>
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