Public Works Customer Service Specialist Position - Matt Cox & Pat Miller

Reopening Update - Tim Carmody & Justin James

Pavilion - Vincent Martorello

Review Agenda

City Council Meeting Minutes
May 18, 2020

CALL TO ORDER

Meeting was held electronically with Zoom meetings pursuant to administrative action taken by City Council on March 23, 2020 regarding the Covid-19 pandemic.
Mayor Matthew Walsh called the meeting to order at 7:00 p.m. on Monday May 18, 2020.
Council Members present: Joe Disalvo, Chad Hannan, Melissa Head, Roger Sandau and Mike Wolf.
Staff Present: Matt Mardesen, Richard Wade and Jodi Quakenbush.

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

https://zoom.us/j/6588922517
Meeting ID: 658 892 2517
888 475 4499 US Toll-free
877 853 5257 US Toll-free
You **MUST** enter your first and last name to be admitted into the meeting.

CONSENT AGENDA

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

Reading, correction and approval of the May 4, 2020 City Council Meeting Minutes.

Resolution 20-125

Resolution accepting the work of Bluffs Paving and Utility Co. Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the S. 6th Street Reconstruction. Project #PW18-08

Resolution 20-126

Resolution of necessity and intent and setting a Public Hearing for June 22, 2020 at 7:00 p.m. to amend the South Pointe Urban Revitalization Area as legally described in the Council packet. Location: South 19th Street from Veteran's Memorial Highway to Gifford Road.

March FY20 Financial Reports

Notice of Right of Redemption

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

MAYORS PROCLAMATIONS

Mayor read National Foster Care Month Proclamation.

PUBLIC HEARINGS

Ordinances 6406 & 6407

Ordinance 6406 to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning the Gerald W. Kirn Middle School campus, more specifically described in the Council packet, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in chapter 15.13. Location: the northwest corner of the intersection of East Kanesville Boulevard and North Avenue.

Ordinance 6407 to amend the zoning map as adopted by reference in section 15.02.070, by rezoning the Hoover Elementary School campus, more specifically described in the Council packet, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in chapter 15.13. Location: 1205 North Broadway Street.

Mike Wolf and Melissa Head moved and seconded approval of Second Consideration of Ordinances 6406 & 6407. Unanimous, 5-0 vote.

Roger Sandau and Chad Hannan moved and seconded approval of Motion to waive Third Consideration of Ordinances 6406 & 6407. Ordinances pass to Law.. Unanimous, 5-0 vote.

Ordinance 6408

Ordinance to amend the zoning map as adopted by reference in section 15.02.070, by rezoning property legally described as Lot 7 and the east 5 feet of Lot 8, Block 9, Everett's Addition, and the property legally described as the west 50 feet of Lot 8, Block 9, Everett's Addition, from R-2/Two-Family Residential District to R-3/Low Density Multifamily Residential District as defined in chapter 15.10. Location: 1728 and 1730 3rd Avenue.

Chad Hannan and Mike Wolf moved and seconded approval of Second Consideration of Ordinance 6408. Third Consideration will be held June 8, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

Resolution 20-127

Resolution to vacate and dispose of the east/west alley platted in Block 1, Mynster Place. Location: 1615 Henry Street and 124 Elliott Street.

Chad Hannan and Mike Wolf moved and seconded approval of Resolution 20-127. Unanimous, 5-0 vote.

Resolution 20-128

Resolution to approve a proposed amendment to the current city budget for the fiscal year ending June 30, 2020.

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 20-128. Unanimous, 5-0 vote.

Resolution 20-129

Resolution to dispose of city property described as the East 14 feet of Lot 66, Belmont Addition. Location: Between 1500 N. 17th Street and the northern parking lot for Stan Bahnsen Park on Avenue O.

Roger Sandau and Melissa Head moved and seconded approval of Resolution 20-129. Unanimous, 5-0 vote.

Resolution 20-134

Resolution approving the Urban Revitalization Plan for the 14th Avenue Urban Revitalization Area. URV-20-003

Heard from Chris Richleau, 1425 9th Avenue
Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 20-134. Unanimous, 5-0 vote.

Resolution 20-135

Resolution approving the Urban Revitalization Plan for the 5th & West Broadway Urban Revitalization Area. URV-20-002

Chad Hannan and Melissa Head moved and seconded approval of

Resolution 20-135. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinance 6411

Ordinance establishing the 5th & West Broadway Urban Revitalization Area.

Melissa Head and Roger Sandau moved and seconded approval of First Consideration of Ordinance 6411. Second Consideration will be June 8, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

Ordinance 6412

Ordinance establishing the 14th Avenue Urban Revitalization Area

Roger Sandau and Melissa Head moved and seconded approval of First Consideration of Ordinance 6412. Second Consideration will be June 8, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

Ordinance 6413

An Ordinance to amend Chapter 12.02 “Miscellaneous Provisions” of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 12.02.056 “Open Burn Prohibited”.

Mike Wolf and Chad Hannan moved and seconded approval of First Consideration of Ordinance 6413. Second Consideration will be June 8, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

ORDINANCES ON 2ND READING

Ordinance 6410

Ordinance to amend Chapter 2.08 "Schedule of Fees" of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 2.08.030 "Waiver Of Fees".

Melissa Head and Roger Sandau moved and seconded approval of Second Consideration of Ordinances 6410. Unanimous, 5-0 vote.

Mike Wolf and Chad Hannan moved and seconded approval of Motion to waive Third Consideration of Ordinances 6410. Ordinance passes to Law.. Unanimous, 5-0 vote.

Ordinance 6409

Ordinance establishing the Veterans Memorial Highway Urban Revitalization Area with the City of Council Bluffs.

Chad Hannan and Roger Sandau moved and seconded approval of Second Consideration of Ordinance 6409. Passed, 4-1 vote.
(Nays: Wolf)

Chad Hannan and Melissa Head moved and seconded approval of Motion to waive Third Consideration of Ordinance 6409. Ordinance passes to Law.. Passed, 4-1 vote.
(Nays: Wolf)

RESOLUTIONS

Resolution 20-130

Resolution authorizing the City of Council Bluffs Legal Department to proceed as proposed in executive session held on February 24, 2020.

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 20-130. Unanimous, 5-0 vote.

Resolution 20-131

Resolution accepting the bid of Compass Utility, LLC for the East Manawa Sewer Rehab, Phase IX. Project # PW21-09

Roger Sandau and Melissa Head moved and seconded approval of Resolution 20-131. Unanimous, 5-0 vote.

Resolution 20-132

Resolution to set the non union wage increase for FY21

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 20-132. Unanimous, 5-0 vote.

Resolution 20-133

Resolution authorizing the Mayor to execute the Order Accepting the Acknowledgement/Settlement Agreement from 42 Degrees Pipes and Tobacco, 3030 W. Broadway; Bucky's #17, 1759 Madison Avenue; Fareway Stores, Inc. #73, 310 Mckenzie Avenue; Hy-Vee Food Store #2, 1745 Madison Avenue; Mega Saver, 3540 W. Broadway AND White Oak Station, 2024 5th Avenue.

Roger Sandau and Melissa Head moved and seconded approval of Resolution 20-133. Passed, 5-0 vote.

Resolution 20-136

Resolution adopting a site-specific signage plan for Gerald W. Kirn Middle School campus located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue.

Mike Wolf and Joe Disalvo moved and seconded approval of Resolution 20-136. , 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1. Big Kel's Pizza & Wings, 40 Arena Way, Ste 11 (NEW)
2. Bucky's #16, 7 North 16th Street
3. Bucky's #17, 1759 Madison Avenue
4. Bucky's #22, 3434 Nebraska Avenue
5. Bucky's #27, 2711 S 24th Street
6. Bucky's #34, 3501 W Broadway
7. Eagles Club, 1530 Avenue F
8. Full Fledged Brewing Company, 40 Arena Way, Ste 40-2
9. Jonesy's Corner, 2752 W Broadway
10. Main Street Tavern, 519 South Main Street
11. O Face Bar, 2400 9th Avenue

Cigarette Permits

Roger Sandau and Melissa Head moved and seconded approval of Application for permits and cancellations, Item 8A 1-11 & 8B. Unanimous, 5-0 vote.

CITIZENS REQUEST TO BE HEARD

Heard from Kendal Esteves regarding National Foster Care Month Proclamation.

OTHER BUSINESS

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:24 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: City Clerk
Case/Project No.:
Submitted by:

To participate in the meeting please join our zoom meeting. You can join via phone, computer or both. You MUST enter your first and last name to be admitted into the meeting
ITEM 2.A.

Council Action: 5/18/2020

Description

https://zoom.us/j/6588922517
Meeting ID: 658 892 2517
888 475 4499 US Toll-free
877 853 5257 US Toll-free
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Background/Discussion

Recommendation

Council Communication

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

Approval of Agenda & tape recordings of these proceedings to be incorporated into the official minutes.
ITEM 3.A.

Council Action: 5/18/2020

Description

Background/Discussion

Recommendation

Council Communication

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

Reading, correction and approval of the May 4, 2020 City Council Meeting Minutes. ITEM 3.B.

Council Action: 5/18/2020

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
5-4-20 Minutes	Resolution	5/12/2020

City Council Meeting Minutes
May 4, 2020

CALL TO ORDER

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Mayor Matthew Walsh called the meeting to order at 7:00 p.m. on Monday May 4, 2020.
Council Members present: Joe Disalvo, Chad Hannan, Melissa Head, Roger Sandau and Mike Wolf.
Staff Present: Richard Wade and Jodi Quakenbush.

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

https://zoom.us/j/6588922517
Meeting ID: 658 892 2517
888 475 4499 US Toll-free
877 853 5257 US Toll-free

CONSENT AGENDA

Approval of Agenda & tape recordings of these proceedings to be incorporated into the official minutes.
Reading, correction and approval of the April 20, 2020 City Council Meeting Minutes.
Ordinances 6406 & 6407

Ordinance 6406 to amend the zoning map as adopted by reference in Section 15.02.070, and setting a Public Hearing for May 18, 2020 at 7:00 p.m., by rezoning the Gerald W. Kirn Middle School campus, more specifically described in the Council packet, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in chapter 15.13. Location: the northwest corner of the intersection of East Kanesville Boulevard and North Avenue.
Ordinance 6407 to amend the zoning map as adopted by reference in section 15.02.070, and setting a Public Hearing for May 18, 2020 at 7:00 p.m., by rezoning the Hoover Elementary School campus, more specifically described in the Council packet, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional

District as defined in chapter 15.13. Location: 1205 North Broadway Street.

Ordinance 6408

Ordinance to amend the zoning map as adopted by reference in section 15.02.070, and setting a Public Hearing for May 18, 2020 at 7:00 p.m., by rezoning property legally described as Lot 7 and the east 5 feet of Lot 8, Block 9, Everett's Addition, and the property legally described as the west 50 feet of Lot 8, Block 9, Everett's Addition, from R-2/Two-Family Residential District to R-3/Low Density Multifamily Residential District as defined in chapter 15.10. Location: 1728 and 1730 3rd Avenue.

Resolution 20-112

Resolution setting a public hearing for May 18th, 2020 for the proposed amendment to the City's budget for the fiscal year ending June 30, 2020.

Resolution 20-113

Resolution of intent to vacate and dispose of and setting a public hearing for May 18, 2020 at 7:00 p.m. for the east/west alley platted in Block 1, Mynster Place. Location: 1615 Henry Street and 124 Elliott Street.

Resolution 20-114

Resolution of intent to dispose of and setting a public hearing for May 18, 2020 at 7:00 p.m. for city property described as the East 14 feet of Lot 66, Belmont Addition. Location: Between 1500 N. 17th Street and the northern parking lot for Stan Bahnsen Park on Avenue O.

Mayor's Appointments, Community Development Advisory Committee

Notice of Right of Redemption and Claim

Mike Wolf and Chad Hannan moved and seconded approval of Consent Agenda, as amended to include comments from Pat Fuller to Resolution 20-97. Unanimous, 5-0 vote.

PUBLIC HEARINGS

Resolution 20-115

Resolution authorizing the Mayor to submit an application to apply for FY2021 State Transit Assistance through the Iowa Department of Transportation.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 20-115. Unanimous, 5-0 vote.

Resolution 20-116

Resolution approving the plans and specifications for the Oakland Drive Rehabilitation. Project # PW20-15

Heard from Sheryl Garst, 520 Oakland Avenue, requesting a sidewalk be added to the project.
Melissa Head and Chad Hannan moved and seconded approval of Resolution 20-116. Unanimous, 5-0 vote.

Resolution 20-117

Resolution approving the plans and specifications for the West Broadway Fiber Relocation. Project # PW20-20A

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 20-117. Unanimous, 5-0 vote.

Resolution 20-118

Resolution approving the Urban Revitalization Plan for the Veterans Memorial Highway Urban Revitalization Area.

Heard from Geoff McGregor
Chad Hannan and Roger Sandau moved and seconded approval of Resolution 20-118. Passed, 4-1 vote.
(Nays: Wolf)

Resolution 20-119

Resolution to dispose of city property generally described as being a portion of Lots 13 and 14, Block 85, Railroad Addition, and a portion of the vacated alleys adjacent. Location: West of South 11th Street, East of South 12th Street, North of the former 29th Avenue right-of-way.

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 20-119. Unanimous, 5-0 vote.

Resolution 20-120

Resolution to dispose of city property generally described as being a portion of Lot 10 and Lots 14 and 15, Bayliss 3rd Addition, and a portion of the vacated alleys adjacent. Location: West of South 10th Street, East of South 11th Street, North of the former 29th Avenue Right-of-way.

Received one letter of objection from Paul Funk.
Roger Sandau and Melissa Head moved and seconded approval of Resolution 20-120. Unanimous, 5-0 vote.

Resolution 20-121

Resolution to dispose of city property generally described as being a portion of Lot 20, Block 27, Bayliss 3rd Addition. Location: South of 2824 S. 9th Street.

Chad Hannan and Mike Wolf moved and seconded approval of Resolution 20-121. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinance 6410

Ordinance to amend Chapter 2.08 "Schedule of Fees" of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 2.08.030 "Waiver Of Fees".

Roger Sandau and Melissa Head moved and seconded approval of First Consideration of Ordinance 6410. Second Consideration will be held May 18, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

Ordinance 6409

Ordinance establishing the Veterans Memorial Highway Urban Revitalization Area with the City of Council Bluffs.

Chad Hannan and Melissa Head moved and seconded approval of First Consideration of Ordinance 6409. Second Consideration will be held May 18, 2020 at 7:00 p.m.. Passed, 4-1 vote. (Nays: Wolf)

RESOLUTIONS

Resolution 20-122 A & B

20-122A - Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.

20-122B - Resolution amending Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 20-122 A & B. Unanimous, 5-0 vote.

Resolution 20-123

Resolution authoring the Mayor to execute IDOT Agreement No. 4-20-CHBP-003 for Competitive Highway Bridge Program (CHBP) funding for the North Broadway Bridge over Indian Creek, IDOT Project No. BRM-CHBP-1642(683)--NB-78 and a Cooperative Interagency Agreement with Montgomery County.

Roger Sandau and Melissa Head moved and seconded approval of Resolution 20-123. Unanimous, 5-0 vote.

Resolution 20- 124

Resolution authorizing and setting the Drainage District annual assessment for Mosquito Creek #22, Sieck #32, and West Lewis #35 for fiscal year 2021.

Melissa Head and Mike Wolf moved and seconded approval of Resolution 20-124. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1. Buffalo Wild Wings, 3701 Metro Drive, Ste 1
2. Family Fare #791, 1801 Valley View Drive
3. Hy-Vee Food Store #1, 2323 W Broadway
4. Mid America Center, 1 Arena Way

Cigarette Permits

Chad Hannan and Joe Disalvo moved and seconded approval of Application for Permits and Cancellations, 7A 1-4, and 7B. Unanimous, 5-0 vote.

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:30 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.: PW18-08
Submitted by: Matthew Cox, Public Works Director

Resolution 20-125
ITEM 3.C.

Council Action: 5/18/2020

Description

Resolution accepting the work of Bluffs Paving and Utility Co. Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the S. 6th Street Reconstruction. Project #PW18-08

Background/Discussion

Pottawattamie Arts, Culture & Entertainment (PACE) is a 501(c)3 organization with a mission to strengthen, develop and promote arts, cultural, and historical institutions, organizations, and activities in Council Bluffs and Pottawattamie County. PACE has constructed a new arts and cultural center in the Harvester II building, located west of the Harvester I building on South Main Street. The property for the new center is also bordered by S. 6th Street.

The City previously reconstructed S. 6th Street between 9th and 10th Avenues in 2012 in coordination with the new Community Health Center.

Improvements were needed to replace the remaining sanitary sewer which dated back to the 1950's and to improve the street that also had railroad tracks located along 11th Avenue that had been removed. This project continued the needed reconstruction of 6th Street, south of 10th Avenue in coordination with the Harvester II/PACE project construction.

This project was included in the FY18 CIP with a revised budget of $750,000 using $450,000 in GO Bond funding and the balance in Sales Tax Funds.

	Division I General	Division II Pavement	Division III Storm Sewer	Division IV San. Sewer	Total
Original Contract Amount	$98,369.47	$281,892.37	$68,070.30	$86,187.40	$534,519.54
Change Orders (-12.1%)	($2,877.51)	($48,346.35)	($590.76)	($12,972.01)	($64,786.63)
Final Contract Amount	$95,491.96	$233,546.02	$67,479.54	$73,215.39	$469,732.91
Less Previous Payments	$90,717.36	$221,868.73	$64,105.55	$69,554.62	$446,246.26
Retainage Due Contractor	$4,774.60	$11,677.29	$3,373.99	$3,660.77	$23,486.65

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

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 20-125	Resolution	5/12/2020

R E S O L U T I O N
NO. 20-125

RESOLUTION ACCEPTING THE WORK OF BLUFFS PAVING AND UTILITY CO. INC. IN CONNECTION WITH THE S. 6TH STREET RECONSTRUCTION AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE A CITY CHECK IN THE AMOUNT OF $23,486.65 PROJECT #PW18-08

WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Bluffs Paving and Utility Co. Inc., Crescent, IA for the S. 6th Street Reconstruction; 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 $23,486.65 to Bluffs Paving and Utility Co. 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 $23,486.65 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 $23,486.65 payable to Bluffs Paving and Utility Co. Inc. from budget codes Division I, S36000-676000; Division II, S36000-676200; Division III, S36000-676500; Division IV, S36000-676700; Project #1808X.

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 May 18, 2020

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: URV-20-004
Submitted by: Community Development

Resolution 20-126
ITEM 3.D.

Council Action: 5/18/2020

Description

Resolution of necessity and intent and setting a Public Hearing for June 22, 2020 at 7:00 p.m. to amend the South Pointe Urban Revitalization Area as legally described in the Council packet. Location: South 19th Street from Veteran's Memorial Highway to Gifford Road.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-20-004 Staff Report	Other	5/8/2020
Boundary Map	Map	5/8/2020
Draft Amended South Pointe URV Plan	Other	5/8/2020
Resolution 20-126	Resolution	5/12/2020

Council Communication

Department: Community Development Case No.: URV-20-004 Applicant: Community Development Department	Resolution No.: 20- Ordinance No.:	Resolution of Intent: 5/18/2020 Planning Commission: 6/9/2020 Public Hearing & First Reading: 6/22/2020 Second Reading: 7/13/2020 Third Reading: Request to Waive

Subject/Title

Amendment to the South Pointe Urban Revitalization Plan

Background/Discussion

Background

On November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan. Subsequent to this action, Ordinance No. 6375 was adopted on December 27, 2018, which established the Urban Revitalization Area.

The Community Development Department wishes to amend the Urban Revitalization Area by adding an additional parcel with redevelopment potential. Staff has prepared amendments to the Plan in accordance with Section 404.2 of the Iowa Code and is now scheduling the matter for City Council consideration. The amendment consists of adding approximately 5 acres west of the existing Area on the northerly side.

Discussion

The original Plan and Area was established under economic development. Staff believes an economic development finding is appropriate for the property to be added, which is currently the location of Rogers Auto.

Staff has prepared a resolution of intent to amend the urban revitalization area. The resolution directs staff to provide 30 day notice to property owners and set July 8, 2020 as a public hearing date. Concurrent with the adoption of an urban revitalization plan, an ordinance expending the urban revitalization area can be considered. The anticipated schedule for review is as follows:

6/9/2020	City Planning Commission hearing
6/22/2020	City Council public hearing, resolution approving amended plan and 1st consideration of ordinance
7/13/2020	City Council 2nd consideration of ordinance
7/27/2020	City Council 3rd consideration of ordinance (if necessary)

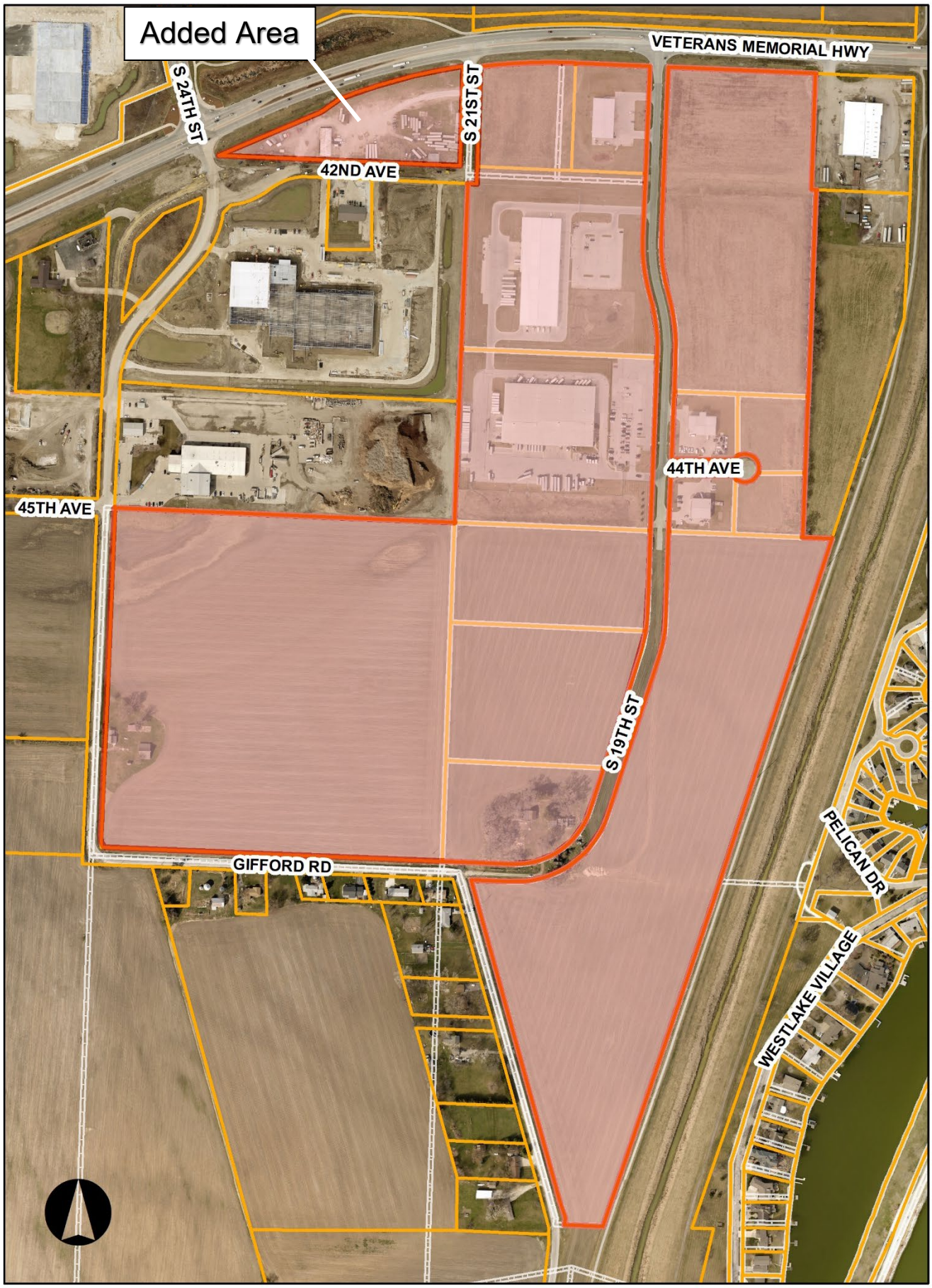
Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent to amend the South Pointe Urban Revitalization Area.

Attachments

1) Boundary Map
2) Draft of the 2020 Amendment to the South Pointe Urban Revitalization Plan
3) Resolution

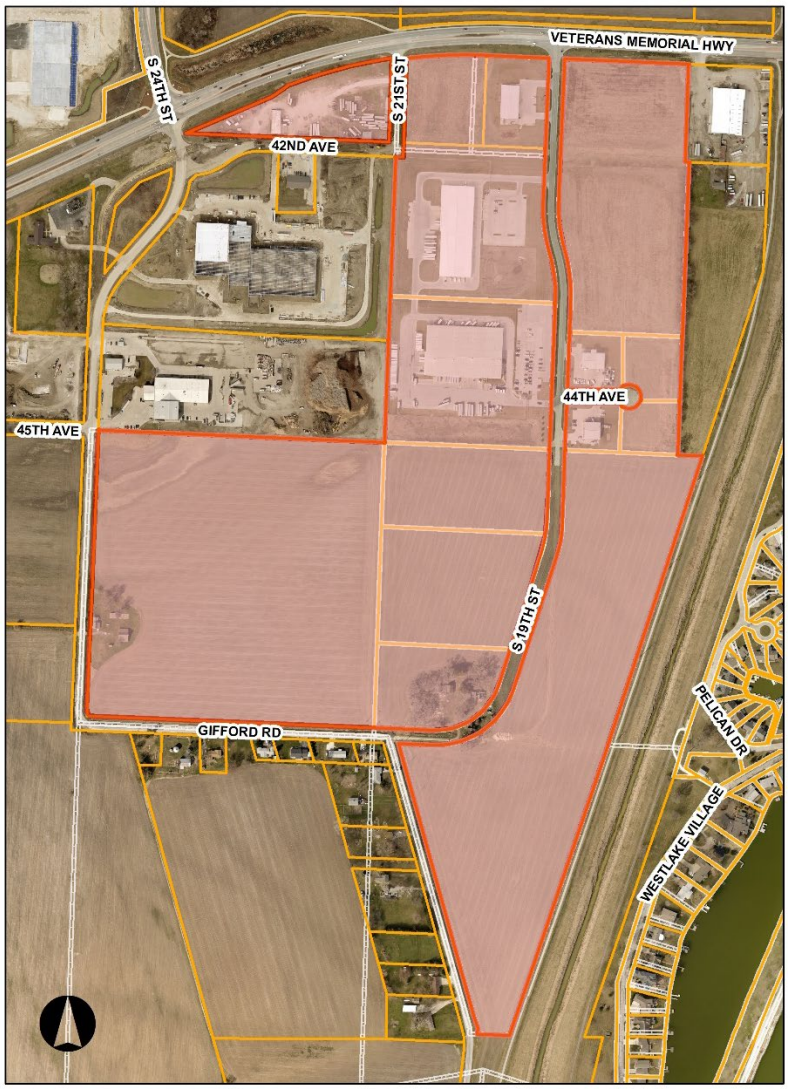
Amended South Pointe Urban Revitalization Area - Boundary Map



2020 Amendment

to the

South Pointe
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Original Area Adopted by
City Council on December 27, 2018
Amended _____, 2020

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INTRODUCTION

On November 22, 2004, the Council Bluffs City Council adopted Ordinance No. 5823, which established the South 19th Urban Revitalization Area. This revitalization area consisted of eight parcels of land that were located west of Indian Creek, south of Veterans Memorial Highway (US 275/92) and east of Gifford Road and totaled 80.09 acres in size. The plan was valid was 10 years from the date of City Council adoption and helped attract new economic development projects in the South Pointe Industrial Park and along Gifford Road. In 2018, the Industrial Foundation expressed the need for additional assistance to attract new businesses to the industrial park and the South Pointe Urban Revitalization Plan was adopted (Ordinance 6375).

The proposed amendment will add an additional parcel to the existing South Pointe Urban Revitalization Plan to attract new development directly adjacent to Veterans Memorial Highway.

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

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

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards

the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”
5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

In December 2018, the City of Council Bluffs adopted the South Pointe Urban Revitalization Plan and established the South Pointe Urban Revitalization Area under the criteria of element 4. The City now desires to amend the Plan and Area to include additional commercial property (herein referred to as the “Amended Plan” and “Amended Area.”

Illustration 1 – Original Resolution

RESOLUTION NO. 18-282

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

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED

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

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED: October 8, 2018

Matthew J. Walsh — Mayor

ATTEST:
Jodi Quakenbush — City Clerk

Illustration 2 – Amended Plan Resolution

Insert Approving Resolution Here

LEGAL DESCRIPTION

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

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

The Added Area includes the following legally described parcel:

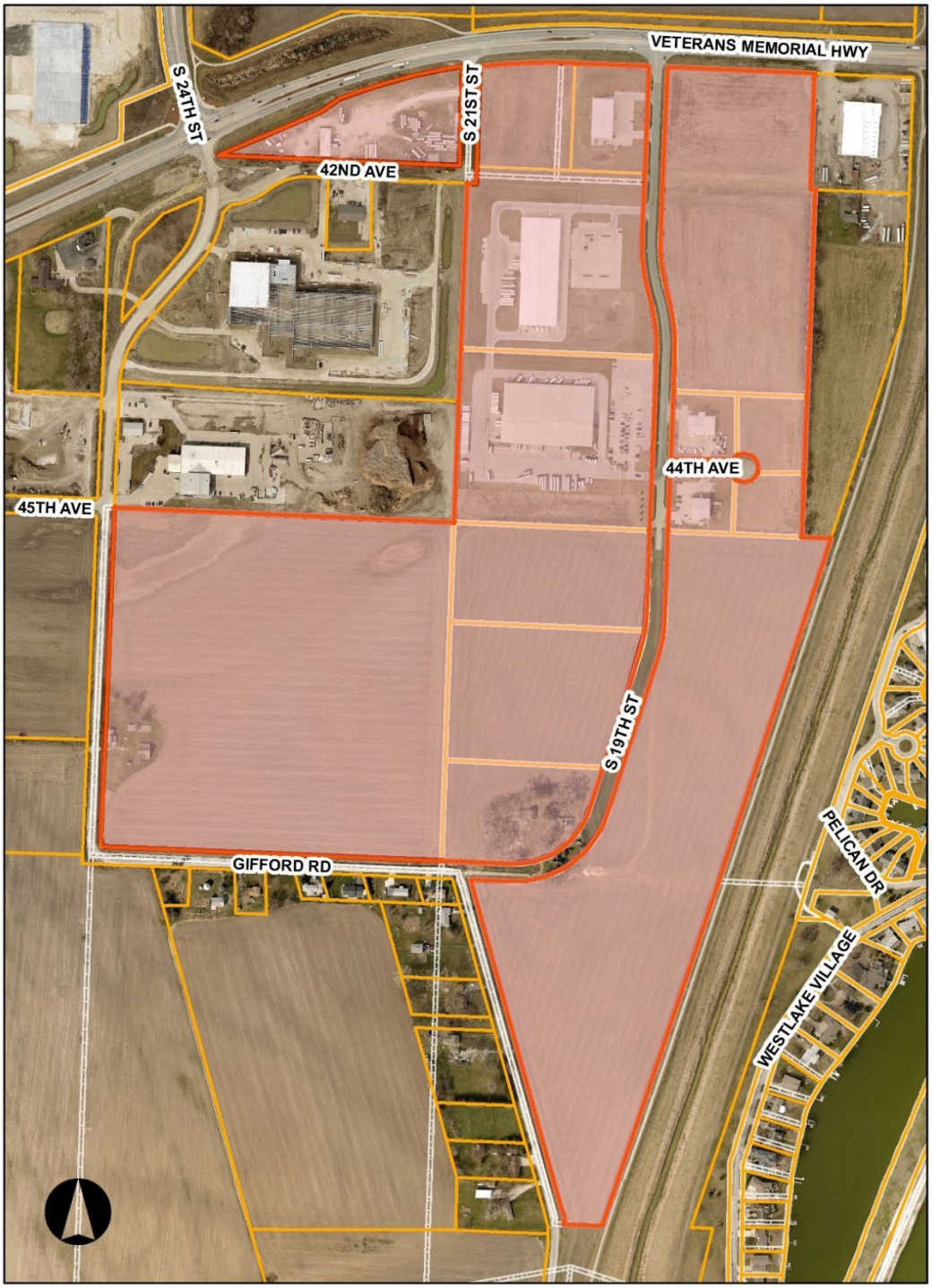
A parcel of land located in part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 74, Range 44, Pottawattamie County, Council Bluffs, Iowa, more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence North 93° 31' 40" East, along the South line of said Southwest Quarter of the Southwest Quarter, a distance of 252.18 feet to a point on the Southeasterly right of way line of U.S. Highway No. 275 and Point of Beginning; thence North 63° 02' 45n East, along said Southeasterly right of way line, a distance of 76.70 feet to a point on the North right of way line of 42nd Avenue, said point being 33.00 feet normally distant Northerly from the centerline of said 42nd Avenue; thence North 88° 31' 40" East, along said North right of way line and parallel with said centerline of 42nd Avenue, a distance of 46.49 feet to a point on the Southeasterly right of way line of said U.S Highway No. 275, said point being 70.00 feet normally distant Southeasterly from the centerline of said U.S. Highway No. 275; thence North 63° 02' 45" East, along said Southeasterly right of way line and parallel with said centerline of U.S. Highway No. 275, a distance of 428.10 feet; thence North 51° 05' 43" East, along said Southeasterly right of way line, a distance of 87.35 feet to a point being 50.00 feet normally distant Southeasterly from said centerline of U.S. Highway No. 275 at Stat on 169+00.00, said point being on a non-tangent curve concave Southeasterly and having a radius of 2241.83 feet, a radial line of said curve through said point bearing North 24° 35' 14" West; thence Northeasterly along said Southeasterly right of way line, and parallel with said centerline of U.S. Highway No. 275 and along said curve an arc length of 513.65 feet and having a chord bearing and distance of North 71° 58' 36" East, 512.52 feet to a point on the East line of said Southwest Quart r of the Southwest Quarter, said point being on the centerline of a city street and 50.00 feet normally distant Southeasterly from said centerline of U.S. Highway No. 275; thence South 2° 01 19n East, along the East line of said Southwest Quarter of the Southwest Quarter and along the centerline of said city street, a distance of 416.30 feet to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 88° 31' 40" West, along the South line of said Southwest Quarter of the Southwest Quarter and along the centerline of 42nd Avenue, a distance of 1066.83 feet to the Point of Beginning. The East 33.00 feet of said parcel is subject to an easement for city street right of way, and the South 33.00 feet of said parcel is subject to an easement for 42nd Avenue right of way.
NOTE: The South line of the Southwest Quarter of the Southwest Quarter of said Section 11 is assumed to bear North 88° 31' 40" East for this description.

The original area is approximately 136.90 acres in size. The Added Area consists of 5.10 acres, for a total Amended Area of 142.00 acres.

Amended South Pointe Road Urban Revitalization Area

Illustration 3 – Amended Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The Amended South Pointe Urban Revitalization Area contains 14 parcels of land that total 142.00 acres in size. The total valuation ($) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Land Valuation: $5,498,100.00
Dwelling Valuation: $0
Building Valuation: $9,560,200.00
Total Valuation: $15,058,300.00

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

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

EXISTING ZONING AND PROPOSED LAND USE

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

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

to the south; along with I-2/General Industrial District and A-2/Parks, Estates, and Agricultural District to the west.

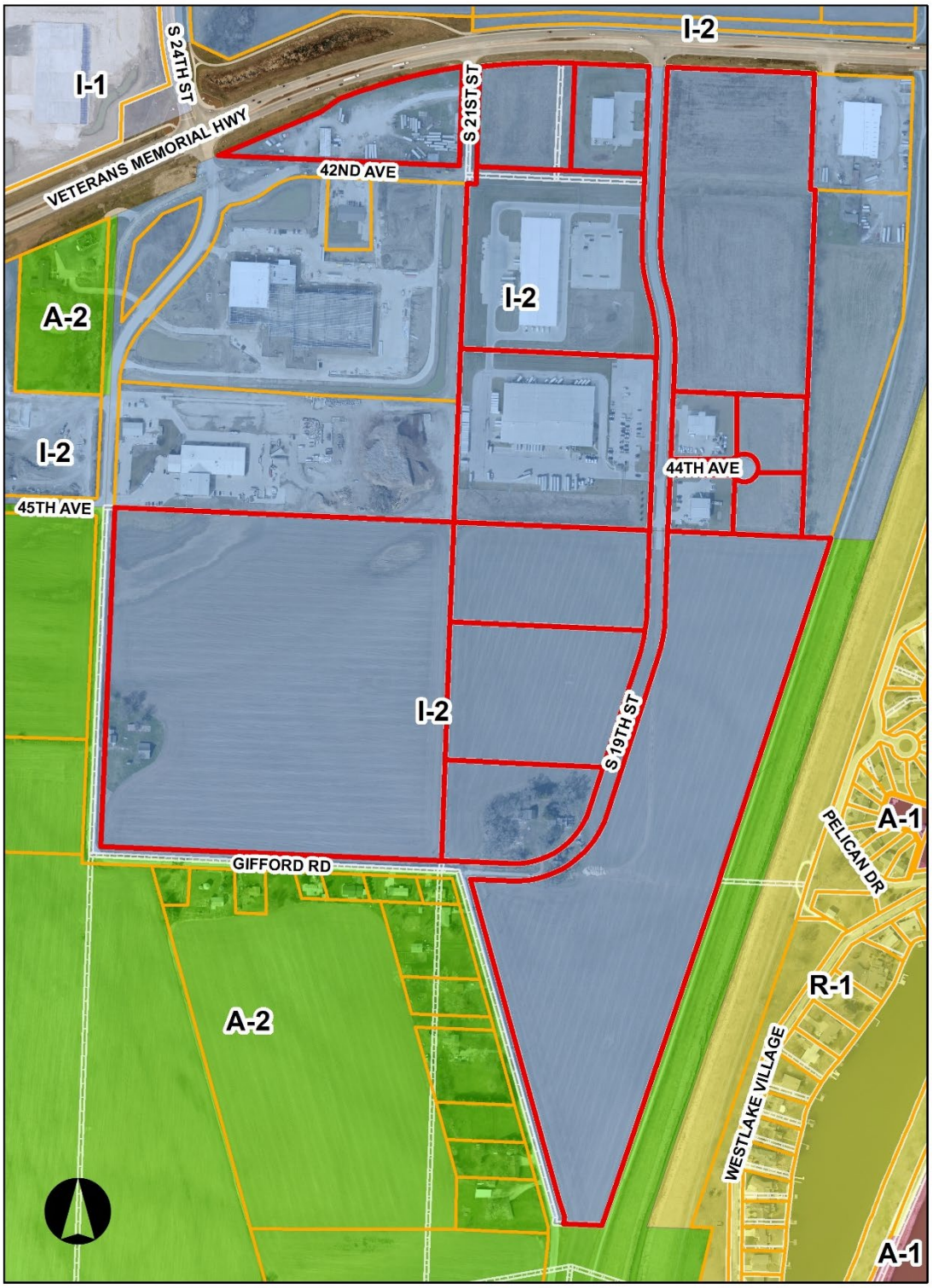
The Amended South Pointe Urban Revitalization Area contains a mixture of industrial, undeveloped, and agricultural land uses. Existing businesses within this urban revitalization area include the following:

1. Matheson Tri-Gas – 4106 South 19th Street (PIN #744411377004)
2. Fremont Contract Carriers (FCC) – 4303 South 19th Street (PIN #744411379001)
3. FedEx Freight – 4306 South 19th Street (PIN #744414126003)
4. FedEx Freight – 4406 South 19th Street (PIN #744414126002)
5. Pro-Tech Sales – 4343 South 19th Street (PIN #74414127003)
6. TEQ Supply Inc. – 4405 South 19th Street (PIN #744414127005)
7. Rogers Auto – 2105 Veterans Memorial Hwy (PIN # 744411352002) (Added Area)

The remaining properties in the proposed South Pointe Urban Revitalization Area are undeveloped. The Council Bluffs Industrial Foundation replatted 95.83 acres of said urban revitalization area into a new five-lot industrial subdivision to be known as South Pointe Subdivision, Phase 2 in 2018 (see Illustration 5). This subdivision is located immediately south of the South Pointe Subdivision and includes an extension of South 19th Street and improvements to Gifford Road. The Council Bluffs Industrial Foundation and the Advance Southwest Iowa Corporation intend to market and sell each lot in the subdivision for new economic development projects in the City.

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

Amended South Pointe Urban Revitalization Plan
Illustration 4 – Amended Zoning Map



Amended South Pointe Urban Revitalization Plan
Illustration 5 – Recreation-Tourism Overlay

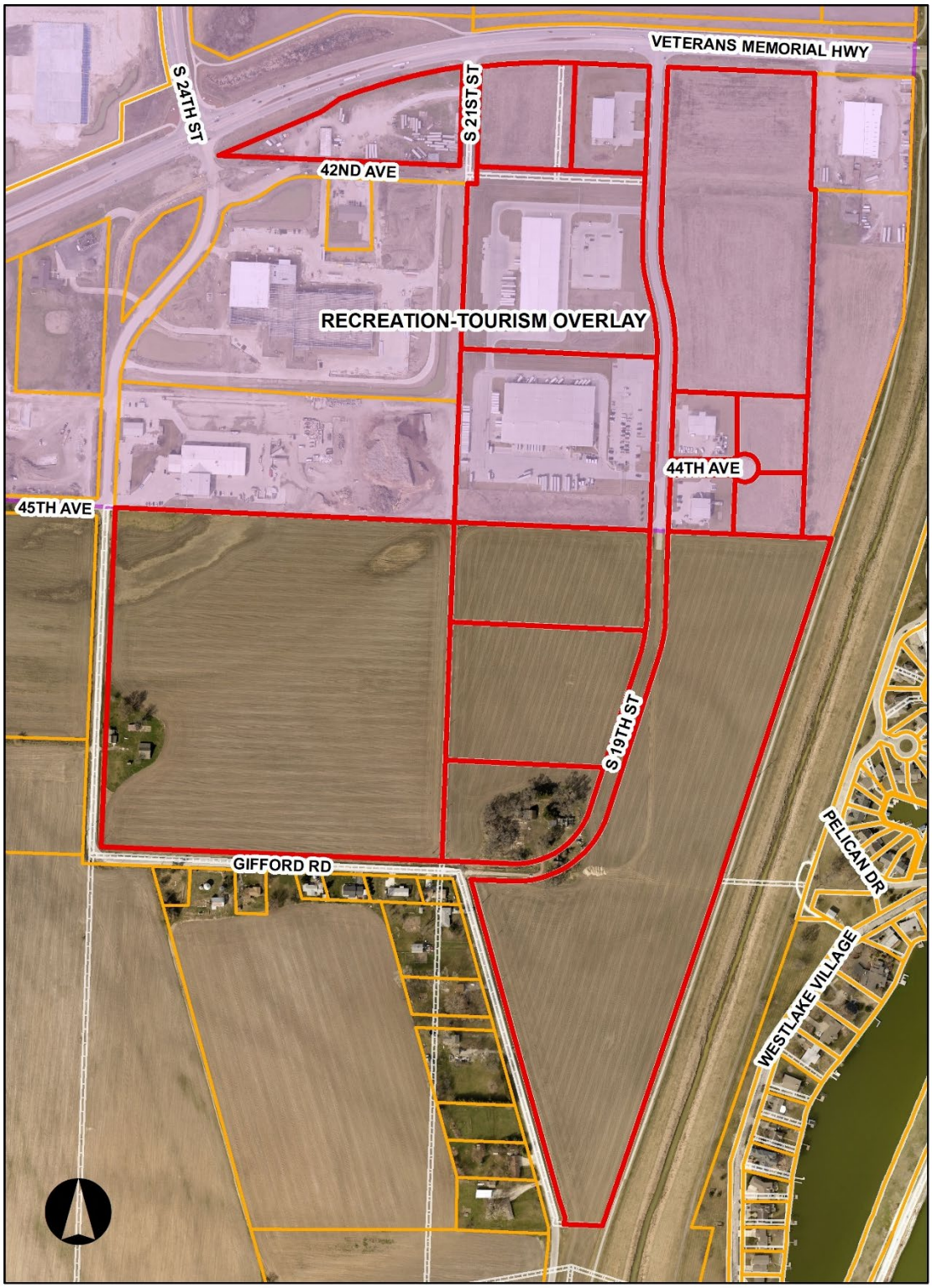
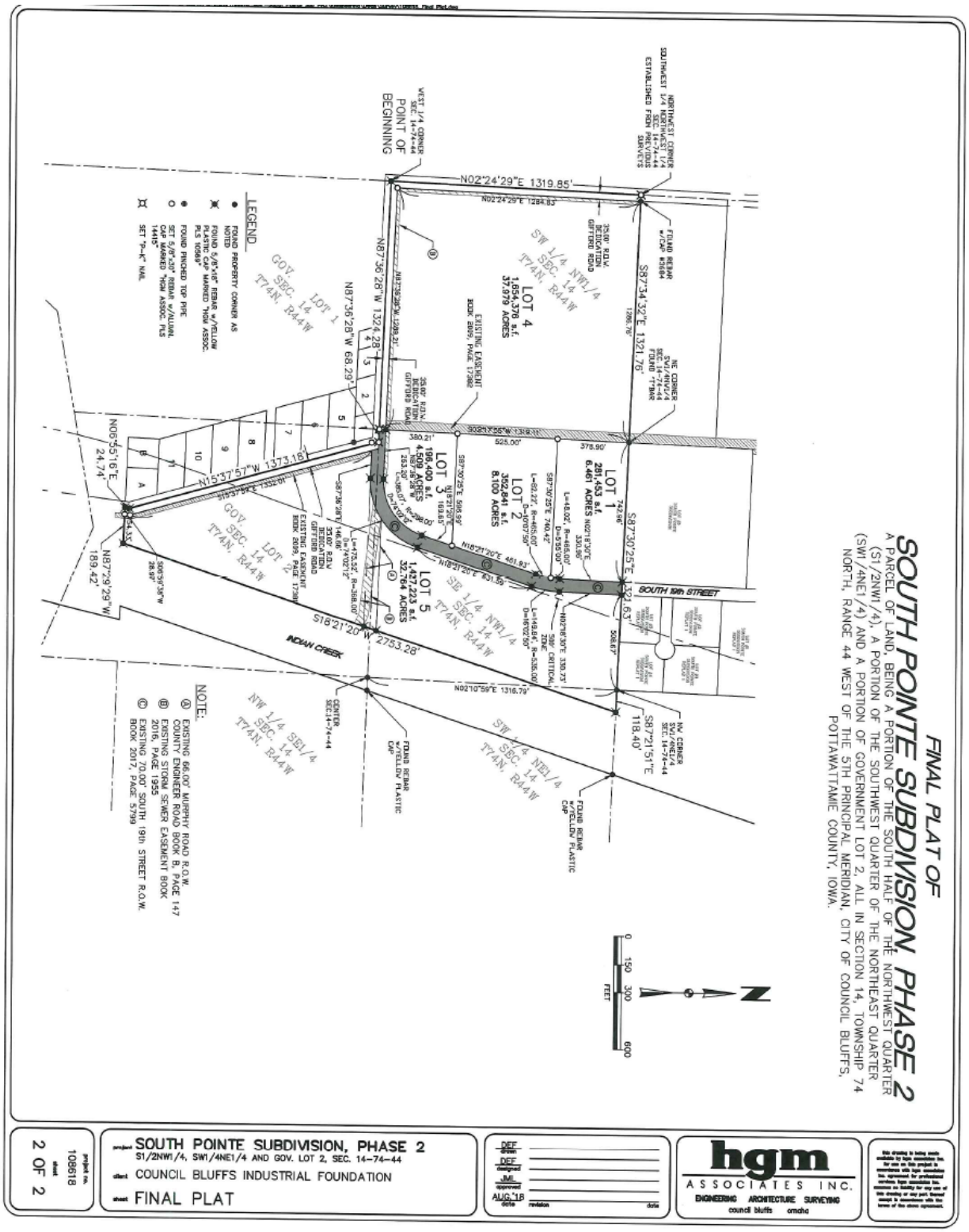


Illustration 6 – South Pointe Subdivision, Phase 2 Final Plat



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Amended South Pointe Urban Revitalization Area is served with all municipal utilities (sanitary sewer, water and storm sewer) as well as electricity and gas. The area is accessible by five public roadways, as follows: Veterans Memorial Highway (US 275/92), South 21st Street, South 19th Street, 44th Avenue, and Gifford Road. In the last five years the City and/or other private entities have reconstructed portions of Gifford Road, South 21st Street, and South 19th Street to meet current City standards. All said roadways operate at a level of service (LOS) that can adequately handle additional traffic generated by new projects in this proposed urban revitalization area. There are no proposals to expand City services at this time.

RELOCATION PROVISIONS

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

OTHER PUBLIC ASSISTANCE

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

1. Property tax exemption

2. Continued use of Capital Improvement Program funds for the improvement or reconstruction of streets, sanitary sewer, storm sewer systems, and railroad crossings.

3. Funding from the State of Iowa (Economic Development Authority, Finance Authority, and Department of Transportation) to provide assistance to qualified businesses locating or expanding in the area or to cause the construction of infrastructure to support economic development projects.

4. Funding from the U.S. Government (Department of Housing and Urban Development, Economic Development Administration, and Federal Highway Administration) to acquire and prepare for private redevelopment or to cause the construction of infrastructure to support economic development projects.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

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

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

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

3. Commercial and Industrial

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

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

-OR-

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

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

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

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

APPLICATION AND REVIEW PROCESS

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

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

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

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411377007	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$290,200.00	$0	$0	$290,200.00	3.28
744411377004	R A H Council Bluffs LLC c/o Matheson Tri Gas Inc. 155 Allen Road, Suite 302 Basking Ridge, NJ 07920	$263,000.00	$0	$489,200.00	$752,200.00	2.63
744411379001	J A K K Investments LLC 865 Bud Boulevard Fremont, NE 68025	$1,474,000.00	$0	$3,704,600.00	$5,178,600.00	14.74
744414126003	ARC Fecnbia001 LLC c/o American Realty Capital 200 Dryden Road, Suite 1100 Dresher, PA 19025	$1,101,000.00	$0	$1,394,800.00	$2,495,800.00	11.01
744414126002	ARC Fecnbia001 LLC 38 Washington Square Newport, RI 02840 (address updated 10-25-18 from original plan draft) McAllen Properties Omaha 3950 Commercial Avenue Madison, WI 53714	$1,123,000.00	$0	$2,905,400.00	$4,028,400.00	11.23
744414127003	Glenn, Bernard L Trust 18045 Bent Tree Ridge Council Bluffs, IA 51503	$150,000.00	$0	$420,800.00	$570,800.00	1.50
744414127004	Glenn, Ross B-Patricia E 4343 S 19th Street Council Bluffs, IA 51501	$144,000.00	$0	$0.00	$144,000.00	1.60
744414127005	TEQ Properties, LLC c/o Greg Petersen 11664 Pierce Street Omaha, NE 68144	$124,000.00	$0	$403,700.00	$527,700.00	1.24
744414127006	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$121,500.00	$0	$0	$121,500.00	1.35
744414176001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$75,700.00	$0	$0	$75,700.00	34.42
744414151002	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$70,100.00	$0	$0	$70,100.00	36.24
744414151001	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$15,800.00	$0	$0	$15,800.00	1.66
	Council Bluffs Industrial Foundation PO Box 1565, Council Bluffs, IA 51502	$35,800.00	$0	$0	$35,800.00	16.00
		$4,988,100.00	$0	$9,318,500	$14,306,600.00	136.90

Attachment A

Attachment B - Amended South Pointe Urban Revitalization Area Plan - Added Property Owners List

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation	Acreage
744411352002	Rogers, Terry W Rogers Auto 2301 Veterans Memorial Hwy Council Bluffs, IA 51503	$510,000.00	$0	$241,700.00	$751,700.00	5.10
	Original Area	$4,988,100.00	$0	$9,318,500.00	$14,306,600.00	136.90
	Amended Area Total	$5,498,100.00	$0	$9,560,200.00	$15,058,300.00	142.00

RESOLUTION NO. 20-126

A RESOLUTION OF NECESSITY AND INTENT TO AMEND THE SOUTH POINTE URBAN REVITALIZATION AREA.

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

WHEREAS, on November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan; and

WHEREAS, the Community Development Department recommends amending the plan to add an additional parcel to the revitalization area; and

WHEREAS, an amended plan must be developed in accordance with Section 404.2 of the Iowa Code; and

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

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

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

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

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by May 22, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on June 22, 2020.

ADOPTED
AND
APPROVED: May 17, 2020

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

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

March FY20 Financial Reports
ITEM 3.E.

Council Action: 5/18/2020

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Expenditures by Amount	Other	5/8/2020
Expenditures by Vendor	Other	5/8/2020
Receipts and Expenditures by Fund	Other	5/8/2020

CITY OF COUNCIL BLUFFS
EXPENDITURES
MARCH FY20
($'S)

PAYEE	AMOUNT	BUSINESS PURPOSE
PAYROLL - CITY	$1,825,301.43	EMPLOYEE PAYROLL
TWO RIVERS INSURANCE COMPANY, INC.	$821,917.26	EMPLOYEE INSURANCE
EFTPS	$506,544.22	PAYROLL RELATED
MFPRSI	$445,113.83	PAYROLL RELATED
VALLEY CORPORATION	$354,476.26	CONSTRUCTION
JUDDS BROS CONSTRUCTION CO	$331,605.66	CONSTRUCTION
HAWKINS CONSTRUCTION COMPANY	$290,273.29	CONSTRUCTION
CARLEY CONSTRUCTION LLC	$288,268.51	CONSTRUCTION
WASTE CONNECTIONS OF IOWA	$213,907.49	HOUSEHOLD TRASH
IPERS	$200,771.75	PAYROLL RELATED
HUFFMAN ENGINEERING INC	$197,607.45	CONSTRUCTION
EMPLOYERS MUTUAL CASUALTY COMPANY	$143,620.32	INSURANCE
HGM ASSOCIATES INC	$119,243.31	CONSULTANT
IOWA DEPT OF REVENUE	$112,837.00	PAYROLL RELATED
STUDIO 15 COMMERCIAL INTERIORS INC	$99,389.64	PROFESSIONAL SVCS
PAYROLL	$97,788.57	MAC OPERATING EXPENSE
IOWA DEPARTMENT OF HUMAN SERVICES	$95,873.25	AMBULANCE BILLING FEE
MIDAMERICAN ENERGY COMPANY	$94,913.60	ELECTRICITY
US BANK	$86,348.26	CREDIT CARD PURCHASES
MIDWEST NETTING SOLUTIONS	$71,597.92	PROFESSIONAL SVCS
NATIONWIDE RETIREMENT SOLUTIONS INC	$69,771.74	PAYROLL RELATED
SIEMENS INDUSTRY INC	$52,408.00	EQUIPMENT/PARTS
DP MANAGEMENT LLC	$47,698.92	MOWING/GROUNDS MAINT
MURPHY TRACTOR & EQUIPMENT CO CORP	$46,852.36	EQUIPMENT/PARTS

EP BLAZER LLC	$38,976.00	VEHICLES
IOWA WASTE SERVICES HOLDINGS INC	$38,221.31	SOLID WASTE DISPOSAL
BIBLIOTHECA LLC	$32,841.83	HARDWARE/SOFTWARE
BLACK HILLS UTILITY HOLDINGS, INC.	$32,753.78	NATURAL GAS
IOWA WEST FOUNDATION	$31,333.82	DEVLPMNT CONTRACT
GEORGE BUTLER ASSOCIATES, INC.	$28,145.63	CONSULTANT
PAYROLL - DODGE GOLF	$25,934.70	DODGE OPERATING EXPENSE
NEBRASKA SALT & GRAIN CO	$25,830.67	STREET MAINTENANCE SUPLS
CONFLUENCE INC	$24,370.00	CONSULTANT
SOUTHWEST IOWA PLANNING COUNCIL	$23,469.92	TRANSIT SERVICES
SAPP BROTHERS INC	$21,765.66	FUEL
IOWA DEPARTMENT OF REVENUE	$21,533.00	MAC OPERATING EXPENSE
COX COMMUNICATION INC	$20,066.86	PHONE/INTERNET SVC
LANDSCAPES GOLF MANAGEMENT LLC	$17,026.67	DODGE OPERATING EXPENSE
VERIDIAN CREDIT UNION	$16,970.00	PROPERTY ACQUISITION
EHRHART GRIFFIN & ASSOCIATES INC	$16,336.25	CONSULTANT
LEAGUE OF HUMAN DIGNITY INC	$15,900.00	PROFESSIONAL SVCS
LYMAN RICHEY CORPORATION	$15,552.05	STREET MAINTENANCE SUPLS
JEO CONSULTING GROUP INC	$15,301.19	CONSULTANT
DIAMOND MARKETING SOLUTIONS GROUP, INC.	$14,090.57	POSTAGE & PRINTING
THE DAVEY TREE EXPERT COMPANY	$14,050.00	TREE WORK
PETROLEUM TRADERS CORPORATION	$13,965.07	FUEL
BRICK GENTRY P.C.	$13,522.50	ATTORNEY FEES
ICMA RETIREMENT TRUST - 457	$13,151.46	PAYROLL RELATED
COUNCIL BLUFFS AIRPORT AUTHORITY	$12,161.60	AIRPORT AUTH TAX
BRAVIUM LLC	$12,000.00	PROFESSIONAL SVCS
CITY OF OMAHA	$12,000.00	CONTRACT AGREEMENT
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	$11,800.00	EQUIPMENT/PARTS
ROAD BUILDERS MACHINE & SUPPLY CO INC	$11,000.00	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY SHERIFF	$10,880.00	INMATE COST
MIDLANDS HUMANE SOCIETY	$10,328.17	CONTRACT AGREEMENT
HEARST PROPERTIES INC	$9,040.00	MAC OPERATING EXPENSE

CHI HEALTH CLINIC	$8,796.00	PROFESSIONAL SVCS
EXCHANGE BANK LEASING DIV	$8,766.40	DODGE OPERATING EXPENSE
VERIZON WIRELESS SERVICES LLC	$8,616.86	CELL PHONE
BAKER & TAYLOR INC	$8,597.40	BOOKS/PERIODICALS/SUB
BLUFFS ELECTRIC INC	$8,389.50	ELECTRICAL REPAIR
ELAVON INC	$8,348.79	FEES
STATE OF NEBRASKA	$8,328.32	CONTRIBUTIONS
THE FRIENDS OF THE SAINT PAUL PUBLIC LIBRARY	$8,262.97	PROFESSIONAL SVCS
ALL MAKES OFFICE EQUIPMENT COMPANY	$8,253.12	SUPPLIES
CITY OF COUNCIL BLUFFS-FLEX	$8,201.84	PAYROLL RELATED
ADVANCED DATA PROCESSING, INC	$8,078.08	AMBULANCE BILLING FEE
COLLECTION SERVICES CENTER	$8,033.46	PAYROLL RELATED
RTG BUILDING SERVICES INC	$7,955.00	JANITORIAL SERVICE
OLSSON INC.	$7,948.52	CONSULTANT
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	$7,840.00	PAYROLL RELATED
WINDSTREAM CORPORATION	$7,500.00	TELEPHONE
LINKEDIN CORP	$7,000.00	DUES/MEMBERSHIP
RODERICK E SHERBONDY	$7,000.00	PROPERTY ACQUISITION
RASMUSSEN MECHANICAL SERVICES INC	$6,785.53	EQUIPMENT/PARTS
COUNCIL BLUFFS WINSUPPLY	$6,613.04	SUPPLIES
COUNCIL BLUFFS WATER WORKS	$6,323.48	WATER
KATHY GOFF	$6,276.75	TREE WORK
CORNHUSKER INTERNATIONAL TRUCKS	$6,171.36	EQUIPMENT/PARTS
SOLARWINDS INC	$6,094.00	HARDWARE/SOFTWARE
RUETER & ZENOR CO	$6,000.00	EQUIPMENT/PARTS
JEREDITH BRANDS LLC	$5,986.50	JANITORIAL SERVICE
ELECTRIC PUMP	$5,913.48	EQUIPMENT/PARTS
ODEYS INC	$5,701.92	EQUIPMENT/PARTS
PAPILLION SANITATION	$5,694.27	SOLID WASTE DISPOSAL
FELD FIRE	$5,494.60	EQUIPMENT/PARTS
SPRINKLER-TEC LLC	$5,448.63	DODGE OPERATING EXPENSE
TREASURER STATE OF IOWA/SALES TAX	$4,989.00	SALES TAX

CITY OF COUNCIL BLUFFS-DEPENDENT	$4,940.90	PAYROLL RELATED
POTTAWATTAMIE COUNTY TREASURER	$4,913.00	FEES
ROSE EQUIPMENT, LLC	$4,886.79	EQUIPMENT/PARTS
ARNOLD MOTOR SUPPLY, LLP	$4,879.20	EQUIPMENT/PARTS
ARCHIVESOCIAL INC	$4,788.00	SUBSCRIPTION
MIDWEST TAPE, LLC	$4,761.62	DVD/AUDIO/CD
BOBCAT OF OMAHA	$4,593.47	EQUIPMENT/PARTS
GARAGE DOOR SERVICES	$4,455.00	REPAIRS & MAINTENANCE
TOYNE INC	$4,214.70	EQUIPMENT/PARTS
PROGRESSIVE UNIVERSAL INSURANCE CO	$4,108.56	LEGAL CLAIM
DELL MARKETING L P	$4,093.30	HARDWARE/SOFTWARE
THE OFFICE CLEANERS	$4,080.55	JANITORIAL SERVICE
ALLIED ELECTRONICS INCORPORATED	$4,057.39	SUPPLIES
OVERDRIVE INC	$3,962.41	BOOKS/PERIODICALS/SUB
MARCO HOLDINGS, LLC	$3,931.47	COPY/PRINTER MAINTANCE
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$3,920.00	PAYROLL RELATED
FLEET US LLC	$3,888.00	SUPPLIES
AHLERS & COONEY P.C	$3,814.09	CONSULTANT
DONALD W MATHEWS	$3,793.38	VEHICLE REPAIR
NAPA AUTO PARTS	$3,709.53	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY DEVELOPMENT	$3,631.37	REFUND
APPLIED INFORMATION MANAGEMENT INSTITUTE	$3,539.00	ADVERTISEMENT
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$3,480.00	PAYROLL RELATED
SECURITY EQUIPMENT INCORPORATED	$3,470.00	ALARM SECURITY
DAILY NONPAREIL	$3,464.71	ADVERTISEMENT
IMPACT7G INC	$3,255.00	PROFESSIONAL SVCS
MILLS COUNTY SHERIFF'S DEPARTMENT	$3,144.75	GRANT REIMBURSEMENT
FRATERNAL ORDER OF POLICE	$3,080.00	PAYROLL RELATED
CUBIC CORPORATION AND SUBSIDIARIES	$2,957.65	HARDWARE/SOFTWARE
NEBRASKA IOWA SUPPLY CO INC	$2,835.00	FUEL
IOWA PRISON INDUSTRIES	$2,825.20	SUPPLIES
HARCROS CHEMICALS INC	$2,750.00	SUPPLIES

MIDWEST DCM INC	$2,552.50	RIVERS EDGE OPERATING EXPENSE
PARAMOUNT GAS PRODUCTS LLC	$2,528.25	SAFETY EQUIP & MAINTENANCE
OCLC INC	$2,511.72	SUBSCRIPTION
FELSBURG HOLT & ULLEVIG INC	$2,500.00	PROFESSIONAL SVCS
MOBOTREX INC	$2,496.00	STREET MAINTENANCE SUPLS
MIDWEST TURF & IRRIGATION	$2,453.85	EQUIPMENT/PARTS
MICHAEL O'BRADOVICH	$2,400.00	PROFESSIONAL SVCS
J & R LIQUOR	$2,207.78	MAC OPERATING EXPENSE
KRONOS INCORPORATED	$2,180.00	HARDWARE/SOFTWARE
SYSCO - LINCOLN	$2,093.30	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS	$2,078.84	DODGE OPERATING EXPENSE
R J NELSON COMPANY	$2,072.00	REPAIRS & MAINTENANCE
SECURITY EQUIPMENT INC	$2,069.38	MAC OPERATING EXPENSE
W.W. GRAINGER, INC.	$2,019.86	EQUIPMENT/PARTS
CHAMPLIN TIRE RECYCLING INC	$1,917.50	TIRE DISPOSAL
ARROW TOWING	$1,910.00	TOWING/STORAGE/AUCTION
ASPHALT & CONCRETE MATERIALS CO.	$1,879.59	STREET MAINTENANCE SUPLS
INDUSTRIAL SALES COMPANY INC	$1,873.21	SUPPLIES
CABANA COFFEE	$1,723.92	MAC OPERATING EXPENSE
HARMS OIL COMPANY	$1,717.85	FUEL
FIRST NATIONAL BANK PCARDS ACH	$1,613.58	DODGE OPERATING EXPENSE
RECORDED BOOKS LLC	$1,604.79	DVD/AUDIO/CD
STEPP MANUFACTURING CO INC	$1,601.92	EQUIPMENT/PARTS
MONROE TRUCK EQUIPMENT, INC.	$1,527.18	EQUIPMENT/PARTS
VAN DIEST SUPPLY CO	$1,518.75	SUPPLIES
WOODHOUSE FORD CHRYLSER INC	$1,514.20	EQUIPMENT/PARTS
JOY DRYDEN INC.	$1,512.00	SUPPLIES
STERN OIL CO INC	$1,452.00	SUPPLIES
BOFA	$1,377.01	MAC OPERATING EXPENSE
MIDWESTERN EQUIPMENT L C	$1,375.00	REFUND
SWAGIT PRODUCTIONS LLC	$1,375.00	PROFESSIONAL SVCS
NEBRASKA AIR FILTER INC	$1,362.60	SUPPLIES

ACUSHET COMPANY	$1,359.19	DODGE OPERATING EXPENSE
AGRIVISION EQUIPMENT GROUP	$1,356.44	EQUIPMENT/PARTS
FIRE SERVICE TRAINING BUREAU	$1,307.70	TRAINING
J&M GOLF	$1,304.24	DODGE OPERATING EXPENSE
ALVARADO UPHOLSTERING	$1,300.00	REPAIRS & MAINTENANCE
ONE SOURCE THE BACKGROUND CHECK COMPANY	$1,291.20	CONSULTANT
DEX MEDIA, INC.	$1,279.50	ADVERTISEMENT
BMI SERVICE GROUP	$1,274.00	MAC OPERATING EXPENSE
ECOSOLUTIONS INC	$1,267.50	SUPPLIES
TREASURER STATE OF IOWA /SALES TAX	$1,255.00	DODGE OPERATING EXPENSE
NEBRASKA MACHINERY CO	$1,226.64	MAC OPERATING EXPENSE
NEBRASKA METHODIST HEALTH SYSTEM INC	$1,200.00	CONSULTANT
TOPPING OUT INC	$1,200.00	PROFESSIONAL SVCS
TED'S MOWER SALES & SERVICE INC	$1,194.11	EQUIPMENT/PARTS
CFI TIRE SERVICE	$1,181.50	TIRE REPLACEMENT/REPAIR
GREAT PLAINS UNIFORMS	$1,151.80	UNIFORMS
DATA POWER TECHNOLOGY LLC	$1,139.25	REPAIRS & MAINTENANCE
DOLL DISTRIBUTING INC	$1,087.35	MAC OPERATING EXPENSE
HEIMAN INC.	$1,086.10	SAFETY EQUIP & MAINTENANCE
A + UNITED RADIATOR REPAIR INC.	$1,075.00	REPAIRS & MAINTENANCE
WASTE CONNECTIONS OF IOWA	$1,072.50	DODGE OPERATING EXPENSE
MONICA ROWLETT	$1,050.00	REFUND
MOTION INDUSTRIES INCORPORATED	$1,028.68	SUPPLIES
OLD MARKET VENTURES	$1,021.81	MAC OPERATING EXPENSE
CBTZGJ ENTERPRISES	$1,000.00	PROFESSIONAL SVCS
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$1,000.00	PAYROLL RELATED
AMERICAN BANKERS INSURANCE CO OF FLORIDA	$988.00	REHAB ESCROW
DONS PIONEER UNIFORMS	$966.73	UNIFORMS
BLUFFS TAXI & COURIER	$959.50	TRANSIT SERVICES
UTILITY EQUIPMENT COMPANY	$954.12	EQUIPMENT/PARTS
IOWA WESTERN COMMUNITY COLLEGE	$947.59	PROFESSIONAL SVCS
DAVID W WOODY	$933.61	SUPPLIES

OMAHA PNEUMATIC EQUIPMENT COMPANY	$921.01	SUPPLIES
METAL DOOR & HARDWARE	$920.00	SUPPLIES
DRAKE-WILLIAMS STEEL INC	$895.00	REPAIRS & MAINTENANCE
FACTORY MOTOR PARTS	$887.45	EQUIPMENT/PARTS
MID AMERICAN ENERGY CO	$876.28	RIVERS EDGE OPERATING EXPENSE
EDWARDS CHEVROLET-CADILLAC INC	$872.70	EQUIPMENT/PARTS
CONTINENTAL RESEARCH	$864.61	SUPPLIES
MID-AMERICA CLEANING SYSTEMS INC	$861.77	EQUIPMENT/PARTS
MAX I WALKER UNIFORM & APPAREL	$840.06	UNIFORMS
UMR	$829.44	DODGE OPERATING EXPENSE
LAWSON PRODUCTS INC	$818.49	SUPPLIES
KONICA MINOLTA BUSINESS SOLUTIONS USA	$812.00	LEASE
UNITED HEALTHCARE	$797.28	REFUND
CANON SOLUTIONS AMERICA INC	$782.96	COPY/PRINTER MAINTANCE
CONTROL SERVICES INC	$770.25	REPAIRS & MAINTENANCE
GOVDEALS INC	$768.13	ONLINE PAYMENT FEES
JONES AUTOMOTIVE	$763.00	EQUIPMENT/PARTS
ANDREW KUNZ	$750.00	MAC OPERATING EXPENSE
ENVISIONWARE INC	$725.00	HARDWARE/SOFTWARE
COUNCIL BLUFFS COMMUNITY SCHOOLS	$720.00	RENTAL EXPS
PARK HILL INVESTMENTS INC	$720.00	PROFESSIONAL SVCS
ENTERPRISE FM TRUST	$699.88	RENTAL EXPS
WEST PUBLISHING CORPORATION	$695.47	SUBSCRIPTION
PASSPORT LABS INC	$694.75	PARKING FEES
BOUND TO STAY BOUND BOOKS INC	$691.58	BOOKS/PERIODICALS/SUB
MICAH HOUSE CORP	$681.56	CONTRACT AGREEMENT
METOLIUS LLC	$670.00	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING LLC	$645.70	DODGE OPERATING EXPENSE
SAVANT CORPORATION	$645.00	EQUIPMENT/PARTS
IOWA GOLF ASSOCIATION	$640.00	DODGE OPERATING EXPENSE
MARK A WARNEKE	$615.00	REPAIRS & MAINTENANCE
PEERLESS WIPING CLOTH CO	$600.00	SUPPLIES

PRIME COMMUNICATIONS INC	$596.14	RIVERS EDGE OPERATING EXPENSE
CENTURYLINK	$594.27	TELEPHONE
OMAHA WORLD HERALD	$544.80	ADVERTISEMENT
RLKM INC	$520.85	REPAIRS & MAINTENANCE
CHILD SUPPORT SERVICES DIVISION	$514.32	PAYROLL RELATED
WATER ENGINEERING INC	$509.14	MOWING/GROUNDS MAINT
UNDERGROUND LOCATION COMPANY	$508.30	PROFESSIONAL SVCS
ABLE LOCKSMITHS	$505.00	PROFESSIONAL SVCS
CUMMINS SALES & SERVICE	$499.75	EQUIPMENT/PARTS
NEBRASKA CHILD SUPPORT PAYMENT CTR	$496.62	PAYROLL RELATED
CONTINENTAL FIRE SPRINKLER CO	$475.00	PROFESSIONAL SVCS
DIAMOND MOWERS INC	$470.29	REPAIRS & MAINTENANCE
CENGAGE LEARNING INC	$468.64	BOOKS/PERIODICALS/SUB
TRANSIT AUTHORITY OF THE CITY OF OMAHA	$460.00	BUS SERVICE
IPFS CORPORATION	$453.68	DODGE OPERATING EXPENSE
CLEAN SWEEP PARKING LOT SERVICES INC	$450.00	MAC OPERATING EXPENSE
CENTER POINT LARGE PRINT	$431.43	BOOKS/PERIODICALS/SUB
PER MAR SECURITY SERVICES	$423.72	DODGE OPERATING EXPENSE
STYKER SALES CORPORATION	$423.61	EQUIPMENT/PARTS
CLEVELAND GOLF/SRIXON	$416.25	DODGE OPERATING EXPENSE
FUNNEL CAKE	$413.77	MAC OPERATING EXPENSE
O KEEFE ELEVATOR CO INC	$400.18	RIVERS EDGE OPERATING EXPENSE
MATHESON TRI GAS INC.	$399.81	SUPPLIES
MATTHEW KUHLMANN	$380.00	MAC OPERATING EXPENSE
MCMULLEN FORD INC	$379.99	EQUIPMENT/PARTS
BUCK'S INC.	$379.51	VEHICLE WASH
ATHENS TECHNICAL SPECIALISTS INC	$377.50	REPAIRS & MAINTENANCE
NEBRASKA GOLF & TURF	$371.90	DODGE OPERATING EXPENSE
WESCO INTERNATIONAL INC	$370.00	SUPPLIES
PEPSI BEVERAGES CO	$366.17	DODGE OPERATING EXPENSE
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	$358.14	EQUIPMENT/PARTS
BEST QUALITY COUNTERTOPS INC	$339.00	REPAIRS & MAINTENANCE

LINDA M CONNER	$330.00	CONSULTANT
GENIE SERVICES LLC	$325.00	PEST CONTROL
JAMES PALMER	$325.00	PROFESSIONAL SVCS
ROBERT J MCCRACKEN	$320.32	MAC OPERATING EXPENSE
ERRIN K GUNDERSON	$320.00	MOWING/GROUNDS MAINT
LOGAN CONTRACTORS SUPPLY INC	$318.75	SUPPLIES
RENEE WEBER	$310.10	REFUND
THERMO KING CHRISTENSEN	$309.52	SUPPLIES
U.S. VENTURE, INC.	$308.56	EQUIPMENT/PARTS
HARVEYS BR MANAGEMENT CO INC	$300.00	RENTAL EXPS
KESLY WILLIS	$300.00	REFUND
OMAHA DOOR & WINDOW INC	$299.75	MAC OPERATING EXPENSE
COX BUSINESS SERVICES	$295.75	RIVERS EDGE OPERATING EXPENSE
GREATAMERICA FINANCIAL SERVICES CORP	$286.31	LEASE
C & J INDUSTRIAL SUPPLY	$286.00	JANITORIAL SERVICE
THE DAILY NONPAREIL	$285.00	MAC OPERATING EXPENSE
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$280.00	PAYROLL RELATED
BURTON PLUMBING	$276.50	PLUMBING NEW OR REPAIR
GREAT AMERICA FINANCIAL SERV	$276.01	DODGE OPERATING EXPENSE
MICHAEL S GODBOUT	$275.00	REIMB EMPLOYEE EXPENSE
TYLER CHAMBERS	$275.00	REIMB EMPLOYEE EXPENSE
COX BUSINESS SERVICES	$270.80	RIVERS EDGE OPERATING EXPENSE
DODGE BANK & CREDIT CARD FEES	$270.11	DODGE OPERATING EXPENSE
INFO USA MARKETING INC	$270.00	FEES
NATIONAL CONCRETE CUTTING INC	$258.88	REPAIRS & MAINTENANCE
GENERAL FIRE & SAFETY EQUIPMENT COMPANY OF	$257.00	EQUIPMENT/PARTS
BARCO MUNICIPAL PRODUCTS INC	$255.82	SUPPLIES
VANDER HAAG'S INCORPORATED	$251.40	EQUIPMENT/PARTS
CLERK OF THE DISTRICT COURT	$249.10	PAYROLL RELATED
O'REILLY AUTOMOTIVE INC	$248.59	EQUIPMENT/PARTS
JIM HAWK TRUCK TRAILERS INC.	$243.27	EQUIPMENT/PARTS
MID AMERICAN BENEFITS INC	$242.84	REFUND

INLAND TRUCK PARTS COMPANY INC	$233.49	EQUIPMENT/PARTS
VOICE & DATA SYSTEMS INC	$228.00	TELEPHONE
ALEX BARRETT	$220.00	DODGE OPERATING EXPENSE
BREVAN ROWLAND	$220.00	DODGE OPERATING EXPENSE
DEREK DONAVAN	$220.00	DODGE OPERATING EXPENSE
ERIC SCOTT	$220.00	DODGE OPERATING EXPENSE
JACE COCHRAN	$220.00	DODGE OPERATING EXPENSE
JEFF HANSON	$220.00	DODGE OPERATING EXPENSE
JUSTIN GRAHAM	$220.00	DODGE OPERATING EXPENSE
JUSTIN SPECHT	$220.00	DODGE OPERATING EXPENSE
MATT RICHARDSON	$220.00	DODGE OPERATING EXPENSE
MICHAEL HOLZAPFEL	$220.00	DODGE OPERATING EXPENSE
DELUXE BUSINESS FORMS	$217.55	MAC OPERATING EXPENSE
B G PETERSON COMPANY	$217.34	SUPPLIES
AQUA-CHEM INCORPORATED	$216.00	SUPPLIES
MECHANICAL SALES INC.	$215.13	SUPPLIES
HOTSY EQUIPMENT COMPANY	$202.39	REPAIRS & MAINTENANCE
BLUFFS TOOL & MACHINE	$200.00	REPAIRS & MAINTENANCE
IOWA DEPARTMENT OF REVENUE	$200.00	PAYROLL RELATED
PREMIER MIDWEST BEVERAGE CO	$192.75	DODGE OPERATING EXPENSE
A & L HYDRAULICS INCORPORATED	$191.68	EQUIPMENT/PARTS
ATHLETICO EXCEL NEBRASKA LLC	$190.00	PROFESSIONAL SVCS
ZEROFRICTION LLC	$189.52	DODGE OPERATING EXPENSE
THE ABY MANUFACTURING GROUP INC	$187.50	SUPPLIES
DXP ENTERPRISES INC	$183.00	EQUIPMENT/PARTS
ILONA HOLLAND	$180.00	REFUND
GLAZERS	$179.18	MAC OPERATING EXPENSE
HEARTLAND CO-OP	$179.00	FUEL
WAYNE PETERSON	$177.50	MOWING/GROUNDS MAINT
SANDAU BROS SIGN CO INC	$176.55	DODGE OPERATING EXPENSE
NMC INC.	$176.16	EQUIPMENT/PARTS
RDG GEOSCIENCE & ENGINEERING INC	$173.75	PROFESSIONAL SVCS

VIKING AUTOMATIC SPRINKLER CO	$165.85	RIVERS EDGE OPERATING EXPENSE
DULTMEIER SALES LLC	$162.87	SUPPLIES
JEFFREY T KOUBA	$156.70	PROFESSIONAL SVCS
BENJAMIN E JOHNSON	$147.20	REIMB EMPLOYEE EXPENSE
HEARTLAND TOXICOLOGY	$145.00	PROFESSIONAL SVCS
ASHLEY KRUSE	$144.90	REIMB EMPLOYEE EXPENSE
PARAMOUNT LINEN & UNIFORMS	$143.31	DODGE OPERATING EXPENSE
U S DEPARTMENT OF EDUCATION	$140.85	PAYROLL RELATED
APPLIED INDUSTRIAL TECHNOLOGIES INC	$131.12	EQUIPMENT/PARTS
INFOSAFE SHREDDING LLC	$125.00	PROFESSIONAL SVCS
COX BUSINESS	$123.68	DODGE OPERATING EXPENSE
WILLIAM E CARPENTER JR	$110.40	REIMB EMPLOYEE EXPENSE
NEBRASKA DISTRIBUTING	$110.10	MAC OPERATING EXPENSE
911 CUSTOM LLC	$107.95	EQUIPMENT/PARTS
VEENSTRA & KIMM INC	$105.00	PROFESSIONAL SVCS
IP PATHWAYS LLC	$102.50	HARDWARE/SOFTWARE
ASK RESOURCE CENTER	$100.00	REFUND
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	$100.00	PROFESSIONAL SVCS
KYLE W PEARSON	$98.00	REIMB EMPLOYEE EXPENSE
ECHO GROUP	$97.74	SUPPLIES
RED BRANCH MEDIA, INC	$95.16	CONSULTANT
HUBER CHEVROLET CO INC	$94.01	EQUIPMENT/PARTS
RESPOND FIRST AID SYSTEMS	$93.95	MEDICAL SUPPLIES
ANB SERVICE CHARGE	$90.00	RIVERS EDGE OPERATING EXPENSE
CENTRAL STATES INDEMNITY CO OF OMAHA	$86.33	REFUND
PATRICIA I CARTER	$86.03	REFUND
GRP & ASSOCIATES	$86.00	SUPPLIES
ECHO ELECTRIC SUPPLY	$85.50	MAC OPERATING EXPENSE
NITA D STEFFEN	$85.27	REFUND
MARILYN SCHROEDER	$84.97	REFUND
JOACHIM OR GISELA KRUEGER	$84.82	REFUND
PER MAR SECURITY & RESEARCH CORP	$79.75	ALARM SECURITY

CB PRF FIRE FIGHTERS #15	$79.00	PAYROLL RELATED
RICOH USA INC	$78.94	LEASE
HEARTLAND TIRES & TREADS INC	$78.75	TIRE REPLACEMENT/REPAIR
CALLAWAY	$76.61	DODGE OPERATING EXPENSE
DALES TRASH SERVICE INC	$75.00	RENTAL EXPS
2ND WIND EXERCISE EQUIPMENT INC	$74.25	EQUIPMENT/PARTS
ROSCOE M SHARON	$71.82	REFUND
CHRISTINE D ANDERSON	$71.30	REIMB EMPLOYEE EXPENSE
GENIE PEST CONTROL	$70.00	DODGE OPERATING EXPENSE
RELIANT FIRE APPARATUS INC	$69.74	EQUIPMENT/PARTS
CLERK OF DISTRICT COURT	$67.50	COURT COSTS
BOMGAARS SUPPLY INC	$63.72	SUPPLIES
MENARD INC.	$63.36	SUPPLIES
MARTIN RESOURCE MANAGEMENT	$62.90	SUPPLIES
AMERICAN NATIONAL BANK	$62.50	BANK SERVICES
DANKO EMERGENCY EQUIPMENT CO	$62.40	SUPPLIES
SPRINT SOLUTIONS INC	$58.60	CELL PHONE
CITY OF COUNCIL BLUFFS2	$58.12	MAC OPERATING EXPENSE
UNITED PARCEL SERVICE	$54.20	FREIGHT/POSTAGE
DEBORAH WHITE	$50.00	PROFESSIONAL SVCS
SYLVIA M ARCHER	$50.00	REFUND
JILL BURGER	$45.06	REIMB EMPLOYEE EXPENSE
DICK DEAN SERVICE INC.	$45.00	REPAIRS & MAINTENANCE
THERESA DEWITT	$41.98	REIMB EMPLOYEE EXPENSE
MID STATES BANK	$41.05	MAC OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS CO	$40.07	DODGE OPERATING EXPENSE
TURFWERKS	$36.00	DODGE OPERATING EXPENSE
AMERITAS LIFE INS CORP	$32.35	DODGE OPERATING EXPENSE
DON W ROYAL	$32.09	LEGAL CLAIM
FREDA C VONESCHEN	$30.00	REPAIRS & MAINTENANCE
MARY ANEY	$26.86	REIMB EMPLOYEE EXPENSE
LESA & JAMES SOCHA	$25.00	REFUND

AARON R KOZISEK		$22.00	REIMB EMPLOYEE EXPENSE
CREDIT BUREAU OF COUNCIL BLUFFS, INC		$22.00	PROFESSIONAL SVCS
PAYPAL INC		$19.95	FEES
RIEKES EQUIPMENT COMPANY		$17.02	EQUIPMENT/PARTS
TRISHA D ALFERS		$15.18	REIMB EMPLOYEE EXPENSE
HAZA BELL OF NEBRASKA/TAC		$15.00	REFUND
VERMEER SALES & SERVICE INC		$14.68	EQUIPMENT/PARTS
CERTIFIED POWER INC		$13.16	EQUIPMENT/PARTS
CHERYL COLLINS		$13.00	REFUND
AMERICAN MESSAGING SERVICES LLC		$11.14	TELEPHONE
UNION BANK & TRUST FSA		$3.50	DODGE OPERATING EXPENSE
UNION BANK & TRUST		$2.00	DODGE OPERATING EXPENSE
	TOTAL	**$7,745,492.03**	

CITY OF COUNCIL BLUFFS
EXPENDITURES
MARCH FY20
($'S)

PAYEE	AMOUNT	BUSINESS PURPOSE
2ND WIND EXERCISE EQUIPMENT INC	$74.25	EQUIPMENT/PARTS
911 CUSTOM LLC	$107.95	EQUIPMENT/PARTS
A & L HYDRAULICS INCORPORATED	$191.68	EQUIPMENT/PARTS
A + UNITED RADIATOR REPAIR INC.	$1,075.00	REPAIRS & MAINTENANCE
AARON R KOZISEK	$22.00	REIMB EMPLOYEE EXPENSE
ABLE LOCKSMITHS	$505.00	PROFESSIONAL SVCS
ACUSHET COMPANY	$1,359.19	DODGE OPERATING EXPENSE
ADVANCED DATA PROCESSING, INC	$8,078.08	AMBULANCE BILLING FEE
AGRIVISION EQUIPMENT GROUP	$1,356.44	EQUIPMENT/PARTS
AHLERS & COONEY P.C	$3,814.09	CONSULTANT
ALEX BARRETT	$220.00	DODGE OPERATING EXPENSE
ALL MAKES OFFICE EQUIPMENT COMPANY	$8,253.12	SUPPLIES
ALLIED ELECTRONICS INCORPORATED	$4,057.39	SUPPLIES
ALVARADO UPHOLSTERING	$1,300.00	REPAIRS & MAINTENANCE
AMERICAN BANKERS INSURANCE CO OF FLORIDA	$988.00	REHAB ESCROW
AMERICAN MESSAGING SERVICES LLC	$11.14	TELEPHONE
AMERICAN NATIONAL BANK	$62.50	BANK SERVICES
AMERITAS LIFE INS CORP	$32.35	DODGE OPERATING EXPENSE
ANB SERVICE CHARGE	$90.00	RIVERS EDGE OPERATING EXPENSE
ANDREW KUNZ	$750.00	MAC OPERATING EXPENSE
APPLIED INDUSTRIAL TECHNOLOGIES INC	$131.12	EQUIPMENT/PARTS
APPLIED INFORMATION MANAGEMENT INSTITUTE	$3,539.00	ADVERTISEMENT
AQUA-CHEM INCORPORATED	$216.00	SUPPLIES
ARCHIVESOCIAL INC	$4,788.00	SUBSCRIPTION

ARNOLD MOTOR SUPPLY, LLP	$4,879.20	EQUIPMENT/PARTS
ARROW TOWING	$1,910.00	TOWING/STORAGE/AUCTION
ASHLEY KRUSE	$144.90	REIMB EMPLOYEE EXPENSE
ASK RESOURCE CENTER	$100.00	REFUND
ASPHALT & CONCRETE MATERIALS CO.	$1,879.59	STREET MAINTENANCE SUPLS
ATHENS TECHNICAL SPECIALISTS INC	$377.50	REPAIRS & MAINTENANCE
ATHLETICO EXCEL NEBRASKA LLC	$190.00	PROFESSIONAL SVCS
B G PETERSON COMPANY	$217.34	SUPPLIES
BAKER & TAYLOR INC	$8,597.40	BOOKS/PERIODICALS/SUB
BARCO MUNICIPAL PRODUCTS INC	$255.82	SUPPLIES
BENJAMIN E JOHNSON	$147.20	REIMB EMPLOYEE EXPENSE
BEST QUALITY COUNTERTOPS INC	$339.00	REPAIRS & MAINTENANCE
BIBLIOTHECA LLC	$32,841.83	HARDWARE/SOFTWARE
BLACK HILLS UTILITY HOLDINGS, INC.	$32,753.78	NATURAL GAS
BLUFFS ELECTRIC INC	$8,389.50	ELECTRICAL REPAIR
BLUFFS TAXI & COURIER	$959.50	TRANSIT SERVICES
BLUFFS TOOL & MACHINE	$200.00	REPAIRS & MAINTENANCE
BMI SERVICE GROUP	$1,274.00	MAC OPERATING EXPENSE
BOBCAT OF OMAHA	$4,593.47	EQUIPMENT/PARTS
BOFA	$1,377.01	MAC OPERATING EXPENSE
BOMGAARS SUPPLY INC	$63.72	SUPPLIES
BOUND TO STAY BOUND BOOKS INC	$691.58	BOOKS/PERIODICALS/SUB
BRAVIUM LLC	$12,000.00	PROFESSIONAL SVCS
BREVAN ROWLAND	$220.00	DODGE OPERATING EXPENSE
BRICK GENTRY P.C.	$13,522.50	ATTORNEY FEES
BUCK'S INC.	$379.51	VEHICLE WASH
BURTON PLUMBING	$276.50	PLUMBING NEW OR REPAIR
C & J INDUSTRIAL SUPPLY	$286.00	JANITORIAL SERVICE
CABANA COFFEE	$1,723.92	MAC OPERATING EXPENSE
CALLAWAY	$76.61	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	$782.96	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	$288,268.51	CONSTRUCTION

CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	$11,800.00	EQUIPMENT/PARTS
CB PRF FIRE FIGHTERS #15	$79.00	PAYROLL RELATED
CBTZGJ ENTERPRISES	$1,000.00	PROFESSIONAL SVCS
CENGAGE LEARNING INC	$468.64	BOOKS/PERIODICALS/SUB
CENTER POINT LARGE PRINT	$431.43	BOOKS/PERIODICALS/SUB
CENTRAL STATES INDEMNITY CO OF OMAHA	$86.33	REFUND
CENTURYLINK	$594.27	TELEPHONE
CERTIFIED POWER INC	$13.16	EQUIPMENT/PARTS
CFI TIRE SERVICE	$1,181.50	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	$1,917.50	TIRE DISPOSAL
CHERYL COLLINS	$13.00	REFUND
CHI HEALTH CLINIC	$8,796.00	PROFESSIONAL SVCS
CHILD SUPPORT SERVICES DIVISION	$514.32	PAYROLL RELATED
CHRISTINE D ANDERSON	$71.30	REIMB EMPLOYEE EXPENSE
CITY OF COUNCIL BLUFFS	$2,078.84	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS2	$58.12	MAC OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-DEPENDENT	$4,940.90	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	$8,201.84	PAYROLL RELATED
CITY OF OMAHA	$12,000.00	CONTRACT AGREEMENT
CLEAN SWEEP PARKING LOT SERVICES INC	$450.00	MAC OPERATING EXPENSE
CLERK OF DISTRICT COURT	$67.50	COURT COSTS
CLERK OF THE DISTRICT COURT	$249.10	PAYROLL RELATED
CLEVELAND GOLF/SRIXON	$416.25	DODGE OPERATING EXPENSE
COLLECTION SERVICES CENTER	$8,033.46	PAYROLL RELATED
CONFLUENCE INC	$24,370.00	CONSULTANT
CONTINENTAL FIRE SPRINKLER CO	$475.00	PROFESSIONAL SVCS
CONTINENTAL RESEARCH	$864.61	SUPPLIES
CONTROL SERVICES INC	$770.25	REPAIRS & MAINTENANCE
CORNHUSKER INTERNATIONAL TRUCKS	$6,171.36	EQUIPMENT/PARTS
COUNCIL BLUFFS AIRPORT AUTHORITY	$12,161.60	AIRPORT AUTH TAX
COUNCIL BLUFFS COMMUNITY SCHOOLS	$720.00	RENTAL EXPS
COUNCIL BLUFFS WATER WORKS	$6,323.48	WATER

COUNCIL BLUFFS WINSUPPLY	$6,613.04	SUPPLIES
COX BUSINESS	$123.68	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	$295.75	RIVERS EDGE OPERATING EXPENSE
COX BUSINESS SERVICES	$270.80	RIVERS EDGE OPERATING EXPENSE
COX COMMUNICATION INC	$20,066.86	PHONE/INTERNET SVC
CREDIT BUREAU OF COUNCIL BLUFFS, INC	$22.00	PROFESSIONAL SVCS
CUBIC CORPORATION AND SUBSIDIARIES	$2,957.65	HARDWARE/SOFTWARE
CUMMINS SALES & SERVICE	$499.75	EQUIPMENT/PARTS
DAILY NONPAREIL	$3,464.71	ADVERTISEMENT
DALES TRASH SERVICE INC	$75.00	RENTAL EXPS
DANKO EMERGENCY EQUIPMENT CO	$62.40	SUPPLIES
DATA POWER TECHNOLOGY LLC	$1,139.25	REPAIRS & MAINTENANCE
DAVID W WOODY	$933.61	SUPPLIES
DEBORAH WHITE	$50.00	PROFESSIONAL SVCS
DELL MARKETING L P	$4,093.30	HARDWARE/SOFTWARE
DELUXE BUSINESS FORMS	$217.55	MAC OPERATING EXPENSE
DEREK DONAVAN	$220.00	DODGE OPERATING EXPENSE
DEX MEDIA, INC.	$1,279.50	ADVERTISEMENT
DIAMOND MARKETING SOLUTIONS GROUP, INC.	$14,090.57	POSTAGE & PRINTING
DIAMOND MOWERS INC	$470.29	REPAIRS & MAINTENANCE
DICK DEAN SERVICE INC.	$45.00	REPAIRS & MAINTENANCE
DODGE BANK & CREDIT CARD FEES	$270.11	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING INC	$1,087.35	MAC OPERATING EXPENSE
DOLL DISTRIBUTING LLC	$645.70	DODGE OPERATING EXPENSE
DON W ROYAL	$32.09	LEGAL CLAIM
DONALD W MATHEWS	$3,793.38	VEHICLE REPAIR
DONS PIONEER UNIFORMS	$966.73	UNIFORMS
DP MANAGEMENT LLC	$47,698.92	MOWING/GROUNDS MAINT
DRAKE-WILLIAMS STEEL INC	$895.00	REPAIRS & MAINTENANCE
DULTMEIER SALES LLC	$162.87	SUPPLIES
DXP ENTERPRISES INC	$183.00	EQUIPMENT/PARTS
ECHO ELECTRIC SUPPLY	$85.50	MAC OPERATING EXPENSE

ECHO GROUP	$97.74	SUPPLIES
ECOSOLUTIONS INC	$1,267.50	SUPPLIES
EDWARDS CHEVROLET-CADILLAC INC	$872.70	EQUIPMENT/PARTS
EFTPS	$506,544.22	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	$16,336.25	CONSULTANT
ELAVON INC	$8,348.79	FEES
ELECTRIC PUMP	$5,913.48	EQUIPMENT/PARTS
EMPLOYERS MUTUAL CASUALTY COMPANY	$143,620.32	INSURANCE
ENTERPRISE FM TRUST	$699.88	RENTAL EXPS
ENVISIONWARE INC	$725.00	HARDWARE/SOFTWARE
EP BLAZER LLC	$38,976.00	VEHICLES
ERIC SCOTT	$220.00	DODGE OPERATING EXPENSE
ERRIN K GUNDERSON	$320.00	MOWING/GROUNDS MAINT
EXCHANGE BANK LEASING DIV	$8,766.40	DODGE OPERATING EXPENSE
FACTORY MOTOR PARTS	$887.45	EQUIPMENT/PARTS
FELD FIRE	$5,494.60	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	$2,500.00	PROFESSIONAL SVCS
FIRE SERVICE TRAINING BUREAU	$1,307.70	TRAINING
FIRST NATIONAL BANK PCARDS ACH	$1,613.58	DODGE OPERATING EXPENSE
FLEET US LLC	$3,888.00	SUPPLIES
FRATERNAL ORDER OF POLICE	$3,080.00	PAYROLL RELATED
FREDA C VONESCHEN	$30.00	REPAIRS & MAINTENANCE
FUNNEL CAKE	$413.77	MAC OPERATING EXPENSE
GARAGE DOOR SERVICES	$4,455.00	REPAIRS & MAINTENANCE
GENERAL FIRE & SAFETY EQUIPMENT COMPANY OF	$257.00	EQUIPMENT/PARTS
GENIE PEST CONTROL	$70.00	DODGE OPERATING EXPENSE
GENIE SERVICES LLC	$325.00	PEST CONTROL
GEORGE BUTLER ASSOCIATES, INC.	$28,145.63	CONSULTANT
GLAZERS	$179.18	MAC OPERATING EXPENSE
GOVDEALS INC	$768.13	ONLINE PAYMENT FEES
GREAT AMERICA FINANCIAL SERV	$276.01	DODGE OPERATING EXPENSE
GREAT PLAINS UNIFORMS	$1,151.80	UNIFORMS

GREATAMERICA FINANCIAL SERVICES CORP	$286.31	LEASE
GRP & ASSOCIATES	$86.00	SUPPLIES
HARCROS CHEMICALS INC	$2,750.00	SUPPLIES
HARMS OIL COMPANY	$1,717.85	FUEL
HARVEYS BR MANAGEMENT CO INC	$300.00	RENTAL EXPS
HAWKINS CONSTRUCTION COMPANY	$290,273.29	CONSTRUCTION
HAZA BELL OF NEBRASKA/TAC	$15.00	REFUND
HEARST PROPERTIES INC	$9,040.00	MAC OPERATING EXPENSE
HEARTLAND CO-OP	$179.00	FUEL
HEARTLAND TIRES & TREADS INC	$78.75	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	$145.00	PROFESSIONAL SVCS
HEIMAN INC.	$1,086.10	SAFETY EQUIP & MAINTENANCE
HGM ASSOCIATES INC	$119,243.31	CONSULTANT
HOTSY EQUIPMENT COMPANY	$202.39	REPAIRS & MAINTENANCE
HUBER CHEVROLET CO INC	$94.01	EQUIPMENT/PARTS
HUFFMAN ENGINEERING INC	$197,607.45	CONSTRUCTION
ICMA RETIREMENT TRUST - 457	$13,151.46	PAYROLL RELATED
ILONA HOLLAND	$180.00	REFUND
IMPACT7G INC	$3,255.00	PROFESSIONAL SVCS
INDUSTRIAL SALES COMPANY INC	$1,873.21	SUPPLIES
INFO USA MARKETING INC	$270.00	FEES
INFOSAFE SHREDDING LLC	$125.00	PROFESSIONAL SVCS
INLAND TRUCK PARTS COMPANY INC	$233.49	EQUIPMENT/PARTS
IOWA DEPARTMENT OF HUMAN SERVICES	$95,873.25	AMBULANCE BILLING FEE
IOWA DEPARTMENT OF REVENUE	$200.00	PAYROLL RELATED
IOWA DEPARTMENT OF REVENUE	$21,533.00	MAC OPERATING EXPENSE
IOWA DEPT OF REVENUE	$112,837.00	PAYROLL RELATED
IOWA GOLF ASSOCIATION	$640.00	DODGE OPERATING EXPENSE
IOWA PRISON INDUSTRIES	$2,825.20	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	$38,221.31	SOLID WASTE DISPOSAL
IOWA WEST FOUNDATION	$31,333.82	DEVLPMNT CONTRACT
IOWA WESTERN COMMUNITY COLLEGE	$947.59	PROFESSIONAL SVCS

IP PATHWAYS LLC	$102.50	HARDWARE/SOFTWARE
IPERS	$200,771.75	PAYROLL RELATED
IPFS CORPORATION	$453.68	DODGE OPERATING EXPENSE
J & R LIQUOR	$2,207.78	MAC OPERATING EXPENSE
J&M GOLF	$1,304.24	DODGE OPERATING EXPENSE
JACE COCHRAN	$220.00	DODGE OPERATING EXPENSE
JAMES PALMER	$325.00	PROFESSIONAL SVCS
JEFF HANSON	$220.00	DODGE OPERATING EXPENSE
JEFFREY T KOUBA	$156.70	PROFESSIONAL SVCS
JEO CONSULTING GROUP INC	$15,301.19	CONSULTANT
JEREDITH BRANDS LLC	$5,986.50	JANITORIAL SERVICE
JILL BURGER	$45.06	REIMB EMPLOYEE EXPENSE
JIM HAWK TRUCK TRAILERS INC.	$243.27	EQUIPMENT/PARTS
JOACHIM OR GISELA KRUEGER	$84.82	REFUND
JONES AUTOMOTIVE	$763.00	EQUIPMENT/PARTS
JOY DRYDEN INC.	$1,512.00	SUPPLIES
JUDDS BROS CONSTRUCTION CO	$331,605.66	CONSTRUCTION
JUSTIN GRAHAM	$220.00	DODGE OPERATING EXPENSE
JUSTIN SPECHT	$220.00	DODGE OPERATING EXPENSE
KATHY GOFF	$6,276.75	TREE WORK
KESLY WILLIS	$300.00	REFUND
KONICA MINOLTA BUSINESS SOLUTIONS USA	$812.00	LEASE
KRONOS INCORPORATED	$2,180.00	HARDWARE/SOFTWARE
KYLE W PEARSON	$98.00	REIMB EMPLOYEE EXPENSE
LANDSCAPES GOLF MANAGEMENT LLC	$17,026.67	DODGE OPERATING EXPENSE
LAWSON PRODUCTS INC	$818.49	SUPPLIES
LEAGUE OF HUMAN DIGNITY INC	$15,900.00	PROFESSIONAL SVCS
LESA & JAMES SOCHA	$25.00	REFUND
LINCOLN NATIONAL LIFE INS CO	$40.07	DODGE OPERATING EXPENSE
LINDA M CONNER	$330.00	CONSULTANT
LINKEDIN CORP	$7,000.00	DUES/MEMBERSHIP
LOGAN CONTRACTORS SUPPLY INC	$318.75	SUPPLIES

LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$3,920.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$280.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$3,480.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	$1,000.00	PAYROLL RELATED
LYMAN RICHEY CORPORATION	$15,552.05	STREET MAINTENANCE SUPLS
MARCO HOLDINGS, LLC	$3,931.47	COPY/PRINTER MAINTANCE
MARILYN SCHROEDER	$84.97	REFUND
MARK A WARNEKE	$615.00	REPAIRS & MAINTENANCE
MARTIN RESOURCE MANAGEMENT	$62.90	SUPPLIES
MARY ANEY	$26.86	REIMB EMPLOYEE EXPENSE
MATHESON TRI GAS INC.	$399.81	SUPPLIES
MATT RICHARDSON	$220.00	DODGE OPERATING EXPENSE
MATTHEW KUHLMANN	$380.00	MAC OPERATING EXPENSE
MAX I WALKER UNIFORM & APPAREL	$840.06	UNIFORMS
MCMULLEN FORD INC	$379.99	EQUIPMENT/PARTS
MECHANICAL SALES INC.	$215.13	SUPPLIES
MENARD INC.	$63.36	SUPPLIES
METAL DOOR & HARDWARE	$920.00	SUPPLIES
METOLIUS LLC	$670.00	DODGE OPERATING EXPENSE
MFPRSI	$445,113.83	PAYROLL RELATED
MICAH HOUSE CORP	$681.56	CONTRACT AGREEMENT
MICHAEL HOLZAPFEL	$220.00	DODGE OPERATING EXPENSE
MICHAEL O'BRADOVICH	$2,400.00	PROFESSIONAL SVCS
MICHAEL S GODBOUT	$275.00	REIMB EMPLOYEE EXPENSE
MID AMERICAN BENEFITS INC	$242.84	REFUND
MID AMERICAN ENERGY CO	$876.28	RIVERS EDGE OPERATING EXPENSE
MID STATES BANK	$41.05	MAC OPERATING EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	$861.77	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	$94,913.60	ELECTRICITY
MIDLANDS HUMANE SOCIETY	$10,328.17	CONTRACT AGREEMENT
MIDWEST DCM INC	$2,552.50	RIVERS EDGE OPERATING EXPENSE
MIDWEST NETTING SOLUTIONS	$71,597.92	PROFESSIONAL SVCS

MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	$100.00	PROFESSIONAL SVCS
MIDWEST TAPE, LLC	$4,761.62	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	$2,453.85	EQUIPMENT/PARTS
MIDWESTERN EQUIPMENT L C	$1,375.00	REFUND
MILLS COUNTY SHERIFF'S DEPARTMENT	$3,144.75	GRANT REIMBURSEMENT
MOBOTREX INC	$2,496.00	STREET MAINTENANCE SUPLS
MONICA ROWLETT	$1,050.00	REFUND
MONROE TRUCK EQUIPMENT, INC.	$1,527.18	EQUIPMENT/PARTS
MOTION INDUSTRIES INCORPORATED	$1,028.68	SUPPLIES
MURPHY TRACTOR & EQUIPMENT CO CORP	$46,852.36	EQUIPMENT/PARTS
NAPA AUTO PARTS	$3,709.53	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	$258.88	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	$69,771.74	PAYROLL RELATED
NEBRASKA AIR FILTER INC	$1,362.60	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	$496.62	PAYROLL RELATED
NEBRASKA DISTRIBUTING	$110.10	MAC OPERATING EXPENSE
NEBRASKA GOLF & TURF	$371.90	DODGE OPERATING EXPENSE
NEBRASKA IOWA SUPPLY CO INC	$2,835.00	FUEL
NEBRASKA MACHINERY CO	$1,226.64	MAC OPERATING EXPENSE
NEBRASKA METHODIST HEALTH SYSTEM INC	$1,200.00	CONSULTANT
NEBRASKA SALT & GRAIN CO	$25,830.67	STREET MAINTENANCE SUPLS
NITA D STEFFEN	$85.27	REFUND
NMC INC.	$176.16	EQUIPMENT/PARTS
O KEEFE ELEVATOR CO INC	$400.18	RIVERS EDGE OPERATING EXPENSE
OCLC INC	$2,511.72	SUBSCRIPTION
ODEYS INC	$5,701.92	EQUIPMENT/PARTS
OLD MARKET VENTURES	$1,021.81	MAC OPERATING EXPENSE
OLSSON INC.	$7,948.52	CONSULTANT
OMAHA DOOR & WINDOW INC	$299.75	MAC OPERATING EXPENSE
OMAHA PNEUMATIC EQUIPMENT COMPANY	$921.01	SUPPLIES
OMAHA WORLD HERALD	$544.80	ADVERTISEMENT
ONE SOURCE THE BACKGROUND CHECK COMPANY	$1,291.20	CONSULTANT

O'REILLY AUTOMOTIVE INC	$248.59	EQUIPMENT/PARTS
OVERDRIVE INC	$3,962.41	BOOKS/PERIODICALS/SUB
PAPILLION SANITATION	$5,694.27	SOLID WASTE DISPOSAL
PARAMOUNT GAS PRODUCTS LLC	$2,528.25	SAFETY EQUIP & MAINTENANCE
PARAMOUNT LINEN & UNIFORMS	$143.31	DODGE OPERATING EXPENSE
PARK HILL INVESTMENTS INC	$720.00	PROFESSIONAL SVCS
PASSPORT LABS INC	$694.75	PARKING FEES
PATRICIA I CARTER	$86.03	REFUND
PAYPAL INC	$19.95	FEES
PAYROLL	$97,788.57	MAC OPERATING EXPENSE
PAYROLL - CITY	$1,825,301.43	EMPLOYEE PAYROLL
PAYROLL - DODGE GOLF	$25,934.70	DODGE OPERATING EXPENSE
PEERLESS WIPING CLOTH CO	$600.00	SUPPLIES
PEPSI BEVERAGES CO	$366.17	DODGE OPERATING EXPENSE
PER MAR SECURITY & RESEARCH CORP	$79.75	ALARM SECURITY
PER MAR SECURITY SERVICES	$423.72	DODGE OPERATING EXPENSE
PETROLEUM TRADERS CORPORATION	$13,965.07	FUEL
POTTAWATTAMIE COUNTY DEVELOPMENT	$3,631.37	REFUND
POTTAWATTAMIE COUNTY SHERIFF	$10,880.00	INMATE COST
POTTAWATTAMIE COUNTY TREASURER	$4,913.00	FEES
PREMIER MIDWEST BEVERAGE CO	$192.75	DODGE OPERATING EXPENSE
PRIME COMMUNICATIONS INC	$596.14	RIVERS EDGE OPERATING EXPENSE
PROGRESSIVE UNIVERSAL INSURANCE CO	$4,108.56	LEGAL CLAIM
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	$358.14	EQUIPMENT/PARTS
R J NELSON COMPANY	$2,072.00	REPAIRS & MAINTENANCE
RASMUSSEN MECHANICAL SERVICES INC	$6,785.53	EQUIPMENT/PARTS
RDG GEOSCIENCE & ENGINEERING INC	$173.75	PROFESSIONAL SVCS
RECORDED BOOKS LLC	$1,604.79	DVD/AUDIO/CD
RED BRANCH MEDIA, INC	$95.16	CONSULTANT
RELIANT FIRE APPARATUS INC	$69.74	EQUIPMENT/PARTS
RENEE WEBER	$310.10	REFUND
RESPOND FIRST AID SYSTEMS	$93.95	MEDICAL SUPPLIES

RICOH USA INC	$78.94	LEASE
RIEKES EQUIPMENT COMPANY	$17.02	EQUIPMENT/PARTS
RLKM INC	$520.85	REPAIRS & MAINTENANCE
ROAD BUILDERS MACHINE & SUPPLY CO INC	$11,000.00	EQUIPMENT/PARTS
ROBERT J MCCRACKEN	$320.32	MAC OPERATING EXPENSE
RODERICK E SHERBONDY	$7,000.00	PROPERTY ACQUISITION
ROSCOE M SHARON	$71.82	REFUND
ROSE EQUIPMENT, LLC	$4,886.79	EQUIPMENT/PARTS
RTG BUILDING SERVICES INC	$7,955.00	JANITORIAL SERVICE
RUETER & ZENOR CO	$6,000.00	EQUIPMENT/PARTS
SANDAU BROS SIGN CO INC	$176.55	DODGE OPERATING EXPENSE
SAPP BROTHERS INC	$21,765.66	FUEL
SAVANT CORPORATION	$645.00	EQUIPMENT/PARTS
SECURITY EQUIPMENT INC	$2,069.38	MAC OPERATING EXPENSE
SECURITY EQUIPMENT INCORPORATED	$3,470.00	ALARM SECURITY
SIEMENS INDUSTRY INC	$52,408.00	EQUIPMENT/PARTS
SOLARWINDS INC	$6,094.00	HARDWARE/SOFTWARE
SOUTHWEST IOWA PLANNING COUNCIL	$23,469.92	TRANSIT SERVICES
SPRINKLER-TEC LLC	$5,448.63	DODGE OPERATING EXPENSE
SPRINT SOLUTIONS INC	$58.60	CELL PHONE
STATE OF NEBRASKA	$8,328.32	CONTRIBUTIONS
STEPP MANUFACTURING CO INC	$1,601.92	EQUIPMENT/PARTS
STERN OIL CO INC	$1,452.00	SUPPLIES
STUDIO 15 COMMERCIAL INTERIORS INC	$99,389.64	PROFESSIONAL SVCS
STYKER SALES CORPORATION	$423.61	EQUIPMENT/PARTS
SWAGIT PRODUCTIONS LLC	$1,375.00	PROFESSIONAL SVCS
SYLVIA M ARCHER	$50.00	REFUND
SYSCO - LINCOLN	$2,093.30	DODGE OPERATING EXPENSE
TED'S MOWER SALES & SERVICE INC	$1,194.11	EQUIPMENT/PARTS
THE ABY MANUFACTURING GROUP INC	$187.50	SUPPLIES
THE DAILY NONPAREIL	$285.00	MAC OPERATING EXPENSE
THE DAVEY TREE EXPERT COMPANY	$14,050.00	TREE WORK

THE FRIENDS OF THE SAINT PAUL PUBLIC LIBRARY	$8,262.97	PROFESSIONAL SVCS
THE OFFICE CLEANERS	$4,080.55	JANITORIAL SERVICE
THERESA DEWITT	$41.98	REIMB EMPLOYEE EXPENSE
THERMO KING CHRISTENSEN	$309.52	SUPPLIES
TOPPING OUT INC	$1,200.00	PROFESSIONAL SVCS
TOYNE INC	$4,214.70	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	$460.00	BUS SERVICE
TREASURER STATE OF IOWA /SALES TAX	$1,255.00	DODGE OPERATING EXPENSE
TREASURER STATE OF IOWA/SALES TAX	$4,989.00	SALES TAX
TRISHA D ALFERS	$15.18	REIMB EMPLOYEE EXPENSE
TURFWERKS	$36.00	DODGE OPERATING EXPENSE
TWO RIVERS INSURANCE COMPANY, INC.	$821,917.26	EMPLOYEE INSURANCE
TYLER CHAMBERS	$275.00	REIMB EMPLOYEE EXPENSE
U S DEPARTMENT OF EDUCATION	$140.85	PAYROLL RELATED
U.S. VENTURE, INC.	$308.56	EQUIPMENT/PARTS
UMR	$829.44	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	$508.30	PROFESSIONAL SVCS
UNION BANK & TRUST	$2.00	DODGE OPERATING EXPENSE
UNION BANK & TRUST FSA	$3.50	DODGE OPERATING EXPENSE
UNITED HEALTHCARE	$797.28	REFUND
UNITED PARCEL SERVICE	$54.20	FREIGHT/POSTAGE
US BANK	$86,348.26	CREDIT CARD PURCHASES
UTILITY EQUIPMENT COMPANY	$954.12	EQUIPMENT/PARTS
VALLEY CORPORATION	$354,476.26	CONSTRUCTION
VAN DIEST SUPPLY CO	$1,518.75	SUPPLIES
VANDER HAAG'S INCORPORATED	$251.40	EQUIPMENT/PARTS
VEENSTRA & KIMM INC	$105.00	PROFESSIONAL SVCS
VERIDIAN CREDIT UNION	$16,970.00	PROPERTY ACQUISITION
VERIZON WIRELESS SERVICES LLC	$8,616.86	CELL PHONE
VERMEER SALES & SERVICE INC	$14.68	EQUIPMENT/PARTS
VIKING AUTOMATIC SPRINKLER CO	$165.85	RIVERS EDGE OPERATING EXPENSE
VOICE & DATA SYSTEMS INC	$228.00	TELEPHONE

VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	$7,840.00	PAYROLL RELATED
W.W. GRAINGER, INC.	$2,019.86	EQUIPMENT/PARTS
WASTE CONNECTIONS OF IOWA	$213,907.49	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	$1,072.50	DODGE OPERATING EXPENSE
WATER ENGINEERING INC	$509.14	MOWING/GROUNDS MAINT
WAYNE PETERSON	$177.50	MOWING/GROUNDS MAINT
WESCO INTERNATIONAL INC	$370.00	SUPPLIES
WEST PUBLISHING CORPORATION	$695.47	SUBSCRIPTION
WILLIAM E CARPENTER JR	$110.40	REIMB EMPLOYEE EXPENSE
WINDSTREAM CORPORATION	$7,500.00	TELEPHONE
WOODHOUSE FORD CHRYLSER INC	$1,514.20	EQUIPMENT/PARTS
ZEROFRICTION LLC	$189.52	DODGE OPERATING EXPENSE
TOTAL	**$7,745,492.03**	

City of Council Bluffs

Receipts by Fund
For the Month of March FY20

General Fund	1,996,898.26
Special Revenue	1,212,548.68
Debt Service	146,523.34
Capital Project	2,774,119.06
Enterprise	843,278.21
Total Receipts	**6,973,367.55**

Expenditures by Fund
For the Month of March FY20

General Fund	5,097,881.53
Special Revenue	720,141.96
Debt Service	0.00
Capital Project	1,323,246.84
Enterprise	604,221.70
Total Expenditures	**7,745,492.03**

Transfer from City Operating Accounts	
to Mid America Center	0.00
to Dodge Riverside	16,948.00
to River's Edge Parking Garage	0.00
Total Transfers	**16,948.00**

Council Communication

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

Notice of Right of Redemption
ITEM 3.F.

Council Action: 5/18/2020

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Notices	Other	5/13/2020

MT1 Investments
10352 Redick Avenue
Omaha, NE 68122

4-30-2020

Karleen Risner
210 Greenwood Street
Council Bluffs, IA 51503

City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Pottawattamie County Treasurer
227 South 6th Street
Council Bluffs, IA 51501

On June 19, 2017, MT1 233 Investments purchased Tax Sale Certificate # 17/0684 with a Parcel Number of 754331254004, Legal Description- Lot 4, Whispering Wood II, Council Bluffs, Pottawattamie County, Iowa. Under Iowa Code 447.9, we are required to provide you with a " Notice of Right of Redemption." As of the date of this letter, you have 90 (ninety) days to redeem the parcel or a Treasurer's Deed will be given to the purchaser of the Tax Sale Certificate.

Sincerely,

Mike Stoll
MT1 Investments
Vice President

PENNY RAVLIN, ICA
ASSESSOR

POTTAWATTAMIE ASSESSOR COUNTY

JOSEPH CASSON, ICA
CHIEF DEPUTY

KEVIN KREIMEYER, ICA
DEPUTY

NOTICE TO TAXING DISTRICT(S)

Iowa Code §§441.39

Notice is hereby given that the property owner or aggrieved taxpayer named below has filed an appeal on their 2020 assessment to the Pottawattamie County Board of Review.

If you should have any questions, please feel free to contact me at (712) 328-4844.

Tax Dist	Owner/Taxpayer	Address	Parcel #	Assessed
095	Menard Inc	3200 Manawa Centre Dr, Council Bluffs	7444 12 254 003	$9,351,900

Sincerely,

Penny Ravlin,
Pottawattamie County Assessor

CLERK 2020
JUL 20 2020
AM 10:30

P.O. BOX 1076 • COUNCIL BLUFFS, IA 515019 • TEL 712-328-5617 • FAX 712-328-4841

CLERK RCVD 5 MAY 20 P 12:07

NOTICE TO REDEEM FROM TAX SALE

TO: Carrie Lea Griffin
2512 Avenue M
Council Bluffs, IA 51501
and any unknown heirs, devisees, grantees, assignees, successors in interest, unknown parties in possession, unknown spouses and claimants.

Unknown Spouse of Carrie Lea Griffin, if any
2512 Avenue M
Council Bluffs, IA 51501

Parties in Possession of
2512 Avenue M
Council Bluffs, IA 51501

First National Bank of Omaha
1620 Dodge Street, Stop 8138
Omaha, NE 68197-8138
Re: Mortgage dated March 27, 2009, filed April 6, 2009 in Book 2009, Page 04508 of the records of Pottawattamie County, Iowa
Re: Loan Modification Agreement dated November 1, 2016, filed November 21, 2016 in Book 2016, Page 16055 of the records of Pottawattamie County, Iowa
Re: Loan Modification Agreement dated December 17, 2019, filed January 2, 2020 in Book 2020, Page 00034 of the records of Pottawattamie County, Iowa

First National Bank of Omaha
Stop 4440, 1620 Dodge Street
Omaha, NE 68197
Re: Mortgage dated March 27, 2009, filed April 6, 2009 in Book 2009, Page 04508 of the records of Pottawattamie County, Iowa
Re: Loan Modification Agreement dated November 1, 2016, filed November 21, 2016 in Book 2016, Page 16055 of the records of Pottawattamie County, Iowa
Re: Loan Modification Agreement dated December 17, 2019, filed January 2, 2020 in Book 2020, Page 00034 of the records of Pottawattamie County, Iowa

General Collection Company, Inc.
c/o David A. Poore, Esq.
421 W. Broadway, Ste. 306
Council Bluffs, IA 51503
Re: Iowa District Court in and for Pottawattamie County, Case No. SCSC123126, judgment entered March 24, 2020, vs. Carrie Lea Griffin

General Collection Company, Inc.
402 W. 3rd Street
P.O. Box 2123
Grand Island, NE 68801
Re: Iowa District Court in and for Pottawattamie County, Case No. SCSC123126, judgment entered March 24, 2020, vs. Carrie Lea Griffin

Nebraska Furniture Mart, Inc.
c/o Incorp Services, Inc., as Registered Agent
400 Locust Street, Ste. 400
Des Moines, IA 50309-3723
Re: Iowa District Court in and for Pottawattamie County, Case No. SCSC119782, judgment entered March 14, 2019, vs. Carrie Lea Griffin

Nebraska Furniture Mart, Inc.
700 S. 72nd Street
Omaha, NE 68114
Re: Iowa District Court in and for Pottawattamie County, Case No. SCSC119782, judgment entered March 14, 2019, vs. Carrie Lea Griffin

Nebraska Furniture Mart, Inc.
c/o Wetsch Abbott Osborn Van Vliet PLC
Attn: Kevin V. Abbott, Esq.
974 – 73rd Street, Ste. 20
West Des Moines, IA 50265
Re: Iowa District Court in and for Pottawattamie County, Case No. SCSC119782, judgment entered March 14, 2019, vs. Carrie Lea Griffin

Council Bluffs City Clerk
c/o City Hall
209 Pearl Street, Ste. 102
Council Bluffs, IA 51503

Pottawattamie County Treasurer
227 South 6th Street
Council Bluffs, IA 51501

Any and all person(s) in possession of the parcel hereinafter described.

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE NOTIFIED that on the 19th day of June, 2017, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

The East 7.8 feet of Lot 28 and all of Lot 29 except the East 5.2 feet, and ½ of vacated alley adjacent, in Block 6, Mayne's First Addition to Council Bluffs, Pottawattamie County, Iowa

DISTRICT: 000 PARCEL NO. 7544 27 226 023
CERTIFICATE NO. 17-0145

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC475, LLC AND DUTRAC and that the right of redemption will expire and a deed to the said parcel will be made to ACC475, LLC AND DUTRAC, by the Treasurer of Pottawattamie County, Iowa, thereby relinquishing all your rights, title and interest in the above-described parcel unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated this 29th day of April, 2020.

ACC475, LLC AND DUTRAC

By: _____

Nathan D. Runde-AT009759
Of
Clemens, Walters, Conlon
Runde & Hiatt, L.L.P.
2080 Southpark Court
Dubuque, IA 52003
Tel: (563)582-2926
Fax: (563)582-2998
Email: nrunde@cwcmlaw.com

NOTE: Do not contact the purchaser at the tax sale or his attorney in order to arrange for payment of the amounts necessary to redeem this property. The only means by which you may redeem this property is through payment of the amounts due through the Pottawattamie County Treasurer, Pottawattamie County Courthouse, Council Bluffs, Iowa, (712) 328-5627.

CLERK RCVD 5 MAY 20 PM 2:07

NOTICE TO REDEEM FROM TAX SALE

TO: Jordan M. Colpitts
63 Opal Drive
Council Bluffs, IA 51503
and any unknown heirs, devisees, grantees, assignees, successors in interest, unknown parties in possession, unknown spouses and claimants.

Unknown Spouse of Jordan M. Colpitts, if any
63 Opal Drive
Council Bluffs, IA 51503

Parties in Possession of
63 Opal Drive
Council Bluffs, IA 51503

First National Bank of Omaha
1620 Dodge Street, Stop Code 3165
Omaha, NE 68197-3165
Re: Mortgage dated September 18, 2015, filed September 22, 2015 in Book 2015, Page 12444 of the records of Pottawattamie County, Iowa

Council Bluffs City Clerk
c/o City Hall
209 Pearl Street, Ste. 102
Council Bluffs, IA 51503

Pottawattamie County Treasurer
227 South 6th Street
Council Bluffs, IA 51501

Any and all person(s) in possession of the parcel hereinafter described.

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE NOTIFIED that on the 19th day of June, 2017, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lot 14, Opal 1st Addition, Council Bluffs, Pottawattamie County, Iowa

DISTRICT: 000 PARCEL NO. 7543 18 453 009
CERTIFICATE NO. 17-0123

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC83, LLC and that the right of redemption will expire and a deed to the said parcel will be made to ACC83, LLC, by the Treasurer of Pottawattamie County, Iowa, thereby relinquishing all your rights, title and interest in the above-described parcel unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated this 29th day of April, 2020.

ACC83, LLC

By: _____

Nathan D. Runde-AT009759
Of
Clemens, Walters, Conlon
Runde & Hiatt, L.L.P.
2080 Southpark Court
Dubuque, IA 52003
Tel: (563)582-2926
Fax: (563)582-2998
Email: nrunde@cwcmlaw.com

NOTE: Do not contact the purchaser at the tax sale or his attorney in order to arrange for payment of the amounts necessary to redeem this property. The only means by which you may redeem this property is through payment of the amounts due through the Pottawattamie County Treasurer, Pottawattamie County Courthouse, Council Bluffs, Iowa, (712) 328-5627.

Council Communication

Department: City Clerk
Case/Project No.: ZC-20-002 and MIS-20-003
Submitted by: Haley Weber, Zoning Enforcement Officer

Ordinances 6406 & 6407
ITEM 4.A.

Council Action: 5/18/2020

Description

Ordinance 6406 to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning the Gerald W. Kirn Middle School campus, more specifically described in the Council packet, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in chapter 15.13. Location: the northwest corner of the intersection of East Kanesville Boulevard and North Avenue.

Ordinance 6407 to amend the zoning map as adopted by reference in section 15.02.070, by rezoning the Hoover Elementary School campus, more specifically described in the Council packet, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in chapter 15.13. Location: 1205 North Broadway Street.

Background/Discussion

See attachments.

Recommendation

Requesting 3rd consideration be waived.

ATTACHMENTS:

Description	Type	Upload Date
ZC-20-002 and MIS-20-003 Staff Report	Other	4/24/2020
Attachment A - Case Map	Map	4/24/2020
Attachment B - Signage Inventory	Other	4/24/2020
Public Hearing Notice	Other	4/24/2020
Ordinance 6406	Ordinance	4/29/2020
Ordinance 6407	Ordinance	4/29/2020

City Council Communication

Department: Community Development CASES #ZC-20-002 and #MIS-20-003 Applicant: Council Bluffs Community School District 300 W. Broadway, Suite 1600 Council Bluffs, IA 51503 Property Owner: Same as Applicant Representative: Dr. Vickie Murillo 300 W. Broadway, Suite 1600 Council Bluffs, IA 51503	Ordinance No._____ Resolution No._____	Planning Commission: 4/14/2020 City Council: <u>Case#ZC-20-002</u> 1st Consideration: 5/4/2020 2nd Consideration: 5/18/2020 3rd Consideration: Request to be waived <u>Case #MIS-20-003:</u> City Council: 5/18/2020

Subject/Title

Requests: The Community Development Department has received requests from the Council Bluffs Community School District for the following items:

1. Case #ZC-20-002: A request to rezone the following properties from R-3/Low-Density Multifamily Residential District to A-P/Administrative Professional District:
    a. the Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and
    b. the Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼; and
2. Case #MIS-20-003: A request to adopt a site-specific signage plan for the Gerald W. Kirn Middle School campus, legally described above.

CASE #ZC-20-002 Background

The Community Development Department has received an application from the Council Bluffs Community School District, represented by Dr. Vickie Murillo, to rezone the Kirn Middle School and Hoover Elementary School campuses, both legally described above, from R-3/Low-Density Multifamily District to A-P/Administrative Professional District. The purpose of this request is to allow the applicant to adopt a site specific signage plan for the Kirn Middle School campus, which is approximately 17.4 acres in size. Per Section 15.33.160(4)(E), *A/P Administrative professional district sign regulations*, '*any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council*.'

As a part of a larger campus remodel, Kirn Middle School is currently updating on-site signage. The proposed signage for the Kirn campus exceeds what is allowed under the current R-3/Low-Density Multifamily Residential zoning of the property and Section 15.33.080, *Exempt Signs*, of the City's zoning ordinance. After discussing the applicant's signage needs, it was decided that the adoption of a site specific signage plan was most the appropriate avenue for permitting signage at the subject property. The applicant is including Hoover Elementary School campus in the rezoning request to remain consistent with the zoning of the adjacent Kirn Middle School property. A signage plan for Hoover Elementary is not proposed at this time. A location/zoning map is included as Attachment 'A.'

CASE #MIS-20-003 Background

The applicant has made an application to adopt a site specific signage plan for the Kirn Middle School campus located at the northwest intersection of Kanesville Boulevard and North Avenue. The proposed signage plan is outlined below:

Existing Signage

- One 18 square foot attached wall sign
- One 53 square foot detached monument sign

Total: 71 square feet

Proposed Signage

- One 64 square foot attached wall sign
- One 16 square foot attached wall sign

Total: 80 square feet

The proposed signage plan includes 151 square feet of signage total. The submitted signage inventory is included with this report as Attachment 'B.'

Land Use and Zoning

The subject properties are currently zoned R-3/Low-Density Multifamily District. Surrounding zoning in the general vicinity of the requests includes: R-1/Single-Family Residential and R-3/Low-Density Multifamily Residential zoning to the north; R-3/Low-Density Multifamily Residential, C-2/Commercial, and R-4/High Density Multifamily residential zoning to the east; A-P/Administrative-Professional, C-2/Commercial, C-3/Commercial and R-1/Single-Family Residential zoning to the south; and R-2/Two-Family Residential zoning to the west.

Surrounding land uses in the general vicinity include: single-family homes, the Phoenix House, and a cell tower to the north; multifamily residential developments and commercial tenants to the east; single-family homes, a dry cleaner, insurance agency, restaurant, bank, grocery store and car wash to the south; and single-family homes to the west.

The future land use plan of the Bluffs Tomorrow 2030 (Comprehensive Plan) designates the subject property as 'Public/Semi-Public' and 'Loess Hills Preservation Area.' The proposed request is consistent with these designations as the schools will remain public facilities and will not have an impact on the Loess Hills Preservation Area.

The following attachments are included with this report:

Attachment A: Location/Zoning Map
Attachment B: Applicant's Submitted Signage Inventory

Comments

The proposed requests were routed to all City departments and local utility providers. The following comments were received:

- Black Hills Energy stated that they have no concerns regarding the requests.
- MidAmerican Energy stated that they have no conflict with the requests and that the applicant should be advised to contact MidAmerican Energy to directly discuss any future electric service needs for the property.
- The Council Bluffs Permits and Inspections Division stated that they have no comments regarding the requests.
- The Council Bluffs Park and Recreation Department stated that they have no comments regarding the requests.
- The Council Bluffs Public Works Department stated that they have no comments regarding the requests.
- The Council Bluffs Community Development Department provided the following comments regarding the proposed rezoning, Case #ZC-20-002:
  1. If the proposed rezoning is approved, the subject properties will be rezoned to a district that is consistent with the general character of the area as the A-P/Administrative Professional District is intended to provide "*for the development of professional and low-intensity business offices and uses in areas where residential dwellings predominate.*" The proposed rezoning is in close proximity to the Methodist Jennie Edmundson Hospital and CHI Mercy Hospital campuses, also zoned A-P/Administrative Professional District, and located just southwest of the subject properties.
  2. The proposed rezoning is consistent with the 'Public/Semi-Public' future land use designation as the school campuses will remain public facilities. The proposed rezoning is also consistent with the 'Loess Hills Preservation Area' future land use designation as the proposed signage at Kirn Middle School will not have an impact on the integrity of the Loess Hills environment.
- The Council Bluffs Community Development Department provided the following comments regarding the proposed adoption of a site specific signage plan for Kirn Middle School, Case #MIS-20-003:
  1. Per Section 15.33.080, *Exempt Signs*, of the City's Municipal Code (Zoning Ordinance), "*ground, monument, or wall signs for on premise religious assembly or school use only; up to a maximum sign area of thirty-two (32) square feet per sign face.*" Of the signs included in the submitted signage plan, two of the signs are above thirty-two (32) square feet, and thus cannot be approved administratively and require the adoption of a signage plan.
  2. The proposed signage plan includes both existing and proposed signage. The proposed signs included in the submitted signage plan are generally appropriate in design, size and height.
  3. An adopted site-specific signage plan is appropriate for the Kirn Middle School campus for the following reasons:
     - The campus serves multiple community purposes;
     - The Kirn Middle School property is over 17.4 acres in size and has frontage on two streets, one of which is a major corridor within the city; and
     - The site has a high amount of public traffic to and from the campus on a daily basis.

     The proposed signage plan will allow the applicant to adequately meet their current signage needs

and appropriately update on site signage as needed.

4. A total of 151 square feet of signage shall be allowed at the subject property as follows:
    a. One 18 square foot attached wall sign
    b. One 53 square foot detached monument sign
    c. One 64 square foot attached wall sign
    d. One 16 square foot attached wall sign
5. All new signage shall be permitted separately prior to installation.
6. The Community Development Director, or his/her designee, shall have administrative authority to approve signage requests above and beyond the maximum allowed, not to exceed twenty (20) percent of the maximum allowed signage.

Recommendation

The Community Development Department recommends the following:

1. Approval of rezoning the following properties from R-3/Low-Density Multifamily Residential District to A-P/Administrative Professional District:
    a. the Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and
    b. the Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼.
2. Approval to adopt a site-specific signage plan for the Gerald W. Kirn Middle School campus, legally described above.

Public Hearing

Staff speaker for the request:

1. Haley Weber, Zoning Enforcement Officer, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended the following:

1. Approval to rezone the following properties from R-3/Low-Density Multifamily Residential District to A-P/Administrative Professional District:

    a. Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half

of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and

b. Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼; and

2. Approval to adopt a site-specific signage plan for Gerald W. Kirn Middle School campus, as legally described above.

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

Attachment(s)

Attachment A: Location/Zoning Map
Attachment B: Applicant's Submitted Signage Inventory

Prepared by: Haley Weber, Zoning Enforcement Officer

ATTACHMENT A

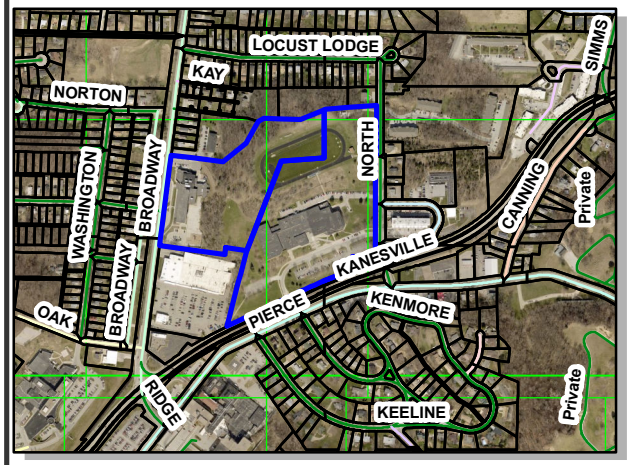
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION LOCATION/ZONING MAP CASE #ZC-20-002, #MIS-20-003

Map Legend

- Subject Property for Case #MIS-20-003
- Subject Properties for Case #ZC-20-002
- Parcels

0 175 350

1 inch = 1,250 feet



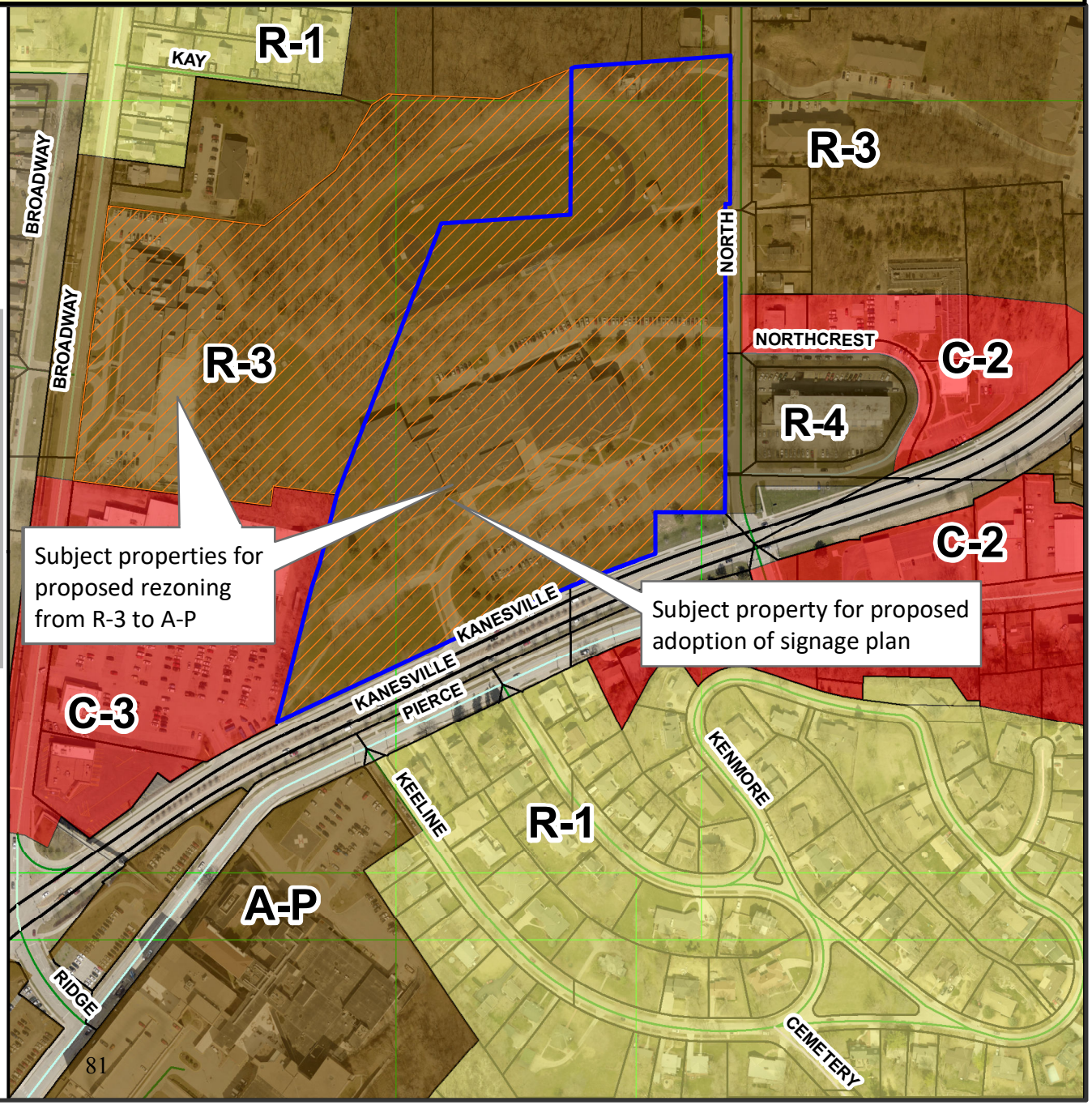
Note: Subject properties are highlighted in blue in map pictured above.

Last Amended: 3/24/20

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

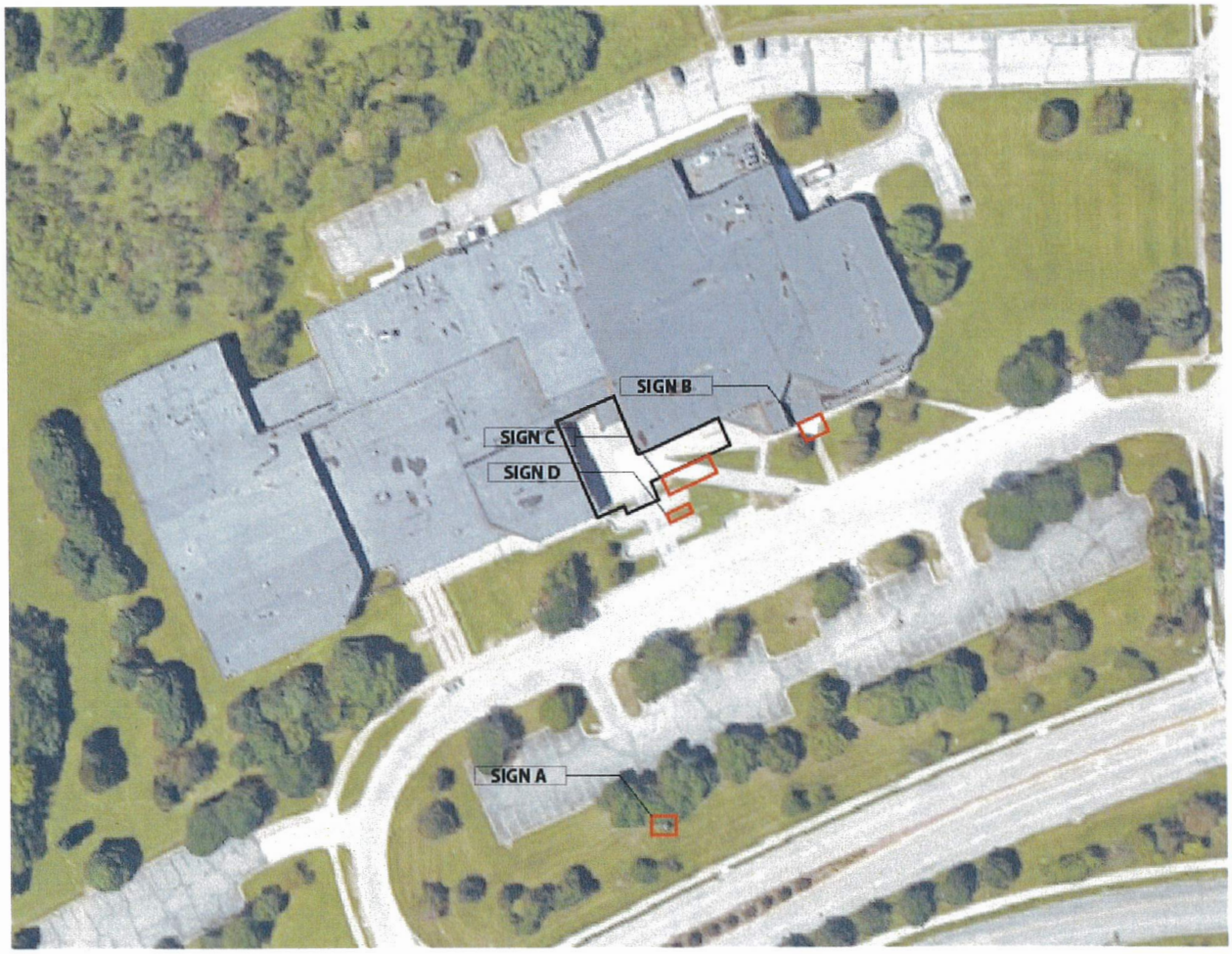
DISCLAIMER

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

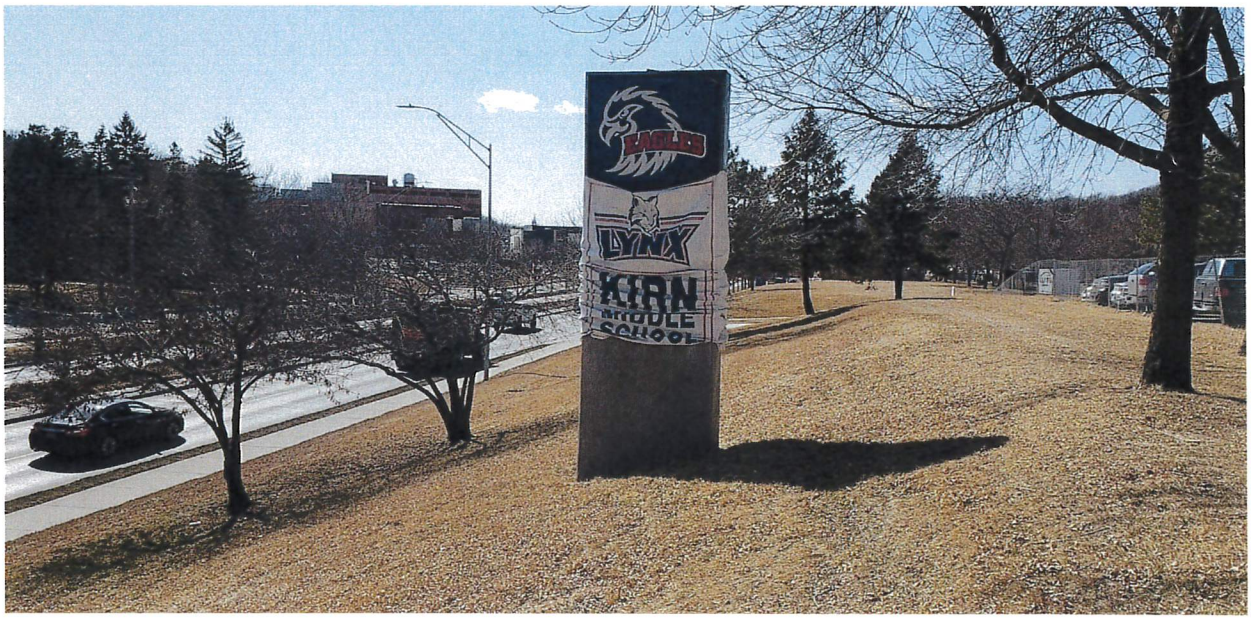


ATTACHMENT B

Kirn Signage Location



Signage A
Area: 53 sf
Condition: Existing to remain



Signage B
Area: 18 sf.
Condition: Existing to remain

Signage C
Area: 64 sf
Condition: Proposed New

Signage D
Area: 16 sf
Condition: Proposed New

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on an ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half of Section 30-75-43, City of Council Bluffs, Pottawattamie County, Iowa being more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line; and Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼ of said section, all from R-3/Low Density Multifamily Residential District to A-P/Administrative Professional District.

You are further notified that the public hearing on said matters will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 18th day of May, 2020, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6406

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING THE GERALD W. KIRN MIDDLE SCHOOL CAMPUS LEGALLY DESCRIBED AS A PARCEL OF LAND IN THE NORTH HALF OF SECTION 30, T75N, R43W AND IN THE CITY OF COUNCIL BLUFFS, ALL IN POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE AUDITOR'S SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 WHICH LIES WEST OF NORTH AVENUE, EXCLUDING THE NORTH 122 FEET; AND PART OF LOT 1, EXCLUDING STATE OF IOWA HIGHWAY 6 RIGHT-OF-WAY AND ALL OF LOT 2 IN J.F. WILCOX HOME SUBDIVISION; AND LOTS 1 THROUGH 4, BLOCK 2; LOTS 1 THROUGH 5, BLOCK 3; AND THE NORTH 2/3 OF LOTS 1 THROUGH 3, BLOCK 6 IN PROSPECT PLACE; AND LOT 9, BLOCK 1 IN MARTY'S ADDITION; AND THAT PORTION OF VACATED CRITTENDEN, CATALPA, AND MAPLE STREETS AND ADJACENT VACATED 16' ALLEY WEST OF THE WEST NORTH AVENUE RIGHT-OF-WAY LINE FROM, FROM R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT AS DEFINED IN CHAPTER 15.13 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

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

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended to rezone the Gerald W. Kirn Middle School Campus, legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in Chapter 15.30 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 May 18, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 5-4-20
Second Consideration: 5-18-20
Public Hearing: 5-18-20
Third Consideration: _____

ORDINANCE NO. 6407

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING HOOVER ELEMENTARY SCHOOL CAMPUS, LEGALLY DESCRIBED AS A PARCEL OF LAND IN THE AUDITOR'S SUBDIVISION, SECTION 30-75-43, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IA MORE PARTICULARLY DESCRIBED AS LOT 3, AUDITOR'S SUBDIVISION IN THE NE ¼ NW ¼ AND PART OF THE SE ¼ NW ¼ COMMENCING AT THE NW CORNER OF LOT 3, THENCE SOUTHERLY 500', EASTERLY 429.6', NORTHERLY 48', EASTERLY 143', NORTHERLY 635.5', AND WESTERLY 742.5' TO THE POINT OF BEGINNING AND THE SOUTHERLY 62.96' OF LOT 28 AND ALL OF LOT 27, AUDITOR'S SUBDIVISION SUBLOT 6 IN THE NE ¼ NW ¼ OF SAID SECTION, FROM R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT AS DEFINED IN CHAPTER 15.13 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

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

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning Hoover Elementary School Campus, legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼ of said section, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in Chapter 15.13 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 May 18, 2020.
APPROVED

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 5-4-20
Second Consideration: 5-18-20
Public Hearing: 5-18-20
Third Consideration: _____

Council Communication

Department: City Clerk
Case/Project No.: ZC-20-004
Submitted by: Moises Monrroy, Planner

Ordinance 6408
ITEM 4.B.

Council Action: 5/18/2020

Description

Ordinance to amend the zoning map as adopted by reference in section 15.02.070, by rezoning property legally described as Lot 7 and the east 5 feet of Lot 8, Block 9, Everett's Addition, and the property legally described as the west 50 feet of Lot 8, Block 9, Everett's Addition, from R-2/Two-Family Residential District to R-3/Low Density Multifamily Residential District as defined in chapter 15.10. Location: 1728 and 1730 3rd Avenue.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
ZC-20-004 Staff Report	Other	4/24/2020
Attachment A - Case Map	Map	4/24/2020
Public Hearing Notice	Other	4/24/2020
Ordinance 6408	Ordinance	4/29/2020

City Council Communication

Department: Community Development CASE # ZC-20-004 Applicant/Property Owner: Dew Right Properties, LLC 1409 Dorene Boulevard Carter Lake, IA 51510	Ordinance No. _____	Planning Commission: 4/14/2020 1st Consideration: 5/4/2020 2nd Consideration: 5/18/2020 3rd Consideration: 6/8/2020

Subject/Title

Request: Public hearing on the request of Dew Right Properties LLC, represented by Joe Dew, to rezone property legally described as Lot 7 and the East 5 feet of Lot 8, Block 9, Everett's Addition from R-2/Two-Family Residential District to R-3/Low Density Multi-Family Residential District. The Community Development Department expanded the request to rezone the neighboring property legally described as the West 50 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-2/Two-Family Residential District to R-3/Low Density Multi-Family Residential District for zoning consistency purposes.

Location: 1728 and 1730 3rd Avenue

Background

The Community Development Department has received an application from Dew Right Properties, LLC, represented by Joe Dew, to rezone property they own, addressed as 1728 3rd Avenue and legally described as Lot 7 and the East 5 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-2/Two-Family Residential District to R-3/Low Density Multi-Family Residential District. The Community Development Department has expanded the request to include the neighboring property, addressed as 1730 3rd Avenue and legally described as the West 50 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, for zoning consistency purposes.

There are two structures located on the subject property. The westerly structure is used as a detached single-family dwelling and is renter-occupied. The easterly structure is currently vacant and was previously a commercial structure. The applicant wishes to repair the vacant building and convert it into another residential structure. As per Section 15.09.050 of the Council Bluffs Municipal Code (Zoning Ordinance), only one principal structure is allowed per lot in an R-2 District, therefore the applicant would not be allowed to repurpose said vacant building into a residential structure since the occupied building is currently used as a residence. The purpose of this request is to allow the applicant to have more than one principal structure on the subject property since there are no limit on the number of principal structures allowed per lot in the R-3 District.

Land Use and Zoning

The following zoning and land uses surround the subject properties:

North: Residential properties that are zoned R-2/Two-Family Residential District.
South: Residential properties that are zoned R-2/Two-Family Residential District.
East: Residential properties that are zoned R-2/Two-Family Residential District.
West: Residential properties that are zoned R-3/Low Density Multi-Family Residential District.

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

Public notices were mailed to all property owners within 200 feet of the request. The following comments were received:

1. Marvin E. Tippery, owner of the property addressed as 1730 3rd Avenue, contacted the Community Development Department and inquired about the purpose of the rezoning. Mr. Tippery also inquired about the impact of the proposed rezoning on his property taxes. Mr. Tippery stated he is not in opposition of the request.

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

- The Permits and Inspections Division stated that since the building will change Occupancy classification, the entire structure will be required to be brought up to the current IRC and other adopted Codes. They also stated the exterior wall to the west will be impacted with respect to fire resistivity. They expressed concern that there will be multiple issues within the building that must be addressed, including a manifolded sewer and water service to the buildings.
- The Public Works Department stated they have no comments on this request.
- Council Bluffs Water Works stated they have no comments on this request.
- Mid-American Energy Company stated they have no conflicts with this request. They also stated that they have existing electric facilities on these properties and recommend that the applicant should contact them to determine any costs that may be associated with future service needs.

The following attachments are included with the case staff report:

- Attachment A: Location/Zoning Map

Discussion

1. The property at 1728 3rd Avenue meets minimum lot size requirements of the R-2 and R-3 Districts. Proposed rezoning will not impact its conformity with the Council Bluffs Zoning Ordinance.
2. Since the property at 1730 3rd Avenue is 50 feet in width as opposed to the 55 feet required for a corner lot in the R-2 District, it is considered a nonconforming parcel. If rezoned to R-3, the property would be brought into conformance with the Zoning Ordinance as it does not have a minimum lot width requirement.
3. None of the existing structures located on the north side of 3rd Avenue between South 17th and South 18th Streets meet the minimum front yard setback requirements of the R-2 and R-3 Districts. As per Section 15.24.090 of the Council Bluffs Municipal Code (Zoning Ordinance), "the required front yard shall be as stated in each zoning district, except when forty-five (45) percent or more of the frontage on one side of a street between two intersecting streets is improved with buildings and a majority of the improved frontage have front yard setbacks less than those required for that zoning district, then the minimum required front yard setback for new construction shall be the average distance of the improved frontage." The average front yard setback for the 1700 block of 3rd Avenue is approximately 10 feet and 9 inches. All new construction along this frontage shall be set at 10 feet and 9 inches from the front property line.
4. The property at 1730 3rd Avenue contains 6,900 square feet of land. The existing detached single-family dwelling and accessory structures at this property comprise approximately 2,780 square feet in area, or 40% of the total lot area. This exceeds the maximum lot coverage allowed in the R-2 District of 35%. The maximum lot coverage allowed in the R-3 District is 45%, which would bring this property into conformance with the Zoning Ordinance.
5. If rezoned to the R-3 District, the applicant will be allowed to repair the vacant building and convert into a residential structure. All proposed repairs and new construction shall meet all applicable building, fire and zoning codes.
6. The Bluffs Tomorrow 2030 (Comprehensive Plan) designates the subject properties as Low Density Residential. The R-3 District allows for a variety of residential uses, including single- and two-family dwellings, as well as low density multi-family, which are consistent land uses with the Low Density Residential classification. The proposed R-3 District will allow for the existing and proposed residential uses on the subject properties.

7. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the R-3 District.

Recommendation

The Community Development Department recommends approval of the request of Dew Right Properties, LLC, represented by Joe Dew, to rezone property legally described as Lot 7 and the East 5 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, and to rezone property legally described as the West 50 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from R-2/Two-Family Residential District to R-3/Low Density Multi-Family Residential District, based on the reasons stated above.

Public Hearing

Staff speaker for the request:

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

Speakers in favor:

1. Joe Dew, 1409 Dorene Boulevard, Carter Lake, IA 51510

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended approval to rezone property legally described as Lot 7 and the East 5 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, and to rezone property legally described as the West 50 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from R-2/Two-Family Residential District to R-3/Low Density Multi-Family Residential District, as per staff's recommendation.

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

Attachments

Attachment A: Location/Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department

ATTACHMENT A

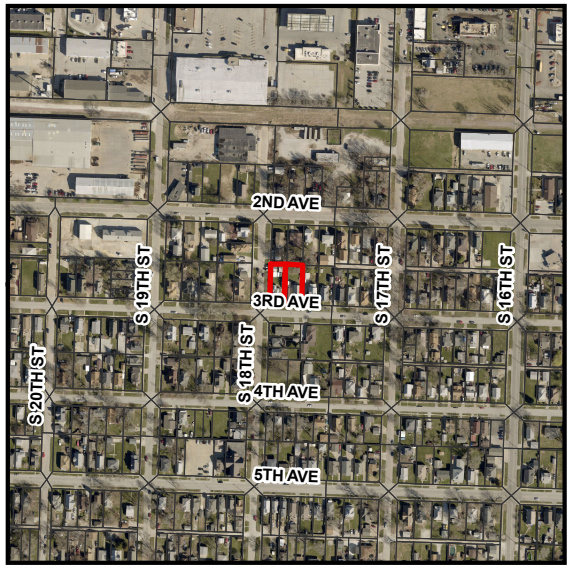
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #ZC-20-004 LOCATION/ZONING MAP

Legend

Subject Properties

0 20 40

1 Inch = 42 Feet



N

Last Amended: 3/20/20

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof 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

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on an ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning property legally described as Lot 7 and the East 5 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, and the property legally described as the West 50 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from R-2/Two-Family Residential District to R-3/Low Density Multifamily Residential District.

You are further notified that the public hearing on said matters will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 18th day of May, 2020, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6408

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS LOT 7 AND THE EAST 5 FEET OF LOT 8, BLOCK 9, EVERETT'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND THE PROPERTY LEGALLY DESCRIBED AS THE WEST 50 FEET OF LOT 8, BLOCK 9, EVERETT'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM R-2/TWO-FAMILY RESIDENTIAL DISTRICT TO R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT AS DEFINED IN CHAPTER 15.10 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.

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

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended to rezone property legally described as Lot 7 and the East 5 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, and the property legally described as the West 50 feet of Lot 8, Block 9, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from R-2/Two-Family Residential District to R-3/Low Density Multifamily Residential District as defined in Chapter 15.10 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 May 18, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 5-4-20
Second Consideration: 5-18-20
Public Hearing: 5-18-20
Third Consideration: _____

Council Communication

Department: Community Development
Case/Project No.: SAV-20-003
Submitted by: Moises Monrroy, Planner

Resolution 20-127
ITEM 4.C.

Council Action: 5/18/2020

Description

Resolution to vacate and dispose of the east/west alley platted in Block 1, Mynster Place. Location: 1615 Henry Street and 124 Elliott Street.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
SAV-20-003 Staff Report	Other	5/8/2020
Attachment A - Case Map	Map	5/8/2020
Resolution 20-127	Resolution	5/12/2020

City Council Communication

Department: Community Development Case #SAV-20-003 Applicant(s)/Property Owner(s): John M. and Susan L. McKinley 1615 Henry Street Council Bluffs, IA 51503	Resolution of Intent No. _____ Resolution to Dispose No. _____	Planning Commission: 4/14/2020 Set Public Hearing: 5/4/2020 Public Hearing: 5/18/2020

Subject/Title

Request: Public hearing on the request of John M. and Susan L. McKinley to vacate and dispose of the east/west alley platted in Block 1, Mynster Place, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 1615 Henry Street and 124 Elliott Street

Background/Discussion

The Community Development Department has received an application from John M. and Susan L. McKinley to vacate and dispose of the east/west alley platted in Block 1, Mynster Place, City of Council Bluffs, Pottawattamie County, Iowa, and located east of Henry Street right-of-way. The subject right-of-way is unimproved and measures approximately 15 feet in width by 261 feet in length. The applicant owns property north of the subject alleyway addressed as 1615 Henry Street and legally described as Lots 6 through 8 and Lots 15 through 17, all in Block 1, Mynster Place, along with the vacated north/south alley adjacent; as well as property to the south of the subject alleyway, legally described as Lot 4, except the East 20 feet, and Lot 5, Block 1, Mynster Place. The purpose of this request is to allow the applicants to combine their land holdings, currently transected by the subject city-owned alleyway, into one parcel for taxation purposes.

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

1. *To provide due process and citizen participation in the application and review process for vacations*.
   The property owners with land that abuts the subject alleyway are as follows:

   North – Residential property owned by John M. and Susan L. McKinley (1615 Henry Street)
   South – Vacant lot owned by John M. and Susan L. McKinley
   Residential property owned by Michael E. and Virginia M. Burgett (124 Elliott Street)

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

2. *To ensure that no property owner is deprived of required and reasonable access*.
   All abutting properties have frontage on either Henry Street or Elliott Street. However, one existing lot of record owned by the applicant—Lot 17, Block 1, Mynster Place—only has access via the subject alleyway. The Community Development Department finds that the requested alley vacation would not deprive the property owner from reasonable access since the subject alley is unimproved and does not provide Lot 17 direct access to a public street. Additionally, Lot 17 shares a parcel number with other lots of record with direct access to Henry Street right-of-way, thus it currently has reasonable access to a public street. Any request from the applicants or any future property owner to un-combine the parcel created from the applicants'

land holdings and the subject alleyway that would result in Lot 17 losing reasonable access to a public street would not be supported by the City of Council Bluffs unless it goes through the platting process.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way*.
This request will eliminate a dead-end alleyway, as the request is to vacate the entirety of the east/west alley platted in Block 1, Mynster Place, which currently dead ends at Lot A, Block 2, S.W. Besley's Subdivision.

4. *To reduce or eliminate hazardous and dangerous traffic conditions*.
The subject alley is unimproved and is not used for vehicular and/or pedestrian traffic.

5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*
All City Departments and utilities were notified of the request. The following responses were received:

   - The Public Works Department stated they have no comments on the request.
   - The Fire Department stated they have no comments on the request.
   - Council Bluffs Water Works stated they have no public facilities located within the subject alleyway to be vacated.
   - MidAmerican Energy Company stated they have no conflicts with the request.

6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.*
Not applicable.

7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*
The request is to vacate the entirety of the east/west alley platted in Block 1, Mynster Place.

8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).

9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*
Not applicable.

10. *To establish an equitable price for surplus public property.*
All abutting property owners were notified about this vacation request. The following responses were received:

   - John M. and Susan L. McKinley stated they are in favor of the request and are willing to acquire the portion of the east/west alley adjacent to their property.
   - There has been no reply from Michael E. and Virginia M. Burgett regarding the vacation request at the time this staff report was mailed out.

Recommendation

The Community Development Department recommends approval to vacate and dispose of the east/west alley platted in Block 1, Mynster Place, City of Council Bluffs, Pottawattamie County, Iowa and located east of Henry Street right-of-way, subject to the following conditions:

1. All portions of the subject alley shall be disposed of to an abutting property owner(s); and
2. Any request from the applicants or any future property owner to un-combine the parcel created from the applicants' land holdings and the subject alleyway that would result in Lot 17, Block 1, Mynster Place losing

reasonable access to publically dedicated right-of-way would not be supported by the City of Council Bluffs unless a final plat is executed to create lots of record that have access to a City right-of-way.

Public Hearing

Staff speaker for the requests:

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

Speakers in favor: None

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended approval to vacate and dispose of the east/west alley platted in Block 1, Mynster Place, City of Council Bluffs, Pottawattamie County, Iowa and located east of Henry Street right-of-way, subject to the following conditions:

1. All portions of the subject alley shall be disposed of to an abutting property owner(s); and
2. Any request from the applicants or any future property owner to un-combine the parcel created from the applicants' land holdings and the subject alleyway that would result in Lot 17, Block 1, Mynster Place losing reasonable access to publically dedicated right-of-way would not be supported by the City of Council Bluffs unless a final plat is executed to create lots of record that have access to a City right-of-way.

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

Attachments

Attachment A: Location and Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department

ATTACHMENT A

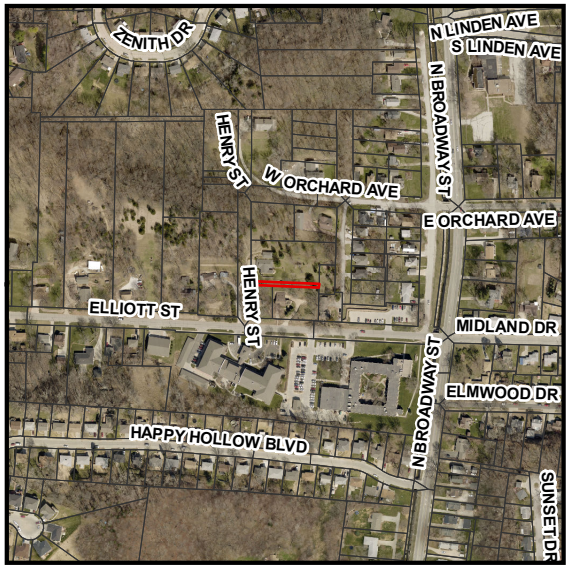
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #SAV-20-003 LOCATION/ZONING MAP

Legend

Subject East/West Alley

0 40 80

1 Inch = 83 Feet



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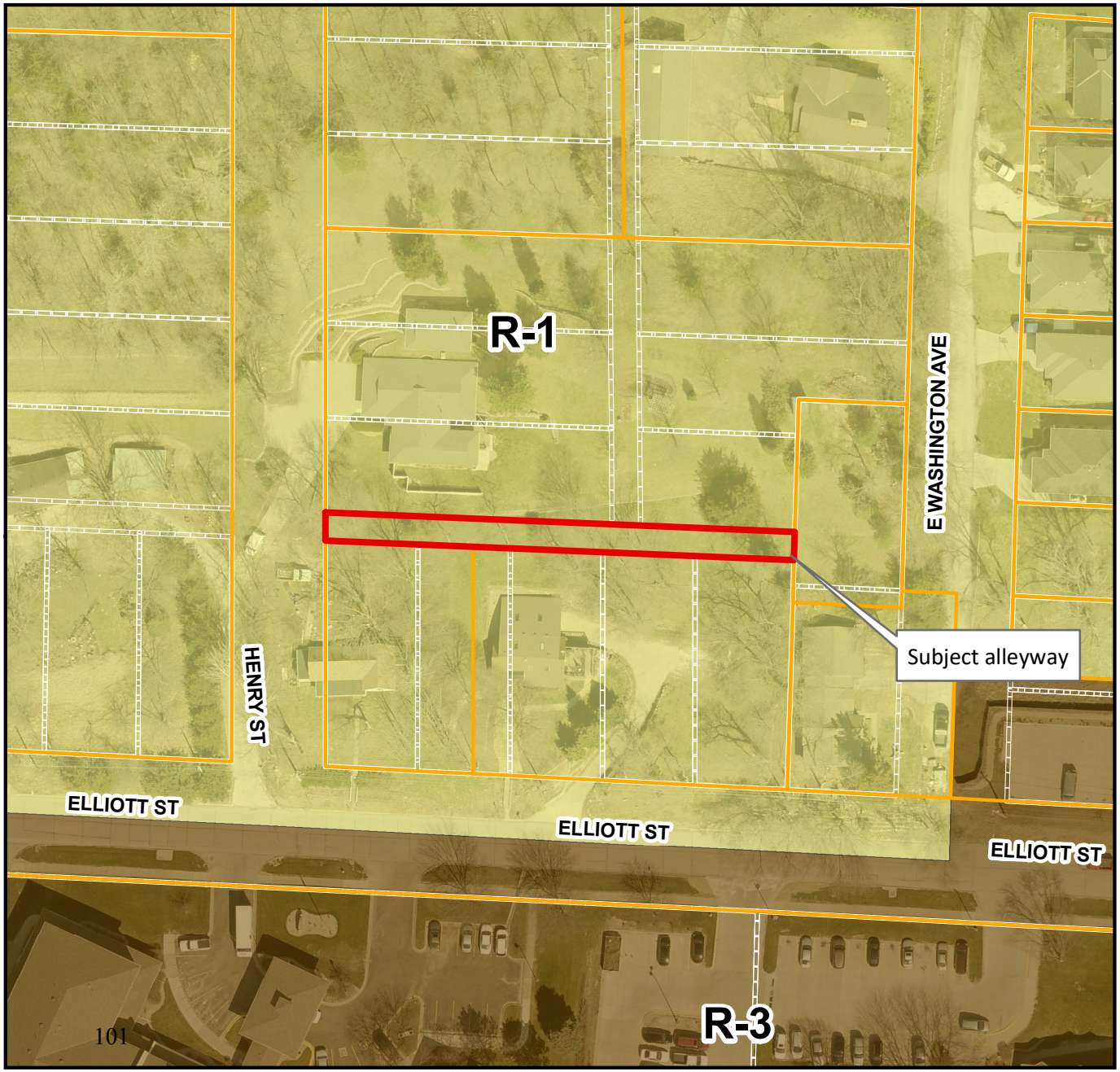
Last Amended: 3/20/20

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this map;if 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.



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. 20-127

A RESOLUTION TO VACATE AND DISPOSE OF THE EAST/WEST ALLEY PLATTED IN BLOCK 1, MYNSTER PLACE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, following public hearing and having given careful study to the proposal, the City Council determines that city-owned right-of-way described as follows: east/west alley platted in Block 1, Mynster Place, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public meeting was held on this matter on the 18th day of May, 2020; and

WHEREAS, pursuant to Iowa Code Section 354.23, the City Council declares its intent to dispose of this City right-of-way by conveying and quitclaiming all of its right, title, and interest in it to the abutting property owner(s); and

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

That the above-described city right-of-way is hereby vacated and conveyed as follows:

John M. and Susan L. McKinley and all successors in interest: The entire vacated east/west alley platted in Block 1, Mynster Place, in consideration of the vacation application fee already paid.

BE IT FURTHER RESOLVED

That the Mayor and the City Clerk be and are hereby authorized, empowered and directed to execute this resolution conveying the City's interest in the above described alley right-of-way in consideration of the vacation application fee already paid; 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: May 18, 2020.

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

STATE OF IOWA)
COUNTY OF)ss
POTTAWATTAMIE)

On this _____ day of _____, _____, 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: Finance
Case/Project No.: Jill Burger
Submitted by: Jill Burger

Resolution 20-128
ITEM 4.D.

Council Action: 5/18/2020

Description

Resolution to approve a proposed amendment to the current city budget for the fiscal year ending June 30, 2020.

Background/Discussion

The City of Council Bluffs is proposing an amendment to the City of Council Bluffs budget for the fiscal year ending June 30,2020.

The proposed budget amendment increases revenue, excluding transfers, by $3.6M with the largest drivers related to increases for bond refunding, reduced by decreases related to the impact of Covid-19 of $5.2M. Expenditures, excluding transfers, are increasing in the amended budget by $12.2M with the primary drivers related to projects associated with the 2019 flood events, coupled with increases for bond expenditures. Many of the flood related projects will qualify for FEMA and State reimbursement funding.

Recommendation

Approve of the resolution.

ATTACHMENTS:

Description	Type	Upload Date
FY20 Amended Budget Published Public Hearing	Resolution	5/8/2020
FY20 Amended Budget Presentation	Resolution	5/8/2020
Resolution 20-128	Resolution	5/12/2020

Form 653.C1

NOTICE OF PUBLIC HEARING

AMENDMENT OF FY2019-2020 CITY BUDGET

The City Council of COUNCIL BLUFFS in POTTAWATTAMIE County, Iowa

will meet at Council Chambers, City Hall, 209 Pearl St., Council Bluffs, IA

at 7:00 pm *(hour)* on 5/18/2020 *(Date)*

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2020 *(year)*

by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given.
Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.
(Public hearing may be held via Zoom meeting, check meeting agenda for details)

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	48,301,901	-236,728	48,065,173
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	48,301,901	-236,728	48,065,173
Delinquent Property Taxes	4	0	89,457	89,457
TIF Revenues	5	3,771,741	-195,000	3,576,741
Other City Taxes	6	22,827,246	-619,251	22,207,995
Licenses & Permits	7	1,790,950	266,550	2,057,500
Use of Money and Property	8	1,287,300	-74,055	1,213,245
Intergovernmental	9	25,738,228	-345,242	25,392,986
Charges for Services	10	20,463,741	-1,326,723	19,137,018
Special Assessments	11	166,000	8,525	174,525
Miscellaneous	12	3,990,440	-1,109,406	2,881,034
Other Financing Sources	13	7,550,000	7,127,607	14,677,607
Transfers In	14	31,134,235	3,270,601	34,404,836
Total Revenues and Other Sources	15	167,021,782	6,856,335	173,878,117
Expenditures & Other Financing Uses				
Public Safety	16	35,149,613	1,396,252	36,545,865
Public Works	17	10,597,702	1,563,986	12,161,688
Health and Social Services	18	202,315	7,188	209,503
Culture and Recreation	19	13,603,047	-1,423,097	12,179,950
Community and Economic Development	20	6,595,154	-1,312,836	5,282,318
General Government	21	16,567,586	-154,821	16,412,765
Debt Service	22	9,764,739	8,037,136	17,801,875
Capital Projects	23	33,317,152	4,077,500	37,394,652
Total Government Activities Expenditures	24	125,797,308	12,191,308	137,988,616
Business Type / Enterprises	25	17,157,660	-14,791	17,142,869
Total Gov Activities & Business Expenditures	26	142,954,968	12,176,517	155,131,485
Transfers Out	27	31,134,235	3,270,601	34,404,836
Total Expenditures/Transfers Out	28	174,089,203	15,447,118	189,536,321
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-7,067,421	-8,590,783	-15,658,204
Beginning Fund Balance July 1	30	217,419,259		217,419,259
Ending Fund Balance June 30	31	210,351,838	-8,590,783	201,761,055

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Revenue, excluding transfers, is up $3.6M with the largest drivers related to increases for bond refunding, reduced by decreases related to the impact of Covid-19 of $5.2M. Expenditures, excluding transfers, are up $12.2M with the primary drivers related to projects associated with the 2019 flood events, coupled with increases for bond expenditures. Many of the flood related projects will qualify for FEMA and State reimbursement funding.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Kathryn Knott
City Clerk/ Finance Officer Name

City of Council Bluffs

FY20 Amended Operating Budget

Public Hearing May 18, 2020

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FY20 Amended Budget

Highlights of the FY20 Amended Budget vs. FY20 Original Budget

- Overall revenue, excluding transfers, increased by $3.6M
  - City property taxes are anticipated to remain relatively flat to original budget.
  - Proceeds from bond refunding were recorded of $7.1M.
  - Estimated impact of Covid-19 on revenue is a reduction of approximately $5.2 million.

Covid-19 Impact		
Local Option Sales Tax	$	(1.6)
MidAmerica Center		(1.2)
Hotel/Motel Tax		(0.6)
Gaming Tax		(0.5)
Road Use Tax		(0.5)
Police, Fire and Ambulance Fees		(0.3)
Sewer Rental Fees		(0.2)
Recreation (pools, golf, rec)		(0.2)
Bass Pro Rent		(0.1)
Total Covid-19 Impact	$	(5.2)

  - In FY20, the annual true-up adjustment for Local Option Sales Tax was $1.6M. With the potential impact of Covid-19, LOST will be budgeted at flat to the original budget.

- Operating expenditures, excluding transfers, increased by $12.2M
  - Bond expenditures were recorded of $7.9M, including a payoff of $7.0M for the 2012C bond.
  - Worker's compensation increased by $0.7M (67%).
  - Group insurance increased by $0.4M (5%).
  - Group insurance allocations to departments were updated to reflect the total cost of group insurance which will more closely align with the process used in actuals. This has zero impact across the City but more accurately depicts true group insurance costs by department.
  - The purchase of four pumps were added to the amended budget totaling $0.4M. The funding for these pumps was provided by permit fees associated with a large grading project.
  - Projects related to the 2019 Flood Events were added to the amended budget for a total FY20 cost of $5.1M. Many of these projects will qualify for FEMA and State reimbursement funding.

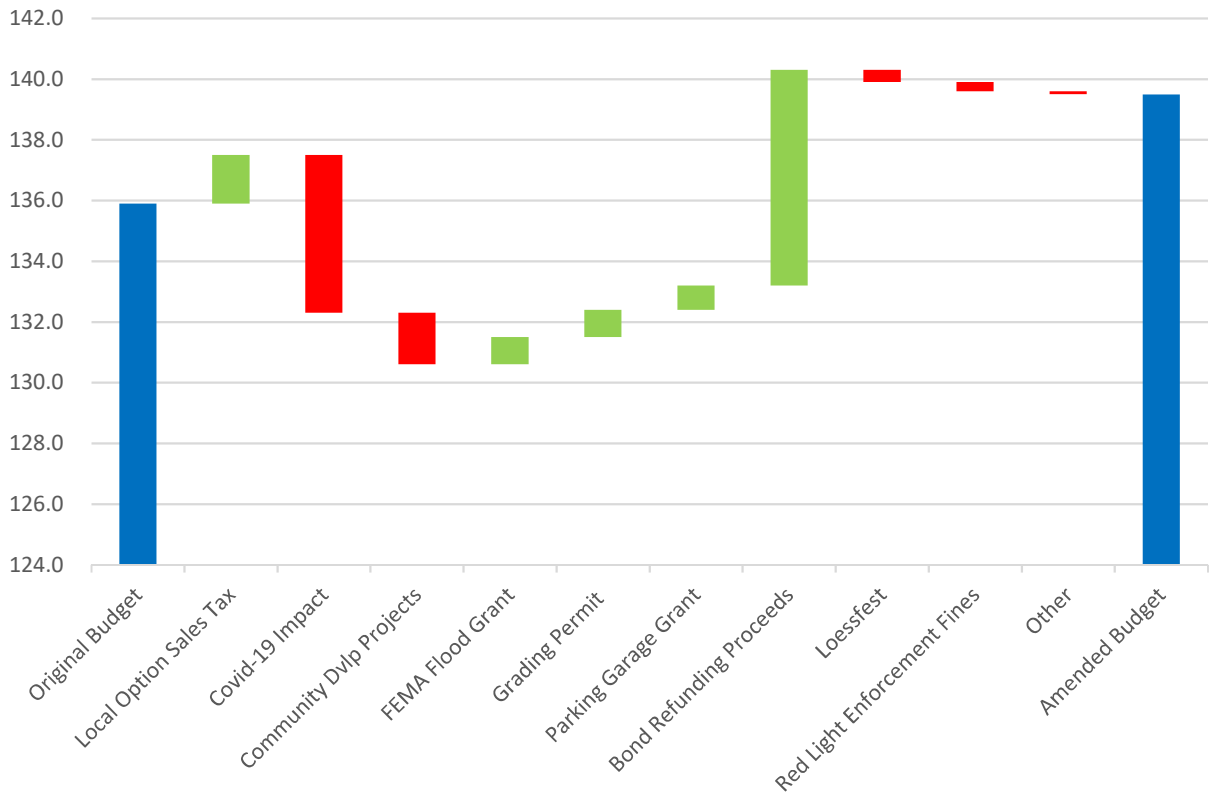
FY20 Amended Budget Summary

	FY20 Original	Account Reclassifications	Budget Amendment	FY20 Total Amendment	FY20 Amended Budget
REVENUE & OTHER FINANCING SOURCES					
Property Taxes	$ 48,301,901	$ -	$ (147,271)	$ (147,271)	$ 48,154,630
TIF Revenues	3,771,741	-	(195,000)	(195,000)	3,576,741
Other City Taxes	22,827,246	-	(619,251)	(619,251)	22,207,995
Licenses & Permits	1,790,950	-	266,550	266,550	2,057,500
Use of Money & Property	1,287,300	-	(74,055)	(74,055)	1,213,245
Intergovernmental	17,477,076	(445,215)	(925,396)	(1,370,611)	16,106,465
Nongovernmental	8,261,152	790,000	235,369	1,025,369	9,286,521
Charges for Fees & Services	20,463,741	987,495	(2,314,218)	(1,326,723)	19,137,018
Special Assessments	166,000	-	8,525	8,525	174,525
Miscellaneous	3,990,440	(1,332,280)	222,874	(1,109,406)	2,881,034
Other Financing Sources	7,550,000	-	7,127,607	7,127,607	14,677,607
Transfers In	31,134,235	-	3,270,601	3,270,601	34,404,836
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 167,021,782**	**$ -**	**$ 6,856,335**	**$ 6,856,335**	**$ 173,878,117**
EXPENDITURES & OTHER FINANCING USES					
Public Safety	$ 35,149,613	$ -	$ 1,396,252	$ 1,396,252	$ 36,545,865
Public Works	10,597,702	-	1,563,986	1,563,986	12,161,688
Health & Social Services	202,315	-	7,188	7,188	209,503
Culture & Recreation	13,603,047	-	(1,423,097)	(1,423,097)	12,179,950
Community & Economic Development	6,595,154	-	(1,312,836)	(1,312,836)	5,282,318
General Government	16,567,586	(1)	(154,820)	(154,821)	16,412,766
Debt Service	9,764,739	-	8,037,136	8,037,136	17,801,875
Capital Projects	33,317,152	-	4,077,500	4,077,500	37,394,652
Business Type Activities	17,157,660	-	(14,791)	(14,791)	17,142,869
Transfers Out	31,134,235	-	3,270,601	3,270,601	34,404,836
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 174,089,203**	**$ (1)**	**$ 15,447,119**	**$ 15,447,118**	**$ 189,536,321**
NET REVENUE (EXPENDITURES)	**$ (7,067,421)**	**$ 1**	**$ (8,590,784)**	**$ (8,590,783)**	**$ (15,658,204)**
REVENUE, EXCL TRANSFERS	**$ 135,887,547**	**$ -**	**$ 3,585,734**	**$ 3,585,734**	**$ 139,473,281**
EXPENDITURES, EXCL TRANSFERS	**$ 142,954,968**	**$ (1)**	**$ 12,176,518**	**$ 12,176,517**	**$ 155,131,485**

Revenue Amended Budget Bridge – All Funds

(in millions)

Revenue Bridge, Excluding Transfers	
Original Budget	135.9
Local Option Sales Tax	1.6
Covid-19 Impact	(5.2)
Community Dvlp Projects	(1.7)
FEMA Flood Grant	0.9
Grading Permit	0.9
Parking Garage Grant	0.8
Bond Refunding Proceeds	7.1
Loessfest	(0.4)
Red Light Enforcement Fines	(0.3)
Other	(0.1)
Amended Budget	139.5



Revenue Amended Budget Detail – All Funds

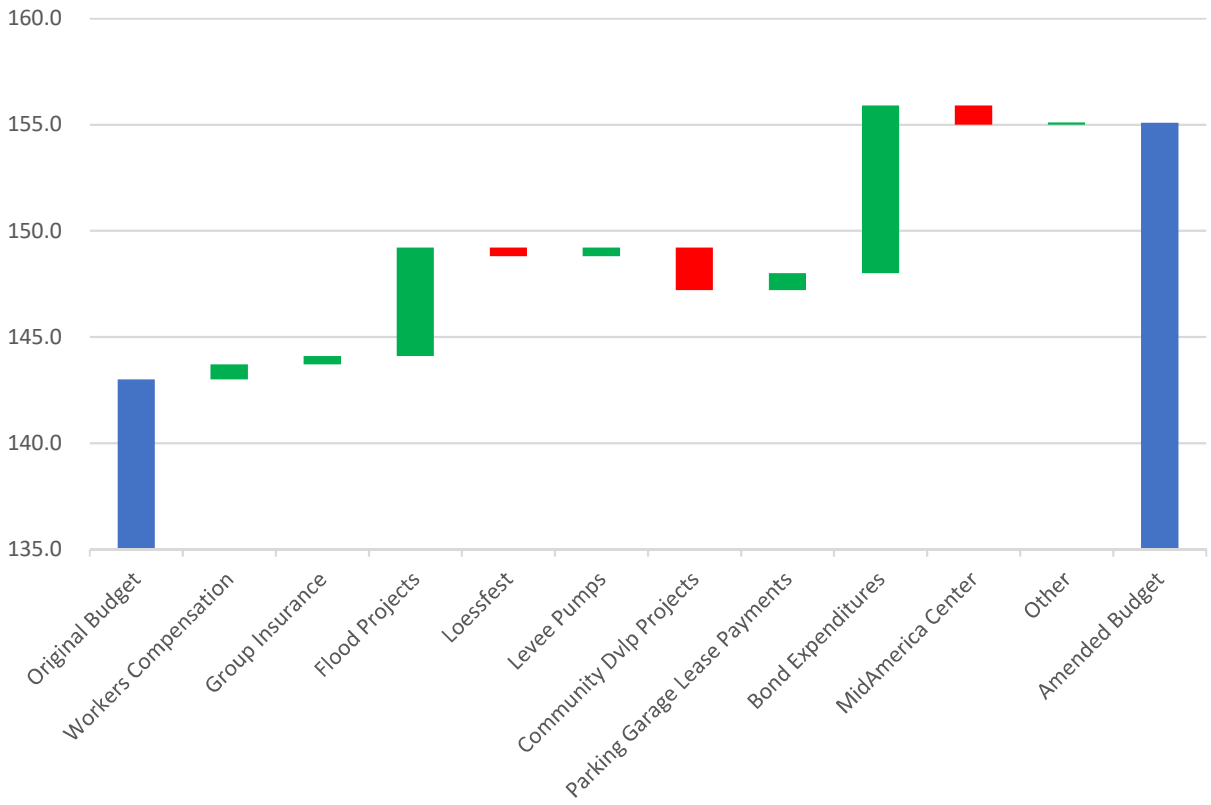
REVENUE & OTHER FINANCING SOURCES	FY20 Original Budget *	Budget Amendment	FY20 Amended Budget
Property Taxes	$ 48,301,901	$ (147,271)	$ 48,154,630
TIF Revenues	3,771,741	(195,000)	3,576,741
Other City Taxes			
Local Option Sales Tax	9,550,000	-	9,550,000
Franchise Tax	4,145,000	300,000	4,445,000
Utility Property Tax Replacement	3,452,246	220,749	3,672,995
Hotel/Motel Tax	2,950,000	(720,000)	2,230,000
Gaming Tax	2,730,000	(420,000)	2,310,000
Total Other City Taxes	22,827,246	(619,251)	22,207,995
Licenses & Permits	1,790,950	266,550	2,057,500
Use of Money & Property	1,287,300	(74,055)	1,213,245
Intergovernmental			
Federal Grants	2,417,850	(536,380)	1,881,470
State Grants	562,867	(282,874)	279,993
Road Use Tax	8,100,000	(170,343)	7,929,657
Commercial Rollback	2,001,144	54,374	2,055,518
County Contribution	251,000	9,827	260,827
Total Intergovernmental	13,332,861	(925,396)	12,407,465
Nongovernmental Grants	790,000	235,369	1,025,369
Charges for Fees & Services			
Sewer Services	7,073,000	221,335	7,294,335
Refuse Services	5,640,300	(64,272)	5,576,028
MidAmerica Center Services	3,968,492	(1,626,097)	2,342,395
Police and Fire Services	1,692,000	(272,638)	1,419,362
Park & Recreation Services	1,155,699	(305,711)	849,988
Other	1,921,745	(266,835)	1,654,910
Total Charges for Fees & Services	21,451,236	(2,314,218)	19,137,018
Special Assessments	166,000	8,525	174,525
Miscellaneous			
Expense Reimbursements	1,065,000	405,695	1,470,695
Red Light Enforcement Fines	660,000	(336,000)	324,000
Court Fines	350,000	(27,306)	322,694
Other	583,160	180,485	763,645
Total Miscellaneous	2,658,160	222,874	2,881,034
Capital Projects	19,510,152	7,127,607	26,637,759
Transfers In	31,134,235	3,270,601	34,404,836
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 167,021,782**	**$ 6,856,335**	**$ 173,878,117**
TOTAL REVENUE, EXCLUDING TRANSFERS	**$ 135,887,547**	**$ 3,585,734**	**$ 139,473,281**

*Adjusted for account reclassifications

Expenditures Amended Budget Bridge – All Funds

(in millions)

Expenditures Bridge, Excluding Transfers	
Original Budget	143.0
Workers Compensation	0.7
Group Insurance	0.4
Flood Projects	5.1
Loessfest	(0.4)
Levee Pumps	0.4
Community Dvlp Projects	(2.0)
Parking Garage Lease Payments	0.8
Bond Expenditures	7.9
MidAmerica Center	(0.9)
Other	0.1
Amended Budget	155.1



Expenditures Amended Budget Detail – All Funds

	FY20 Original Budget	Budget Amendment	FY20 Amended Budget
Public Safety			
Police	$ 18,393,313	$ 641,448	$ 19,034,761
Flood Control	370,650	(11,217)	359,433
Fire	14,506,033	522,620	15,028,653
Inspections	2,245,653	267,552	2,513,205
Animal Control	633,964	(24,151)	609,813
Total Public Safety	**36,149,613**	**1,396,252**	**37,545,865**
Public Works			
Roads, Bridges & Sidewalks	8,893,373	92,959	8,986,332
Transit Operations	1,388,700	-	1,388,700
Public Works Administration	315,629	1,471,027	1,786,656
Total Public Works	**10,597,702**	**1,563,986**	**12,161,688**
Health & Social Services	**202,315**	7,188	**209,503**
Culture & Recreation			
Library	3,133,160	(85,059)	3,048,101
Parks	4,955,817	(468,580)	4,487,237
Dodge Riverside Golf Course	1,145,578	-	1,145,578
MACC	4,368,492	(869,458)	3,499,034
Total Culture & Recreation	**13,603,047**	**(1,423,097)**	**12,179,950**
Community & Economic Development			
Planning & Administration	733,341	58	733,399
Community Development	3,852,303	(1,985,894)	1,866,409
TIF	2,009,510	(1,000)	2,008,510
Total Community & Economic Development	**6,595,154**	**(1,986,836)**	**4,608,318**
General Government*	**15,567,586**	519,180	**16,086,766**
Debt Service	**9,764,739**	8,037,136	**17,801,875**
Capital Projects	**33,317,152**	4,077,500	**37,394,652**
Business Type Activities			
Sewer	11,019,282	1,011	11,020,293
Refuse	6,138,378	(15,802)	6,122,576
Total Business Type Activities	**17,157,660**	**(14,791)**	**17,142,869**
TOTAL EXPENDITURES BEFORE TRANSFERS	**$ 142,954,968**	**$ 12,176,518**	**$ 155,131,485**

*See Next Page for General Government Detail

FY20 Amended Budget - General Government Expenditures

	FY20 Original Budget	Budget Amendment	FY20 Amended Budget
Mayor / Communications	$ 599,188	$ 13,576	$ 612,764
City Council	51,196	-	51,196
City Clerk/Civil Service	354,735	14,449	369,184
Finance/Procurement	1,329,706	19,520	1,349,226
Legal			
Tort & Liability	1,005,923	14,455	1,020,378
City Attorney and Legal HR	434,413	14,427	448,840
Total Legal	1,440,336	28,882	1,469,218
Public Works General			
Equipment Maintenance	1,848,060	17,429	1,865,489
Facilities Maintenance	1,224,246	(1,747)	1,222,499
Central Stores	15,100	-	15,100
Total Public Works General	3,087,406	15,682	3,103,088
Human Resources			
Benefits & Employee Insurance	1,533,200	189,800	1,723,000
Risk Management	1,059,158	87,181	1,146,339
Human Resource Department	826,021	898	826,919
Total Human Resources	3,418,379	277,879	3,696,258
Information Technology	2,240,936	(31,808)	2,209,128
Aviation	728,704	-	728,704
General Non-Departmental	2,317,000	181,000	2,498,000
Total General Government	**$ 15,567,586**	**$ 519,180**	**$ 16,086,766**

FY20 Amended Budget - General Fund Supplemental Schedules

Separate third party management companies manage the Mid-America Arena and Convention Center and Dodge Riverside Golf Course. Both facilities continue to benefit from professional management.

Mid-America Arena and Convention Center FY20 Amended Operating Budget

	FY20 Original	FY20 Amendment	FY20 Amended
Operating Revenue	$ 3,968,492	$ (1,626,097)	$ 2,342,395
Operating Expense	4,218,492	(756,402)	3,462,090
Operating Net Loss	**(250,000)**	**(869,695)**	**(1,119,695)**
Less Management Fees	150,000	(113,056)	36,944
Net Loss	**(400,000)**	**(756,639)**	**(1,156,639)**
Property Taxes & Rollback	393,700	(215)	393,485
Net Loss after Property Taxes & Rollback	**$ (6,300)**	**$ (756,854)**	**$ (763,154)**

Dodge Riverside Golf FY20 Amended Operating Budget

	FY20 Original	FY20 Amendment	FY20 Amended
Operating Revenue	$ 1,186,979	$ (221,296)	$ 965,683
Operating Expense	1,083,730	-	1,083,730
Operating Net Income	**103,249**	**(221,296)**	**(118,047)**
Less Management Fees	61,848	-	61,848
Net Income (Loss)	**$ 41,401**	**$ (221,296)**	**$ (179,895)**

FY20 Amended Budget State Form – Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Form 653.C1 **AMENDMENT OF FY2019-2020 CITY BUDGET**

The City Council of COUNCIL BLUFFS in POTTAWATTAMIE County, Iowa

will meet at Council Chambers, City Hall, 209 Pearl St., Council Bluffs, IA

at 7:00 pm *(hour)* on 5/18/2020 *(Date)*

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2020 *(year)*

by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

(Public hearing may be held via Zoom meeting, check meeting agenda for details)

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	48,301,901	-236,728	48,065,173
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	48,301,901	-236,728	48,065,173
Delinquent Property Taxes	4	0	89,457	89,457
TIF Revenues	5	3,771,741	-195,000	3,576,741
Other City Taxes	6	22,827,246	-619,251	22,207,995
Licenses & Permits	7	1,790,950	266,550	2,057,500
Use of Money and Property	8	1,287,300	-74,055	1,213,245
Intergovernmental	9	25,738,228	-345,242	25,392,986
Charges for Services	10	20,463,741	-1,326,723	19,137,018
Special Assessments	11	166,000	8,525	174,525
Miscellaneous	12	3,990,440	-1,109,406	2,881,034
Other Financing Sources	13	7,550,000	7,127,607	14,677,607
Transfers In	14	31,134,235	3,270,601	34,404,836
Total Revenues and Other Sources	15	167,021,782	6,856,335	173,878,117
Expenditures & Other Financing Uses				
Public Safety	16	35,149,613	1,396,252	36,545,865
Public Works	17	10,597,702	1,563,986	12,161,688
Health and Social Services	18	202,315	7,188	209,503
Culture and Recreation	19	13,603,047	-1,423,097	12,179,950
Community and Economic Development	20	6,595,154	-1,312,836	5,282,318
General Government	21	16,567,586	-154,821	16,412,765
Debt Service	22	9,764,739	8,037,136	17,801,875
Capital Projects	23	33,317,152	4,077,500	37,394,652
Total Government Activities Expenditures	24	125,797,308	12,191,308	137,988,616
Business Type / Enterprises	25	17,157,660	-14,791	17,142,869
Total Gov Activities & Business Expenditures	26	142,954,968	12,176,517	155,131,485
Transfers Out	27	31,134,235	3,270,601	34,404,836
Total Expenditures/Transfers Out	28	174,089,203	15,447,118	189,536,321
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-7,067,421	-8,590,783	-15,658,204
Beginning Fund Balance July 1	30	217,419,259		217,419,259
Ending Fund Balance June 30	31	210,351,838	-8,590,783	201,761,055

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Revenue, excluding transfers, is up $3.6M with the largest drivers related to increases for bond refunding, reduced by decreases related to the impact of Covid-19 of $5.2M. Expenditures, excluding transfers, are up $12.2M with the primary drivers related to projects associated with the 2019 flood events, coupled with increases for bond expenditures. Many of the flood related projects will qualify for FEMA and State reimbursement funding.

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Kathryn Knott

City Clerk/ Finance Officer Name

RESOLUTION NO. 20-128

A RESOLUTION AMENDING THE CITY BUDGET FOR THE FISCAL YEAR ENING JUNE 30, 2020

WHEREAS, the city of Council Bluffs proposed an amendment to the City of Council Bluff's budget for the fiscal year ending June 30, 2020; and

WHEREAS, the city obtained public comment on the proposed amendment at the required public hearing held in the City Council Chambers on Monday, May 18, 2020 at 7:00 PM; and

WHEREAS, notice of the proposed budget amendment was published in the Council Bluffs Daily Nonpareil on May 7, 2020 with notice sufficiently in advance of the public hearing; and

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

That the City of Council Bluffs hereby approves an amendment to the budget for the fiscal year ending June 30, 2020 as detailed in the published Public Notice and directs the Finance Department to make the proper filings with State and County officials.

ADOPTED
AND
APPROVED: May 18, 2020

_____
Matthew J. Walsh, Mayor

_____
Jodi Quakenbush, City Clerk

STATE OF IOWA)
COUNTY OF) ss
POTTAWATTAMIE)

On this _____day of_____, 2020, 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 the said State

Council Communication

Department: Community Development
Case/Project No.: OTB-20-004
Submitted by: Chris Meeks, Planner

Resolution 20-129
ITEM 4.E.

Council Action: 5/18/2020

Description

Resolution to dispose of city property described as the East 14 feet of Lot 66, Belmont Addition. Location: Between 1500 N. 17th Street and the northern parking lot for Stan Bahnsen Park on Avenue O.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #OTB-20-004 Staff Report	Other	5/11/2020
Attachment A - Case Map	Map	5/11/2020
Attachment B - Survey	Other	5/11/2020
Resolution 20-129	Resolution	5/12/2020

Council Communication

Department: Community Development CASE #OTB-20-004 Applicant: Paul and Ann Kramar 1500 N. 17th Street Council Bluffs, IA	Resolution to Dispose No. _____	Public Hearing: 5/18/2020

Subject/Title

Request of Paul and Ann Kramar to purchase City-owned property legally described as the East 14 Feet of Lot 66, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Background/Discussion

The City has received an offer from Paul and Ann Kramar to purchase the City-owned property legally described as the East 14 Feet of Lot 66, Belmont Addition that is approximately 1,673 square feet in area. The property is located between the applicant's property (1500 N. 17th Street) and the northern parking lot for Stan Bahnsen Park on Avenue O. The applicants are proposing to purchase the property to allow them to construct a deck and ADA access ramp on the western side of their house, which is currently not possible due to the rear of the home being very close to the rear property line. The applicants stated that the ADA ramp is necessary to get family members with wheelchairs into the home. The applicants have completed a survey of the exact property they wish to purchase, which has been included with this report as Attachment B.

The applicants were initially told the property was classified as "Public Space" and was used as a park, and was not being actively marketed for sale. After meeting with the applicants, Vincent Martorello, the Parks Director, agreed that the property could be better utilized by the applicant than it is by the Parks Department, as it would provide the applicants the opportunity to make their home ADA accessible. Mr. Martorello and the applicants agreed that the park would retain a five-foot buffer west of the existing parking lot, and would be agreeable to the remaining area being surveyed and sold to the applicant for the purpose of the installation of a new doorway to the kitchen, a new deck, and an ADA ramp.

On March 23, 2020, the City Council reviewed the requested and voted to allow the applicants to move forward with purchasing the property. Per the adopted Inventory and Disposal Policy for Surplus City Property adopted on April 23, 2019, the property should be valued using the Street, Alley and Public Ground Vacation fee schedule, which would value the 1,673 square foot piece of property at $280.95. The applicant has submitted a down payment of $30.00 to purchase the property.

The application was routed to member departments of the City Owned Property Committee. No adverse comments were received in regards to the sale of the property.

If approved, the applicants will be required to complete a Lot Line Adjustment application (and pay the associated $100.00 application fee) which will be submitted to the Community Development Department. The sale of the subject property will also come with the condition that the land the applicants are proposing to purchase cannot be sold separately from the adjacent land the applicants currently own.

Recommendation

The Community Development Department recommends disposal of the property legally described as the East 14 Feet of Lot 66, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa to Paul and Ann Kramar subject to the following conditions:

1. The purchase price shall be $280.95, with the remaining balance beyond the $30.00 down payment being due at closing.
2. The applicant shall submit a complete Lot Line Adjustment Application with the Council Bluffs Community Development Department.
3. The applicant shall sign an agreement not to sell the property separately from the adjacent land they currently own, which is legally described as Lot 65, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa.
4. Closing shall occur on the property within 60 days of the date of decision.

Attachment A: Location Map
Attachment B: Survey of the property to be purchased

Prepared By: Chris Meeks, Community Development Department

Attachment A

CASE #OTB-20-004

25 12.5 0 25 Feet

N W E S

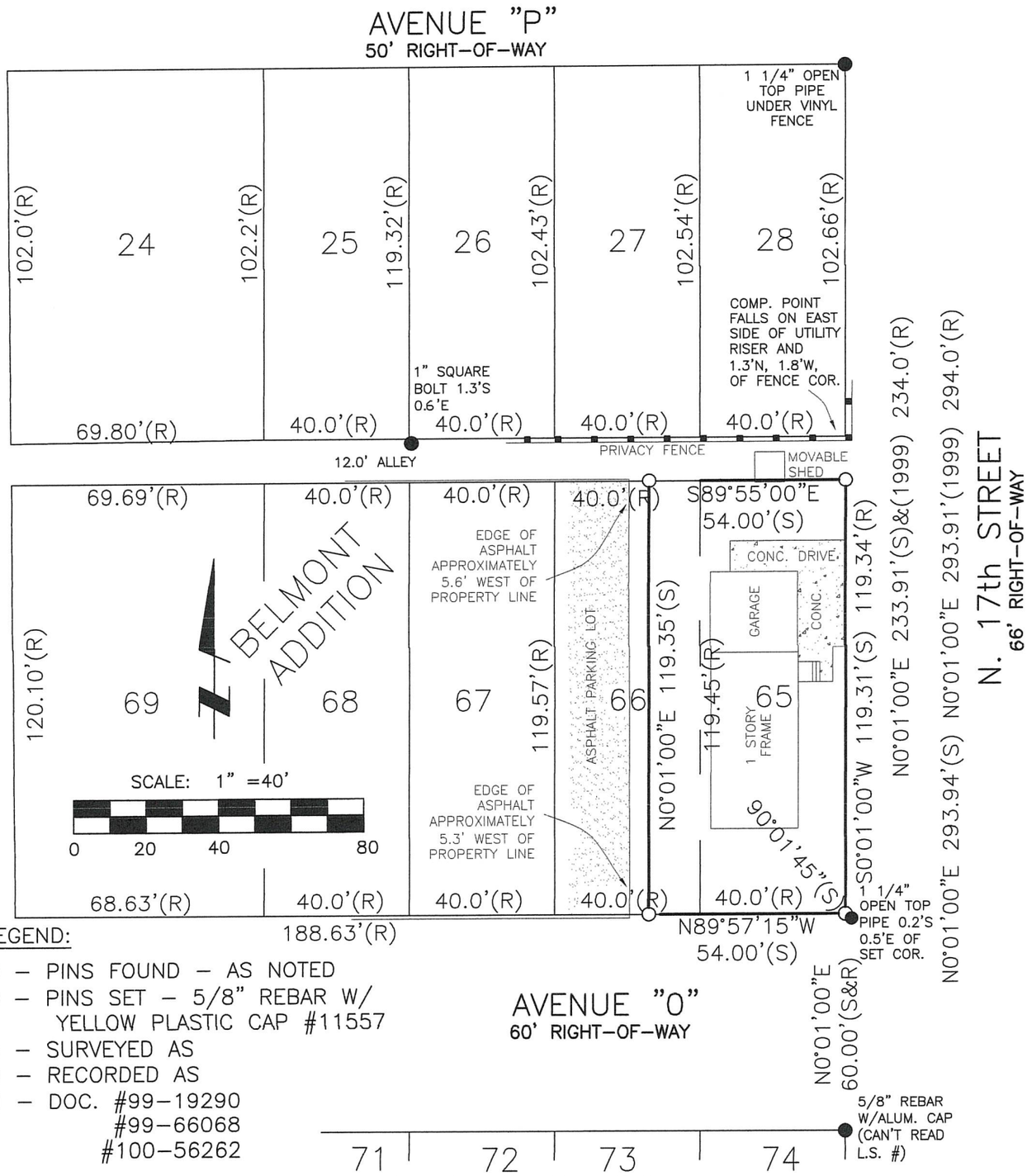
Attachment B

"INDEX LEGEND"	
Location:	Lot 65 & E. 14.0' of Lot 66, Belmont Addition, Council Bluffs, Pottawattamie County, Iowa.
Requestor:	Paul Kramar
Proprieter:	Paul & Ann Kramar 1500 N. 17th Street Council Bluffs, Iowa 51501
Surveyor: Company:	Michael Gene Sizer Northstar Land Surveying Date: 04/09/20
Return To:	Michael Sizer, 3124 8th Avenue, Council Bluffs, Iowa 51501 Ph. (712) 323 - 5626 Project # I2015 msizer@qwestoffice.net Field Bk.35 Pg.74

AREA RESERVED FOR COUNTY RECORDER

"PLAT OF SURVEY"

OF LOT 65 & THE EAST 14.0' OF LOT 66, BELMONT ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



LEGEND:

- ● – PINS FOUND – AS NOTED
- ○ – PINS SET – 5/8" REBAR W/ YELLOW PLASTIC CAP #11557
- (S) – SURVEYED AS
- (R) – RECORDED AS
- (1999) – DOC. #99-19290, #99-66068, #100-56262

LAND SURVEYOR'S CERTIFICATE:

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.

April 9th, 2020

MICHAEL GENE SIZER, L. S. LICENSE NO. 11557 IOWA — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31ST, 2020

THIS PAGE ONLY COVERED BY THIS SEAL.

LICENSED LAND SURVEYOR MICHAEL GENE SIZER 11557 IOWA

LEGAL DESCRIPTION:

Lot 65 & the East 14.00 feet of Lot 66 in Belmont Addition, Council Bluffs, Pottawattamie County, Iowa.

LEGAL DESCRIPTION:

Lot 66, EXCEPT the East 14 feet thereof & Lot 67, Lot 68 , Lot 69, all in Belmont Addition, Council Bluffs, Pottawattamie County, Iowa.

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. 20-129

A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS THE EAST 14 FEET OF LOT 66, BELMONT ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has previously expressed its intent to dispose of City owned property described as the East 14 Feet of Lot 66, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, a public hearing has been held in this matter on May 18, 2020 at 7:00 p.m.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

Paul and Ann Kramar, and all successors in interest: The East 14 Feet of Lot 66, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the purchase price be $280.95, with the remaining balance beyond the $30.00 down payment being due at closing. Closing and the property closing must occur within 60 days of the date of approval; and

BE IT FURTHER RESOLVED

The applicant shall submit a complete Lot Line Adjustment Application with the Council Bluffs Community Development Department; and

BE IT FURTHER RESOLVED

The applicant shall sign an agreement not to sell the property separately from the adjacent land they currently own, which is legally described as Lot 65, Belmont Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED: May 18, 2020.

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community Development
Case/Project No.: URV-20-003
Submitted by: Community Development

Resolution 20-134
ITEM 4.F.

Council Action: 5/18/2020

Description

Resolution approving the Urban Revitalization Plan for the 14th Avenue Urban Revitalization Area. URV-20-003

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-20-003 Staff Report	Other	5/13/2020
Boundary Map	Map	5/8/2020
14th Avenue Urban Revitalization Plan	Other	5/8/2020
Resolution 20-134	Resolution	5/12/2020

Council Communication

Department: Community Development CASE # URV-20-003	Resolution No. _____ Ordinance No. _____	City Council: 4/6/2020 Planning Commission: 5/12/2020 City Council Public Hearing: 5/18/2020 1st Reading: 5/18/2020 2nd Reading: 6/8/2020 3rd Reading: REQUEST TO WAIVE

Subject/Title

Establishment of the 14th Avenue Urban Revitalization Area.

Location

3540 14th Avenue

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

A proposal has been submitted by Chris Rochleau of Cherry Ridge Construction for 3540 14th Avenue. Cherry Ridge Construction intends to add two mixed-use commercial buildings to the currently vacant site for contractor shops, office space, and auto repair.

Discussion

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1.

Staff believes this project meets the criteria under 404.1.4: An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states "an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."

On April 6, 2020, City Council approved Resolution 20-92, which directed staff to initiate the process of creating the 14th Avenue Urban Revitalization Plan and Area. This resolution set May 18, 2020 as the date of the public hearing.

This matter was brought before the City Planning Commission at their May 12, 2020 meeting. The Commission found the following: 1) That the proposed 14th Avenue Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the 14th Avenue Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.4.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the 14th Avenue Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Public Hearing

1. Speakers in favor: Chris Rochleau, 1425 9th Avenue, Council Bluffs, IA 51501
2. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends approval of the 14th Avenue Urban Revitalization Plan and Area.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

Boundary Map
14th Avenue Urban Revitalization Plan draft

14th Avenue Urban Revitalization Area – Boundary Map

14th Avenue
Urban Revitalization Plan

Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on
_____, 2020

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INTRODUCTION

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

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

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

The City of Council Bluffs concluded that the 14th Avenue Urban Revitalization Area meets the criteria of element 4. Consequently, on April 6, 2020, the City Council adopted Resolution No. 20-92, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Illustration 1 – Resolution

RESOLUTION NO. 20-92

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 14th AVENUE URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOTS 16-30, BLOCK 37, BROWN'S SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

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

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

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

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

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

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

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

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than May 8, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 18, 2020.

ADOPTED
AND
APPROVED: April 6, 2020

Matthew J. Walsh — Mayor

ATTEST:

Jodi Quakenbush — City Clerk

LEGAL DESCRIPTION

The 14th Avenue Urban Revitalization Area is a tract of land containing parcel number 754433476001, legally described as:

> Lots 16-30, Block 37, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the 14th Avenue Urban Revitalization Area, which consists of 2.08 acres.

14th Avenue Urban Revitalization Area

Illustration 2 – Boundary

PROPERTY OWNERS AND ASSESSED VALUATIONS

The 14th Avenue Urban Revitalization Area will be comprised of 2.08 acres on one parcel of land owned by 92 Investments LLC. Valuation was obtained from the records of the Pottawattamie County Assessor.

Chris Rochleau of Cherry Ridge Construction has a purchase agreement with the current owner of the property. The land is currently vacant.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754433476001	P-C/ Planned Commercial District	92 Investments LLC 22735 James Dr Council Bluffs, IA 51503	$202,200	$ -	$ -	$202,200

EXISTING ZONING AND PROPOSED LAND USE

The 14th Avenue Urban Revitalization Area is currently zoned P-C in parcel 754433476001. The P-C/Planned Commercial District is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks.

Chris Rochleau of Cherry Ridge Construction has a purchase agreement with the current owner of the subject property, and intends to add two buildings to the site to be known as Rivers Edge Business Park (Attachment C.) Cherry Ridge Construction has requested with the Zoning Board of Adjustment that the property be rezoned C-2/Commercial District. The C-2 district is intended to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also provides a variety of commercial services to the community and adjacent residential neighborhoods.

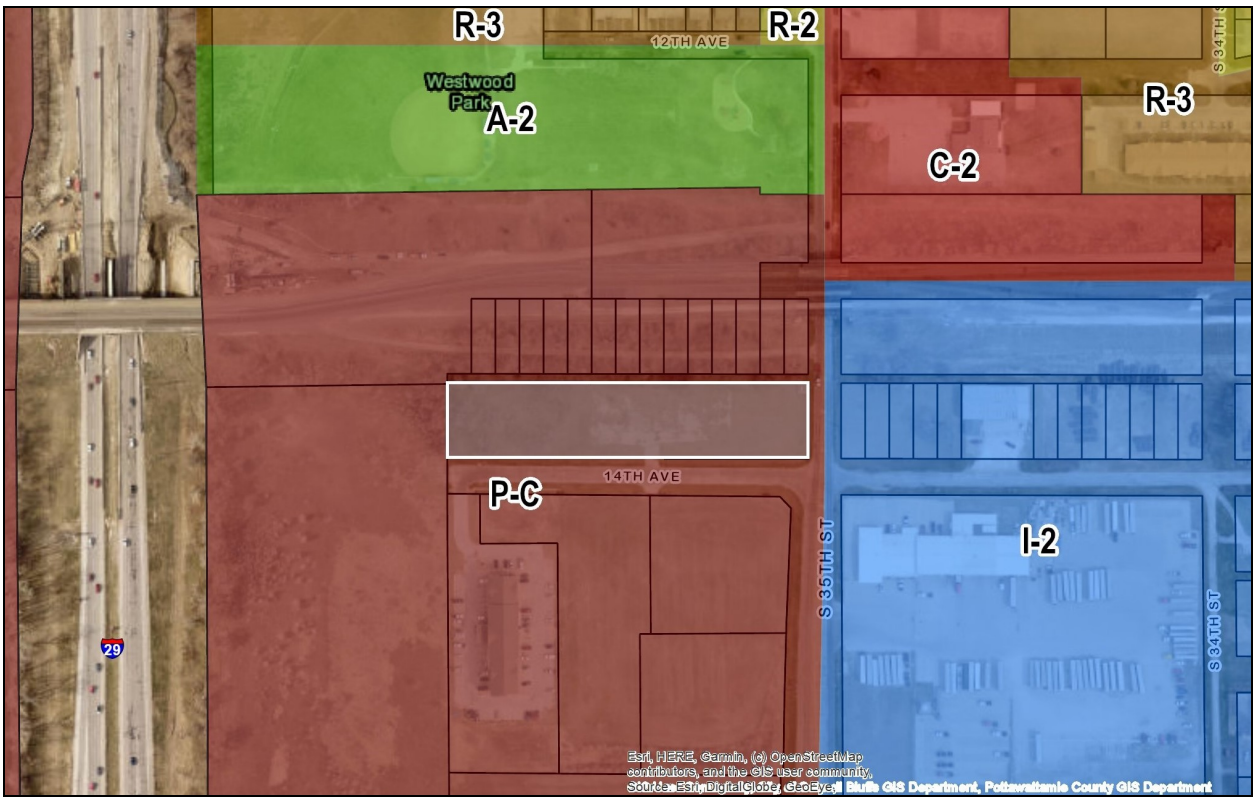
Cherry Ridge Construction intends to add two mixed-use commercial buildings to the site for contractor shops, office space, and auto repair. These are among the principal uses permitted in a C-2 district. The case will be presented to the Zoning Board of Adjustment on 4/21/2020.

Surrounding properties to the west, north and south are also zoned P-C. Properties east of the subject property are zoned I-2/General Industrial District. Properties northeast of the subject property are zoned C-2/Commercial District. Illustration 3 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: a hotel to the south; a trucking company to the east; a rail line to the north; and undeveloped parcels of land to the west and also to the south.

The future land use map of the *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Public Park. Westwood Park lies north of the train tracks north of the property.

14th Avenue Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 14th Avenue Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along 14th Avenue, just off South 35th Street. Both are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 14th Avenue Urban Revitalization Area consists of one vacant parcel; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 14th Avenue Urban Revitalization Plan will apply to commercial and industrial land uses.

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

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

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

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

-OR-

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

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

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

APPLICATION AND REVIEW PROCESS

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

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Find Property Res Sales Comm/Ind Sales

7544 33 476 001

--- Permanent Property Address ---
92 INVESTMENTS LLC

------- Mailing Address -------
92 INVESTMENTS LLC
22735 JAMES DR
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754433476001

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

BROWN SUB LTS 16 THRU 30 BLK 37

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$202,200	$0		$0	$202,200		2018	C
$202,200	$0		$0	$202,200		2019	C
$202,200	$0		$0	$202,200		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $3,021.33

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 92 INVESTMENTS LLC book/page: 2009/9919 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page
07/08/2009	52400	D034	2009/09919
05/30/2008	52290	D034	2008/08122
04/23/2007	135000	D034	2007/07050

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 19-8 C.B COMMERCIAL

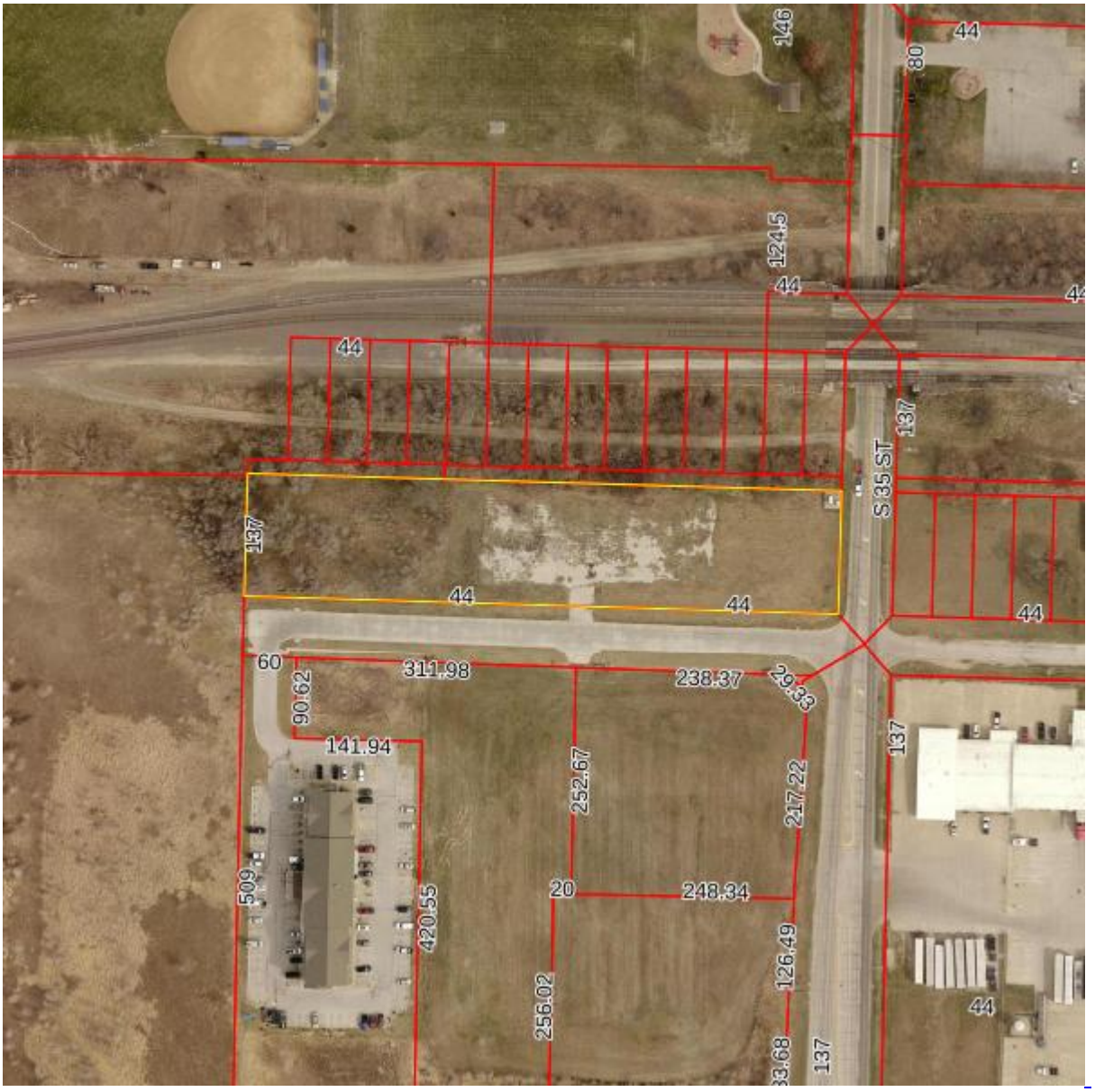
Interior Listing: Inspected Date Listed: 10/13/15 JAC Date Reviewed: 10/10/16 TG

LAND.....90604 sqFt 2.08 acres

92 INVESTMENTS LLC, 1 10/13/2015

ATTACHMENT A

Zoom Out Zoom In



1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

March 17, 2020

CHERRY RIDGE
CONSTRUCTION
1425 9TH AVENUE | COUNCIL BLUFFS, IA
P: 712-256-2279 | C: 402-813-8113 | F: 402-938-0439
WWW.CHERRYRIDGECONSTRUCTION.COM

RE: River's Edge Business Park
3540 14th Avenue
Council Bluffs, IA 51501
Parcel Number: 7544 33 476 001

Mr. Chris Gibbon's and the rest of the planning commission,

My name is Chris Rochleau. I am the owner of Cherry Ridge Construction. I am presenting a letter of my intent for the property located at 3540 14th Avenue that I have requested to be zoned C-2. It is currently Zoned PC – Planned Commercial. We have spent a tremendous amount of time over the last several months working with City officials, including those in the zoning department to develop an attractive building that would be an incubator for business and provide budding business's an opportunity to get established and grow in our community.

This would bring jobs, provide an improved tax base and be aesthetically appealing. On the site that we are developing we are planning to complete two (2) buildings throughout two (2) separate phases with twelve (12) business spaces per building. I am anticipating three (3) to five (5) employees per space with a total number of employees to be 36 to 60 per building.

We have developed a paving and landscape plan that would meet the necessary requirements and be aesthetically appealing to that area. There are a variety of business that we are wanting to attract to this type of building.

In order to make this project work and provide business opportunities to start up and small businesses we are also requesting the revitalization 10 year tax abatement. This is a WIN – WIN for the City. There is an immediate increase in the tax base, and it will exponentially increase over the next 10 years. It also provides new business opportunities and a place for existing businesses to grow.

I anticipate the development costs with land to be between 1.3mm to 1.5mm per building with a total investment between 2.6mm and 3.0mm.

As you can see from the artist renderings, we are putting stone across the front and East side of the building, upgrading the color scheme and the signage layout. We are in the process of finalizing the exterior lighting plan and are considering a few more upgrades to the landscaping plan.

I have also submitted an application and request for the vacated alley adjacent to the North property line. This is an area that has been unmaintained and a harbor for homeless and criminal activity. I would maintain that area as part of this property with lighting across the back of the building and green space.

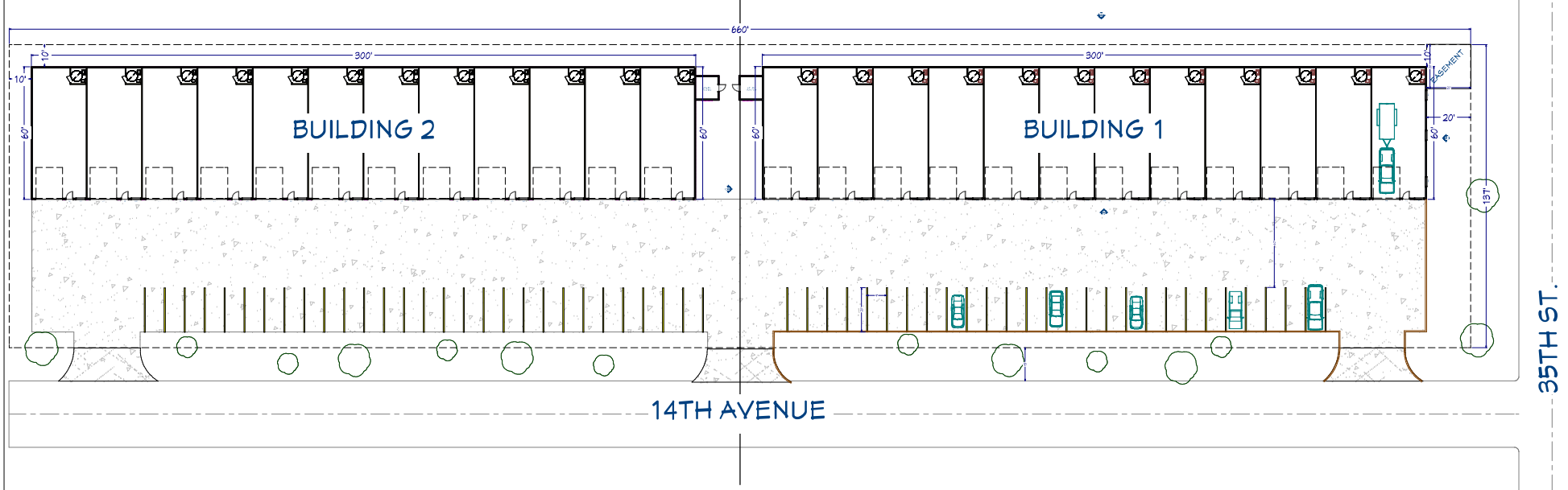
This is going to be different than any other building that has been built in our community. Significant costs are being incurred to make the business park attractive and conducive to start up and small businesses. We have also applied for a conditional use permit so that we can provide a variety of business opportunities to those that are looking.

Sincerely,

ChrisRochleau
President – Cherry Ridge Construction

RIVERS EDGE BUSINESS PARK

PHASE 2 PHASE 1



PHASE 1
BUILDING 1 = 18,000 SQFT
PARKING = 19,902 SQFT

SITE PLAN

CHERRY RIDGE CONSTRUCTION

NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 664-3014
ANDY WATTS (402) 659-8338

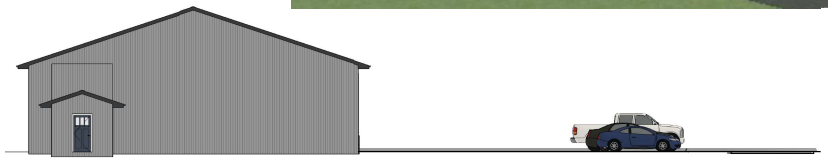
DATE: 3/17/2020

SCALE:

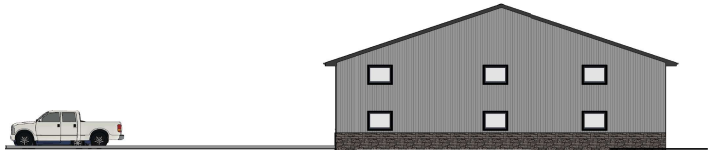
SHEET: P-1

RIVERS EDGE BUSINESS PARK

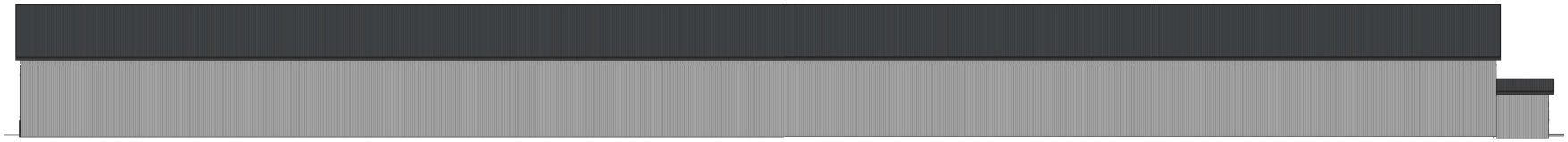
BUILDING 1



Left Elevation



Right Elevation



Rear Elevation

Front Elevation

ELEVATIONS

CHERRY RIDGE CONSTRUCTION

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/21/2018	AKB	FIRST DRAFT

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

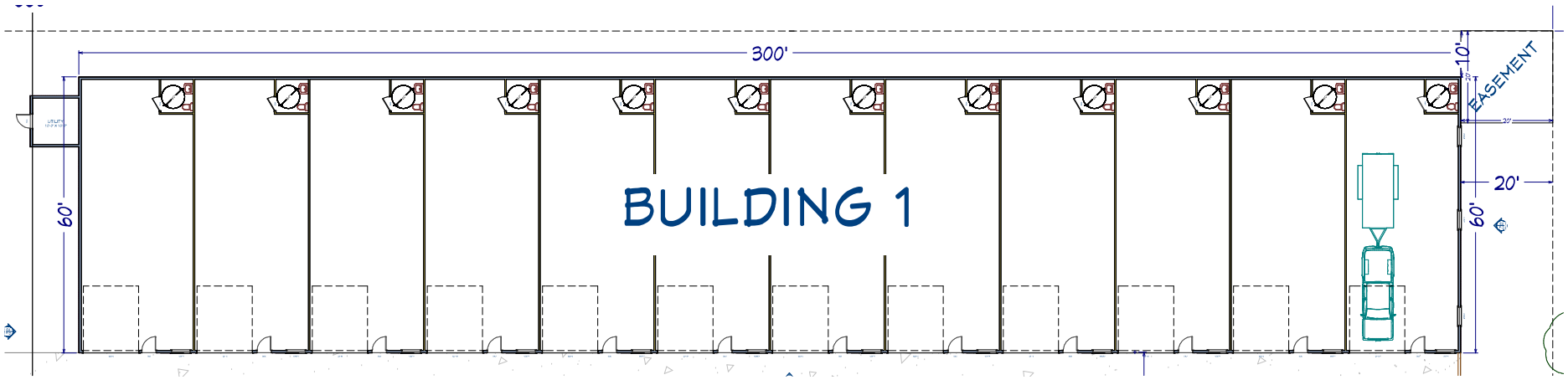
CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 664-3014
ANDY WATTS (402) 659-8336

DATE: 3/17/2020

SCALE:

SHEET: P-2

BUILDING #1



1st Floor

MAIN LEVEL

CHERRY RIDGE CONSTRUCTION

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/21/2018	AKB	FIRST DRAFT

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 664-3014
ANDY WATTS (402) 659-8338

DATE:
3/17/2020

SCALE:

SHEET:
P-3

RESOLUTION NO. 20-134

A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE 14TH AVENUE URBAN REVITALIZATION AREA.

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

WHEREAS, on April 6, 2020, the City Council adopted Resolution 20-92, which directed staff to prepare a plan for the 14th Avenue Urban Revitalization Area and set a public hearing for May 18, 2020; and

WHEREAS, on May 12, 2020, the City Planning Commission reviewed the 14th Avenue Urban Revitalization Plan and found it consistent with the goals and objectives of the City's *Bluffs Tomorrow: 2030 Plan* which is the general plan for the development of the City of Council Bluffs; and

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

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

That the City Council hereby approves the 14th Avenue Urban Revitalization Plan.

ADOPTED
AND
APPROVED May 18, 2020

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Case #URV-20-003

Council Communication

Department: Community Development
Case/Project No.: URV-20-002
Submitted by: Community Development

Resolution 20-135
ITEM 4.G.

Council Action: 5/18/2020

Description

Resolution approving the Urban Revitalization Plan for the 5th & West Broadway Urban Revitalization Area. URV-20-002

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-20-002 Staff Report	Other	5/13/2020
Boundary Map	Map	5/8/2020
5th & West Broadway Urban Revitalization Plan	Other	5/8/2020
Resolution 20-135	Resolution	5/12/2020

Council Communication

Department: Community Development CASE # URV-20-002	Resolution No. _____ Ordinance No. _____	City Council: 4/6/2020 Planning Commission: 5/12/2020 City Council Public Hearing: 5/18/2020 1st Reading: 5/18/2020 2nd Reading: 6/8/2020 3rd Reading: REQUEST TO WAIVE

Subject/Title

Establishment of the 5th & West Broadway Urban Revitalization Area.

Location

An area generally bounded by West Kanesville Boulevard to the north, West Broadway Street to the south, North Main Street to the East, and South 6th Street to the west and excludes property commonly known as TS Bank (legally described as Lots 1 through 3, Bluffs Center 1, Replat 1).

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

A proposal has been submitted by The 712 Initiative for 530 West Broadway (the former EQ building.) The 3-story brick building, originally completed in 1880, will be fully renovated to include 8,930 sq ft of residential space in 15 units on the 2nd and 3rd floors. The main floor will consist of four retail bays with a total of 6,178 sq ft of commercial space. The historic character of the building will be maintained in the redevelopment, returning large storefront windows to the street level encouraging walkability and window shopping.

Additionally, the 712 Initiative has plans to renovate the old Council Bluffs Community School District building into residential multi-family and construct a new residential multi-family building on the parking area to the north. The City also believes these projects could entice the remaining owner on the block as well as the owners to the east to renovate and rehabilitate their properties to provide new residential and commercial space in the future.

Discussion

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1.

Staff believes this project meets the criteria under 404.1.2: An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment

delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

On April 6, 2020, City Council approved Resolution 20-93, which directed staff to initiate the process of creating the 5th & West Broadway Urban Revitalization Plan and Area. This resolution set May 18, 2020 as the date of the public hearing.

This matter was brought before the City Planning Commission at their May 12, 2020 meeting. The Commission found the following: 1) That the proposed 5th & West Broadway Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the 5th & West Broadway Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.2.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the 5th & West Broadway Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Public Hearing

1. Speakers in favor: Sheryl Garst, 1228 S Main St, Council Bluffs, IA 51503
2. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends approval of the 5th & West Broadway Urban Revitalization Plan and Area.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

Boundary Map
5th & West Broadway Urban Revitalization Plan draft

5th & West Broadway Urban Revitalization Area – Boundary Map

5th & West Broadway
Urban Revitalization Plan

Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on
_____, 2020

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APPLICATION & REVIEW PROCESS	9
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INTRODUCTION

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

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

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

The City of Council Bluffs concluded that the 5th & West Broadway Urban Revitalization Area meets the criteria of element 2. Consequently, on April 6, 2020, the City Council adopted Resolution No. 20-93, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

5th & West Broadway Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 20-93

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 5TH AND WEST BROADWAY URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS THE PORTION OF BLOCK 6, MYNSTER'S ADDITION SOUTHEAST OF THE RIGHT-OF-WAY OF KANESVILLE BOULEVARD; THE PORTION OF LOTS C AND D, AUDITOR'S SUBDIVISION OF BLOCK 6 MYNSTER'S ADDITION AND BLOCK 2 BAYLISS 1ST ADDITION LOCATED SOUTHEAST OF THE RIGHT-OF-WAY OF KANESVILLE BOULEVARD, AND THE ENTIRETY OF THE ALLEYWAY ADJACENT TO LOT D; LOTS E-P, AUDITOR'S SUBDIVISION OF BLOCK 6 MYNSTER'S ADDITION AND BLOCK 2 BAYLISS 1ST ADDITION, AND THE VACATED ALLEY ADJACENT TO LOT N; LOT 5, BLOCK 2, BAYLISS ADDITION TO COUNCIL BLUFFS; AND: LOTS 1-13, AUDITOR'S SUBDIVISION OF LOT 5, BLOCK 5 MYNSTER'S ADDITION AND BLOCK 1, BAYLISS 1ST ADDITION, AND THE ALLEYWAY ADJACENT; LOT 2 EXCLUDING CITY RIGHT-OF-WAY, LOTS 3 AND 4, AND LOTS 6-10, MYNSTER'S ADDITION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.2 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

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

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

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

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.2.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than May 8, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 18, 2020.

ADOPTED
AND
APPROVED: April 6, 2020

Matthew J. Walsh — Mayor

ATTEST: Jodi Quakenbush — City Clerk

LEGAL DESCRIPTION

The 5th & West Broadway Urban Revitalization Area is legally described as:

> The portion of Block 6, Mynster's Addition Southeast of the right-of-way of Kanesville Boulevard; The portion of Lots C and D, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition located Southeast of the right-of-way of Kanesville Boulevard, and the entirety of the alleyway adjacent to Lot D; Lots E-P, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition, and the vacated alley adjacent to Lot N; Lot 5, Block 2, Bayliss Addition to Council Bluffs;
>
> And:
>
> Lots 1-13, Auditor's Subdivision of Lot 5, Block 5 Mynster's Addition and Block 1, Bayliss 1st Addition, and the alleyway adjacent; Lot 2 excluding City right-of-way, Lots 3 and 4, and Lots 6-10, Mynster's Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa.

Illustration 2 shows the location and the boundary of the 5th & West Broadway Urban Revitalization Area, which consists of 3.75 acres.

5th & West Broadway Urban Revitalization Area

Illustration 2 – Boundary

PROPERTY OWNERS AND ASSESSED VALUATIONS

The 5th & West Broadway Urban Revitalization Area will be comprised of 3.75 acres of land owned by multiple parties. The area includes parcels 754425391009, 754425391005, 754425391008, 754425391006, 754425391002, 754425391001, 754425454010, 754425454007, 754425454011, 754425454006, and 754425454012.

Valuation was obtained from the records of the Pottawattamie County Assessor. Land valuation for the area is estimated at $945,500.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754425391009	C-4/ Commercial District	Kjeldgaard Real Estate LLC 7 N 6th St Council Bluffs, IA 51503	$121,800	$ -	$197,000	$318,800
754425391005	C-4/ Commercial District	535 West Broadway LLC C/O Mark Hanwright 535 W Broadway St, Ste 100 Council Bluffs, IA 51503	$162,700	$ -	$35,400	$198,100
754425391008	C-4/ Commercial District	Pottawattamie County Development Corp 1228 S Main St Council Bluffs, IA 51503	$80,000	$ -	$332,000	$412,000
754425391006	C-4/ Commercial District	Pottawattamie County Development Corp 1228 S Main St Council Bluffs, IA 51503	$81,000	$ -	$165,500	$246,500
754425391002	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
754425391001	C-4/ Commercial District	MAC Investments Inc 32 Scott St Council Bluffs, IA 51503	$6,300 $11,200	$25,848	$45,952	$89,300
754425454010	C-4/ Commercial District	500 West LLC 500 W Broadway St Council Bluffs, IA 51503	$175,700	$ -	$292,200	$467,900
754425454011	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
754425454007	C-4/ Commercial District	500 West LLC 500 W Broadway St Council Bluffs, IA 51503	$135,800	$ -	$6,200	$142,000
754425454006	C-4/ Commercial District	KJC LLC C/O Bonnie Culjat 18465 Jaylen Dr Council Bluffs, IA 51503	$171,000	$ -	$150,700	$321,700
754425454012	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
Total			**$945,500**	**$25,848**	**$1,224,952**	**$2,196,300**

EXISTING ZONING AND PROPOSED LAND USE

The entirety of the 5th & West Broadway Urban Revitalization area is currently zoned C-4. The C-4/Commercial District is intended to provide an intensive business zone which will accommodate large office concentrations and other similar uses.

Surrounding properties to the north, east, and south are also zoned C-4. To the west lies a green space, where Kanesville and West Broadway merge, zoned A-2/Parks, Estates, and Agricultural District. Existing land uses in the general vicinity include: Omni Business Park to the east, and a bank and office building to the south across West Broadway. Another bank is to the north plus a pharmacy across Kanesville Boulevard. Beyond that are residential properties in an area zoned R-3/Low Density Multifamily Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

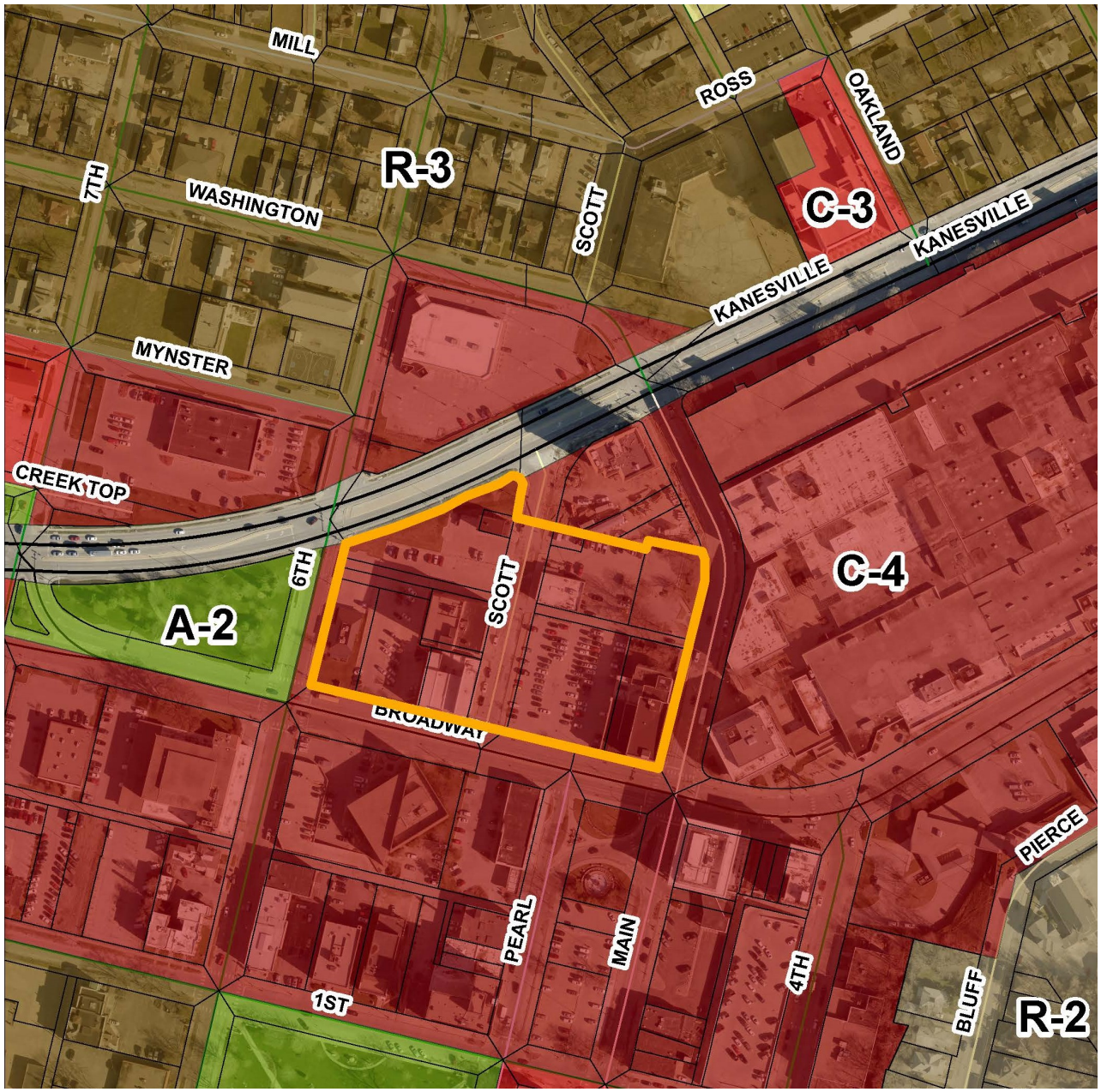
In *The Downtown Council Bluffs Plan* this area is part of the City Center, the traditional downtown retail core along West Broadway from 2nd to 8th Streets. According to the plan, "This area, once Downtown's prime location, includes strategic but underutilized property and should be a major focus for future development." The *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Downtown/Mixed-use.

A redevelopment proposal has been submitted by The 712 Initiative for parcel # 754425391008, which is 530 West Broadway (the former EQ building.) The 3-story brick building, originally completed in 1880, will be fully renovated to include 8,930 sq ft of residential space in 15 units on the 2nd and 3rd floors. The main floor will consist of four retail bays with a total of 6,178 sq ft of commercial space. The historic character of the building will be maintained in the redevelopment, returning large storefront windows to the street level (see Attachment C) encouraging walkability and window shopping. A mixed commercial/residential structure is a principal use permitted in a C-4 district.

The current assessed building valuation is $412,000 with a projected assessed value of $1,700,000 after a full renovation.

5th & West Broadway Urban Revitalization Area

Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 5th & West Broadway Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The plan area is generally located between Kanesville Boulevard on the northerly side and West Broadway to the south, which are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 5th & West Broadway Urban Revitalization area contains three parcels owned by the City of Council Bluffs and several commercial entities including Advanced ChiroCare at 7 N 6th Street, Homesteads Group Property Rentals at 32 Scott Street, Buck Snort Restaurant and Sports Bar at 25 Scott Street, the vacant building at 12 Scott Street owned by Pottawattamie County Development Corp, and a four-story commercial building at 500 West Broadway, which is also vacant.

The only current proposal is for 530 West Broadway, which is partially vacant. The first floor has a service tenant that will relocate by December 2020. The rest of the building is vacant; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer has applied for a Community Catalyst Building Remediation grant and also plans to request Workforce Housing Tax Credits through the Iowa Economic Development Authority.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 5th & West Broadway Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

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

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

i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

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

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- For residential property, the improvement must increase the actual value of the structure by at least 10%.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

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

APPLICATION AND REVIEW PROCESS

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

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Find Property Res Sales Comm/Ind Sales

7544 25 391 009

--- Permanent Property Address ---	------- Mailing Address -------
KJELDGAARD REAL ESTATE LLC	KJELDGAARD REAL ESTATE LLC
7 N 6TH ST	7 N 6TH ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391009

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER & BLK 2 BAYLISS 1ST S173.5' W18' LT E & BAYLISS 1ST LT 5 EXC CITY

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$121,800	$0		$197,000	$318,800		2018	C
$121,800	$0		$197,000	$318,800		2019	C
$121,800	$0		$197,000	$318,800		2020	C

EXEMPTIONS & CREDITS

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D KJELDGAARD REAL ESTATE LLC book/page: 2010/16616 D

ASSESSMENT DATA

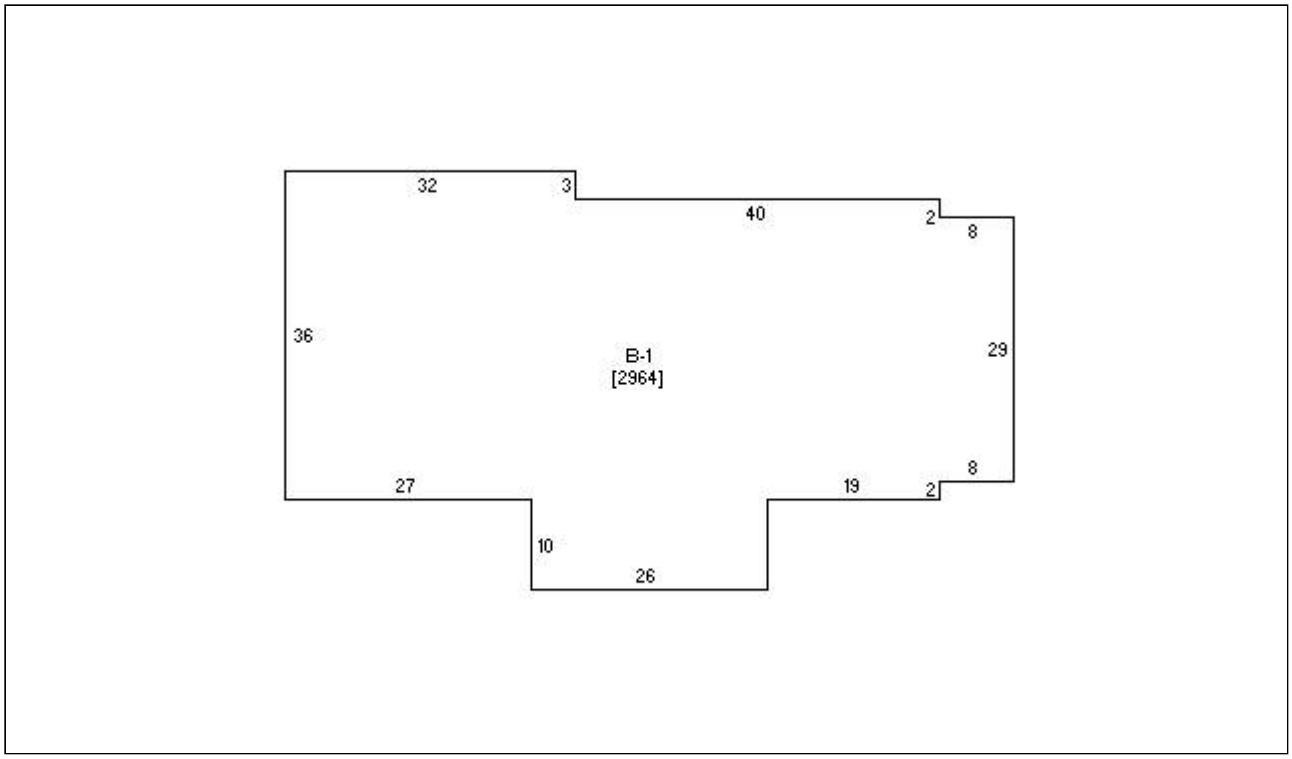
PDF: 8 MAP: 4-8 C.B COMMERCIAL
Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....12180 sqFt .28 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
70	70	174	174	

Commercial Building 1 of 1 -- Office - Medical / Dental (502)
DBA: ADVANCED CHIRO CARE
STRUCTURE....1 story 2964 base SF 0 bsmt SF 2964 gross SF
Year Built: 1982 Eff Year: 1982 Condition: Very Good
VERTICALS....Ext Wall: EIFS
Int Wall: Drywall or Equiv.
Front/Doors: Average Cost Front
Windows: Aluminum
HORIZONTALS..Roof: Mtl/ Frm/ Insul.
Ceiling: Suspended Blk-Mineral
Struc Floor: R'Concrete
Floor Cover: Softwood
Carpet
Quarry Tile
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (3)
Urinal - Wall (1)
Sink-Kitchen (1)
YARD EXTRAS..Paving - Concrete 3,300 SF, Concrete Parking

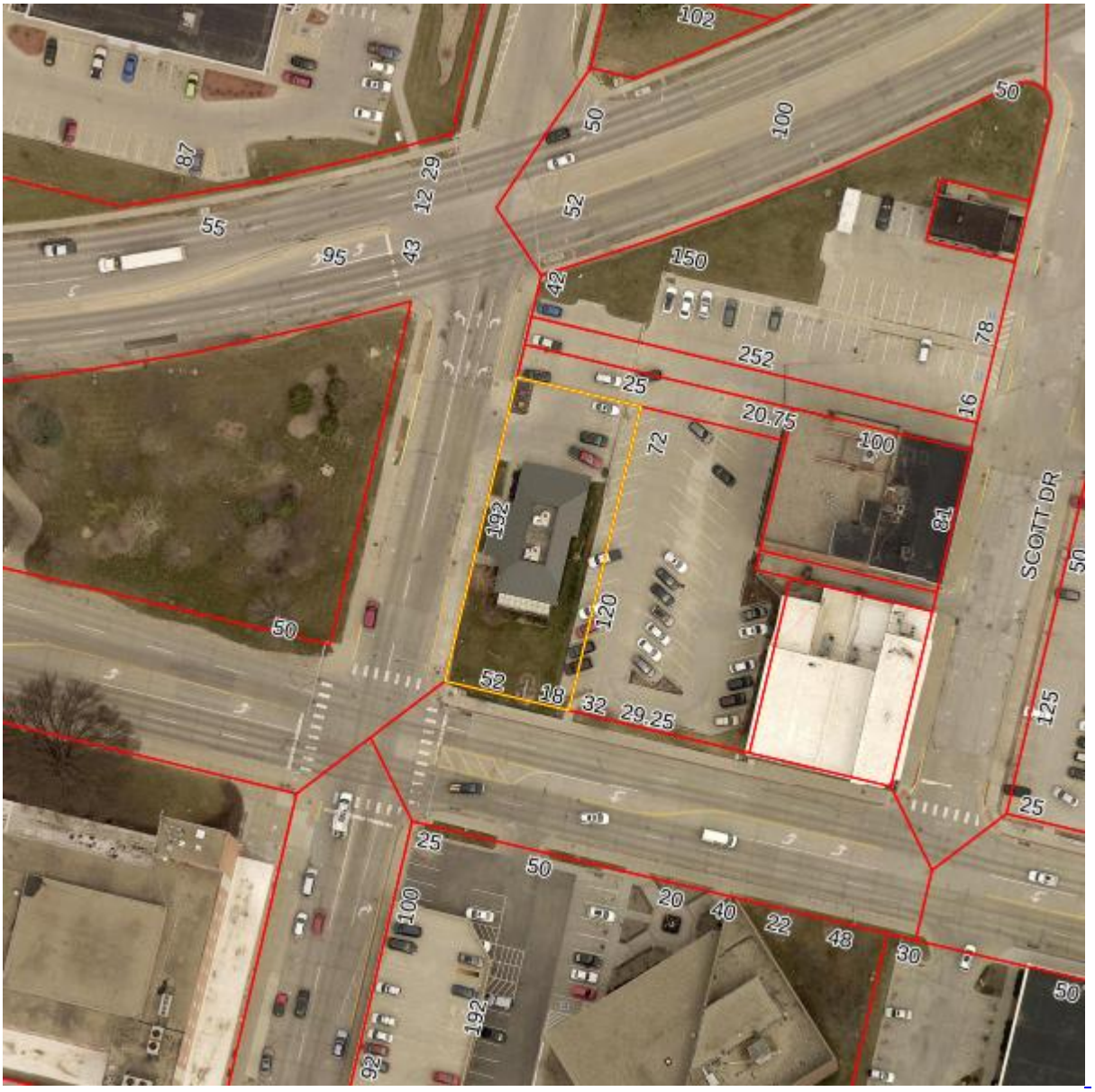
ATTACHMENT A



7 N 6TH ST, KJELDGAARD REAL ESTATE LLC

7 N 6TH ST, KJELDGAARD REAL ESTATE LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 005

--- Permanent Property Address ---
535 WEST BROADWAY LLC

------- Mailing Address -------
535 WEST BROADWAY LLC
C/O MARK HANWRIGHT
535 W BROADWAY ST STE 100
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391005

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER & BLK 2 BAYLISS 1ST N72' E7' LT E & ALL LTS F,G,H,I & O & ALL VAC ALLEY ADJ G,H & O

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$162,700	$0		$35,400	$198,100		2018	C
$162,700	$0		$35,400	$198,100		2019	C
$162,700	$0		$35,400	$198,100		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $2,960.07

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 535 WEST BROADWAY LLC book/page: 2011/8598 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
07/07/2011	0	D7	2011/08598	multiple parcel sale
09/20/2004	115000	D034	0105/06090	multiple parcel sale
11/21/1996	68251	D002	0097/22321	
07/09/1992	1	C038	0093/23741	

========== ASSESSMENT DATA ==========

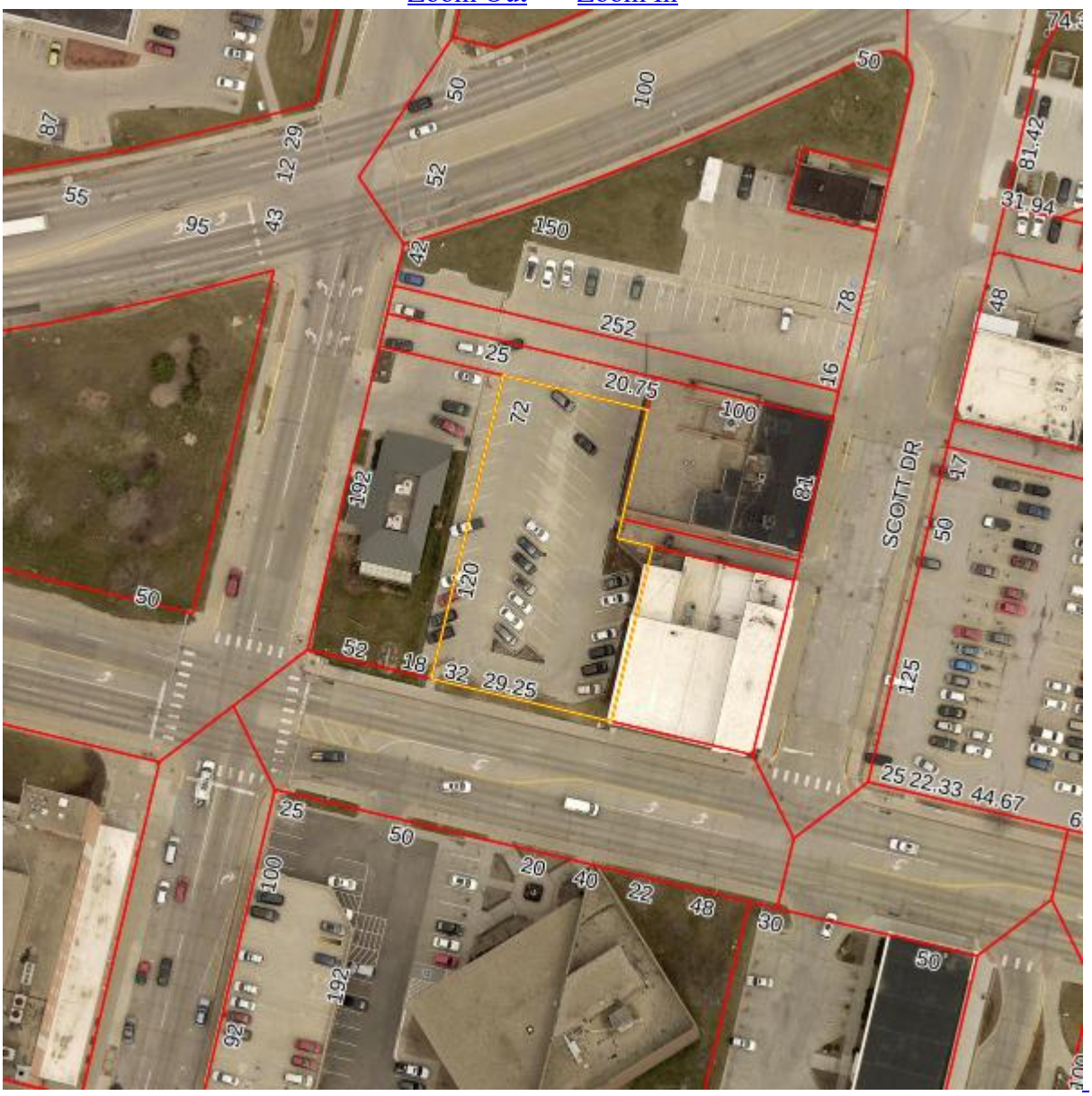
PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....16268 sqFt .37 acres
YARD EXTRAS..Paving 14,100 SF, Concrete Parking

535 WEST BROADWAY LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

164

Click any parcel to go to its web page
See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 008

--- Permanent Property Address ---	------- Mailing Address -------
POTTAWATTAMIE COUNTY DEVELOPMENT CORP	POTTAWATTAMIE COUNTY DEVELOPMENT CORP
530 W BROADWAY ST	1228 S MAIN ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391008

TAX DESCRIPTION*

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS LTS J,K,L & M

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$80,000	$0		$332,000	$412,000		2018	C
$80,000	$0		$332,000	$412,000		2019	C
$80,000	$0		$332,000	$412,000		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,762.29

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POTTAWATTAMIE COUNTY DEVELOPME book/page: 2018/11365 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
08/31/2018	450000	D2	2018/11365
12/18/2003	300000	D050	0104/16007
02/04/1997	175000	D000	0097/32909

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....8000 sqFt .18 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
80	80	100	100	

Commercial Building 1 of 1 -- Store - Retail Small (201)

STRUCTURE....3 story 5526 base SF 5526 bsmt SF 18906 gross SF

Year Built: 1925 Eff Year: 1925 Condition: Above Normal

VERTICALS....Ext Wall: Solid Brick - 12"

Int Wall: Drywall or Equiv.
Plaster on Metal Stud

Front/Doors: Average Cost Front

Windows: Aluminum

HORIZONTALS..Basement: Incl. w / Base

Roof: 4-Ply Compo/ Wood Deck

Ceiling: Suspended Blk-M'Ral
Plaster and Lath

Struc Floor: Wd Deck on Wood Joist

Floor Cover: Vinyl Tile-Solid
Carpet

Partitions: Retail Store(Small)
Apartment

Framing: Wood - Heavy

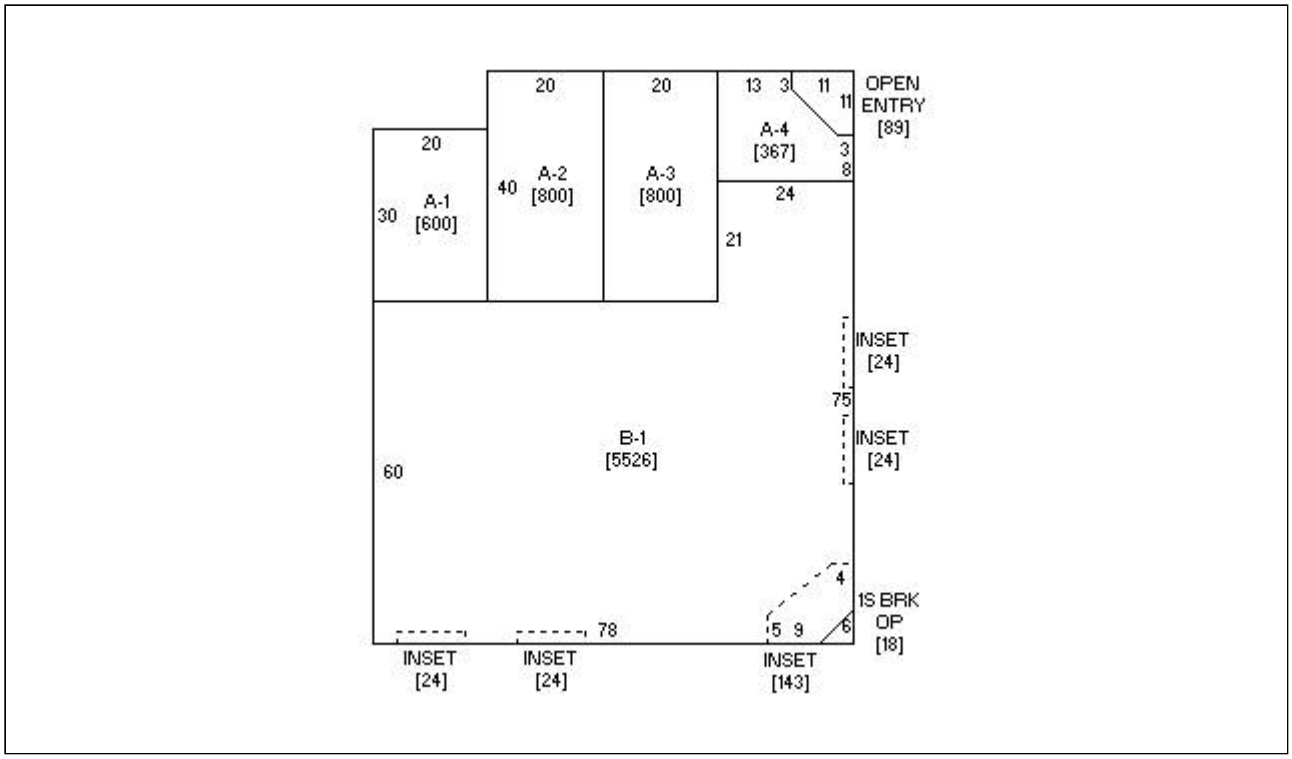
HVAC: Combination FHA - AC
No HVAC

PLUMBING.....Toilet Room (3)

Lavatory (9)

```
             Sink-Kitchen (1)
ADJUSTMENTS..A/C - no upper (11052)
             Heat - none (11052)
             Bsmt Finish (4375)
BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 18 SF, Porch

Commercial Building 1 of 1 Addition 1 -- Store - Retail Small (201)
STRUCTURE....1 story   600 base SF   600 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Mineral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
ADJUSTMENTS..Bsmt Finish (500)

Commercial Building 1 of 1 Addition 2 -- Store - Retail Small (201)
STRUCTURE....1 story   800 base SF   800 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Mineral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
ADJUSTMENTS..Bsmt Finish (675)

Commercial Building 1 of 1 Addition 3 -- Store - Retail Small (201)
STRUCTURE....1 story   800 base SF   800 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Mineral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
ADJUSTMENTS..Bsmt Finish (675)

Commercial Building 1 of 1 Addition 4 -- Store - Retail Small (201)
STRUCTURE....1 story   367 base SF   367 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
```

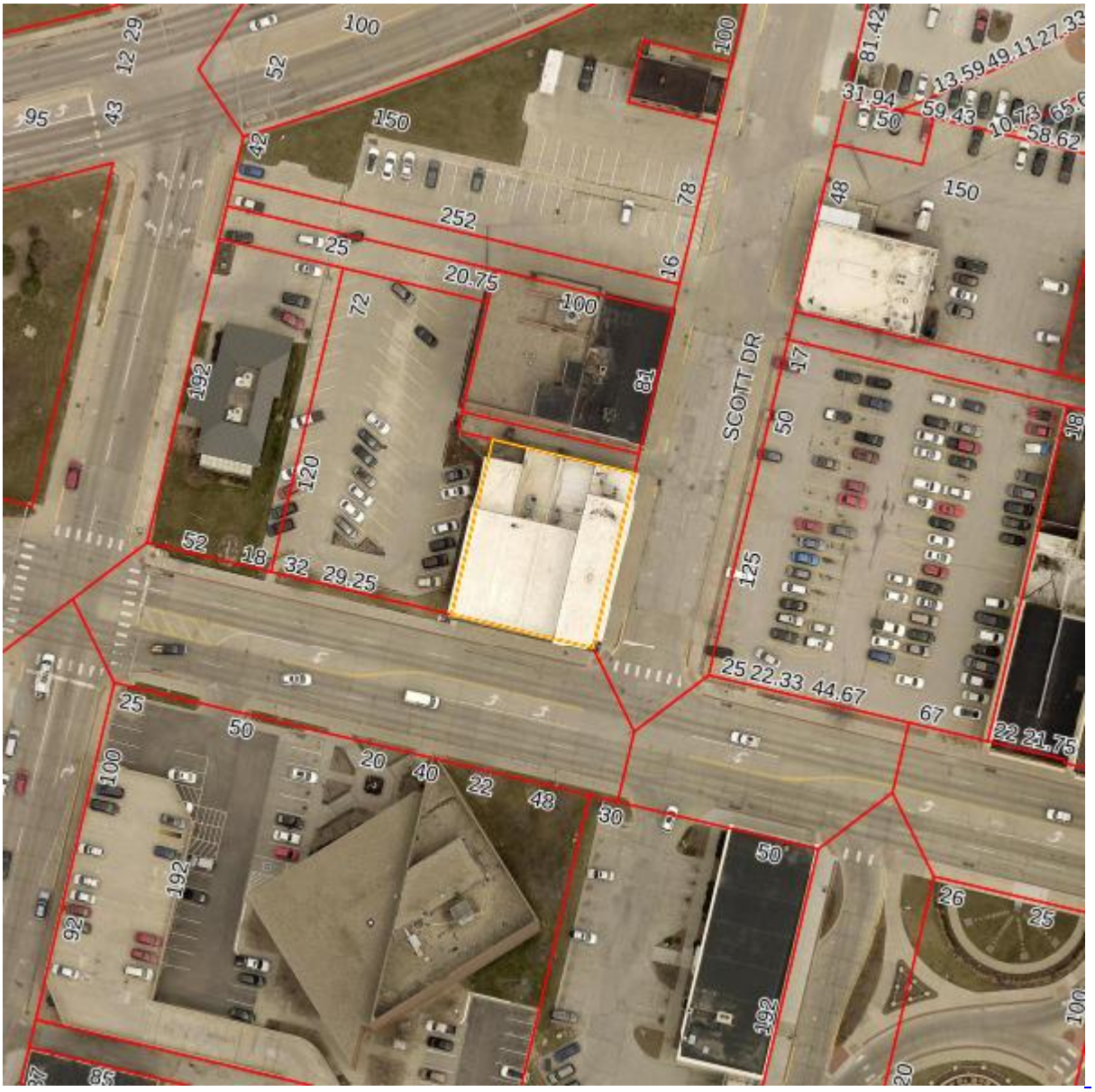
```
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
 ADJUSTMENTS..Bsmt Finish (275)
 BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 89 SF, Porch
```



530 W BROADWAY ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP

530 W BROADWAY ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

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As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 006

--- Permanent Property Address ---	------- Mailing Address -------
POTTAWATTAMIE COUNTY DEVELOPMENT CORP	POTTAWATTAMIE COUNTY DEVELOPMENT CORP
12 SCOTT ST	1228 S MAIN ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391006

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS LT N

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$81,000	$0		$155,100	$236,100		2018	C
$81,000	$0		$165,500	$246,500		2019	C
$81,000	$0		$165,500	$246,500		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $3,527.87

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POTTAWATTAMIE COUNTY DEVELOPME book/page: 2018/11377 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page
08/31/2018	325000	D2	2018/11377
08/10/2015	95000	D2	2015/10595
01/01/1986	0	D000	0086/22734

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 10/26/16 GK Date Reviewed: 10/29/18 MEC

LAND.....8100 sqFt .19 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
81	81	100	100	

Commercial Building 1 of 1 -- Office - General (501)

STRUCTURE....3 story 4560 base SF 4560 bsmt SF 20148 gross SF

Year Built: 1920 Eff Year: 1920 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"

Int Wall: Plaster with Lath
Drywall or Equiv.

WallFace: Incl. w /Walls

Front/Doors: Average Cost Front

Windows: Wood/Vinyl

HORIZONTALS..Basement: Excavation, Floor, Lighting

Roof: Tar and Gravel/ Wood Dk

Ceiling: Suspended Blk-Mineral
Plaster and Lath

Struc Floor: Concrete 4"
Wd Deck on Wood Joist

Floor Cover: Carpet

Partitions: Office Buildings

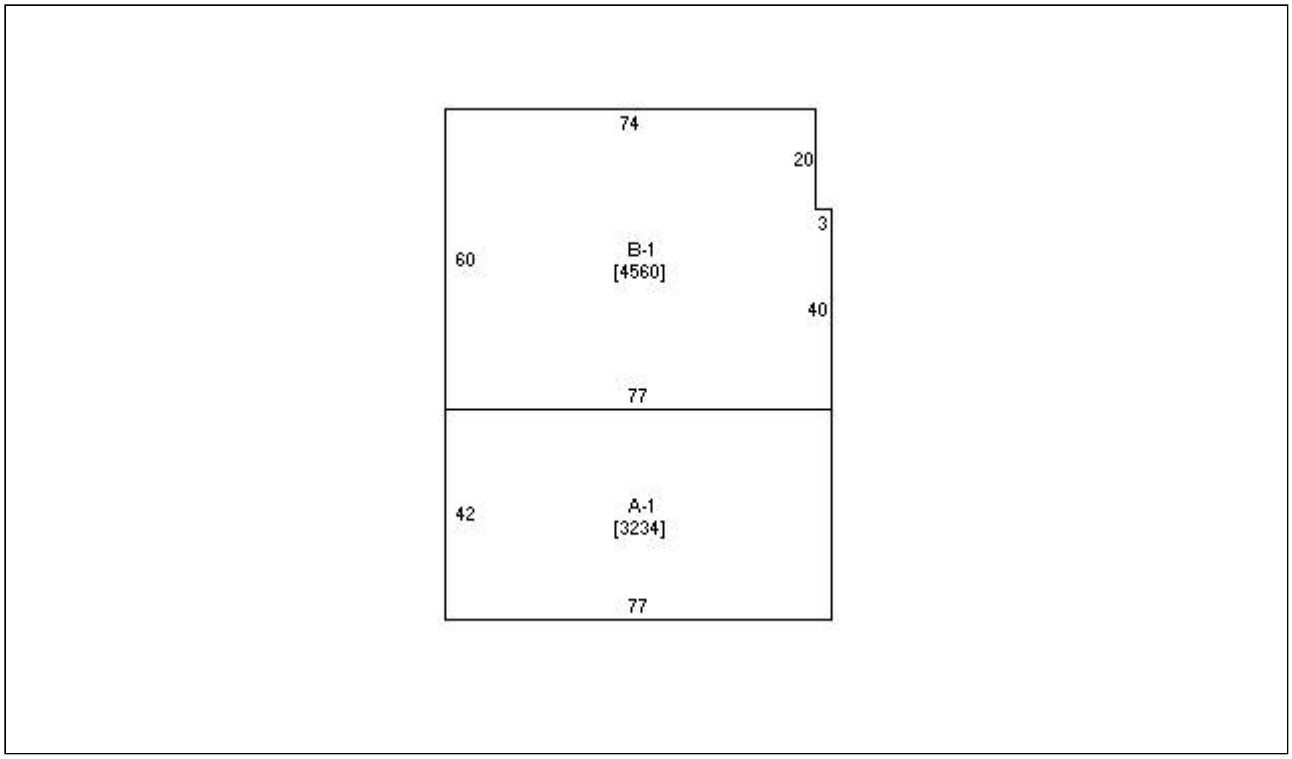
Framing: Wood - Average

HVAC: Hot Water
Central AC

PLUMBING.....Water Closet (7)

Lavatory (3)

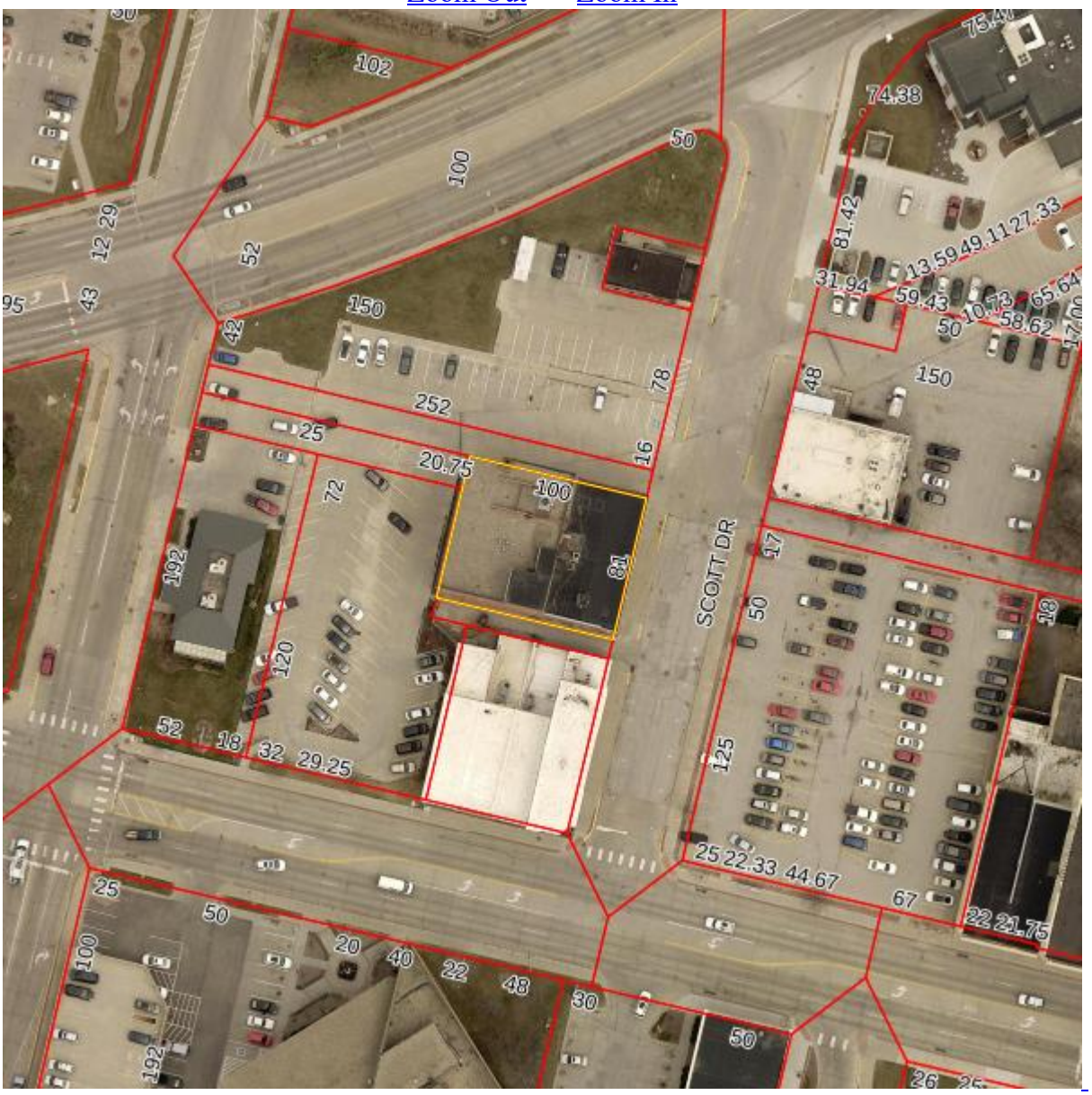
```
              Urinal - Wall (3)
BLDG EXTRAS..1 Elevator - Pass. Electric: Geared, 100 Ft/Min, 4 Stops, 2,100 Lb Capacity

Commercial Building 1 of 1 Addition 1 -- Office - General (501)
STRUCTURE....2 story   3234 base SF   3234 bsmt SF
              Year Built: 1920    Eff Year: 1920    Condition: Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
              Int Wall:    Drywall or Equiv.
                           Plaster with Lath
              WallFace:    Incl. w /Walls
              Front/Doors: Average Cost Front
              Windows:     Wood/Vinyl
HORIZONTALS..Basement:    Excavation, Floor, Lighting
              Roof:        Tar and Gravel/ Wood Dk
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: 4" R'Concrete
                           Wd Deck on Wood Joist
              Floor Cover: Carpet
              Partitions:  Office Buildings
              Framing:     Wood - Average
              HVAC:        Hot Water
                           Central AC
PLUMBING.....Water Closet (6)
              Lavatory (4)
```



12 SCOTT ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP

12 SCOTT ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP, 1 10/29/2018

Zoom Out Zoom In



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As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 002

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

------- Mailing Address -------
COUNCIL BLUFFS, CITY OF
209 PEARL
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391002

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS N65 LT 1,2,3,C,D LYING SLY OF KANESVILLE-LOT P-NLY PART OF LTS5,E,F,G AND H(PARKING LOT)

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0		$0	$0		2018	C
$0	$0		$0	$0		2019	C
$0	$0		$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$0.00	MUNICIPAL GOVERNMENT
2019 MGOV	$0.00	MUNICIPAL GOVERNMENT
2020 MGOV	$415,700.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page:

========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 05/13/19 MEC Date Reviewed: 05/15/19 MEC

LAND.....37560 sqFt .86 acres

YARD EXTRAS..Paving - Concrete 13,560 SF, Concrete w/Curbs, Lighting: Average

Zoom Out Zoom In

600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 001

--- Permanent Property Address ---	------- Mailing Address -------
MAC INVESTMENTS INC	MAC INVESTMENTS INC
32 SCOTT ST	32 SCOTT ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS
District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391001

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER BLK 2 BAYLISS S35' LT 1

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$6,300	$25,848	$11,200	$45,952	$89,300		2018	M/C
$6,300	$25,848	$11,200	$45,952	$89,300		2019	M/C
$6,300	$25,848	$11,200	$45,952	$89,300		2020	M/C

EXEMPTIONS & CREDITS

2018 BPTC $853.98

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D MAC INVESTMENTS INC book/page: 2015/17191 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
12/29/2015	0	D1	2015/17191
03/27/2007	0	D001	2007/05101
06/16/2004	0	D001	0104/27775
03/25/2004	0	D001	0104/21267
03/08/2004	77500	D035	0104/26533

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

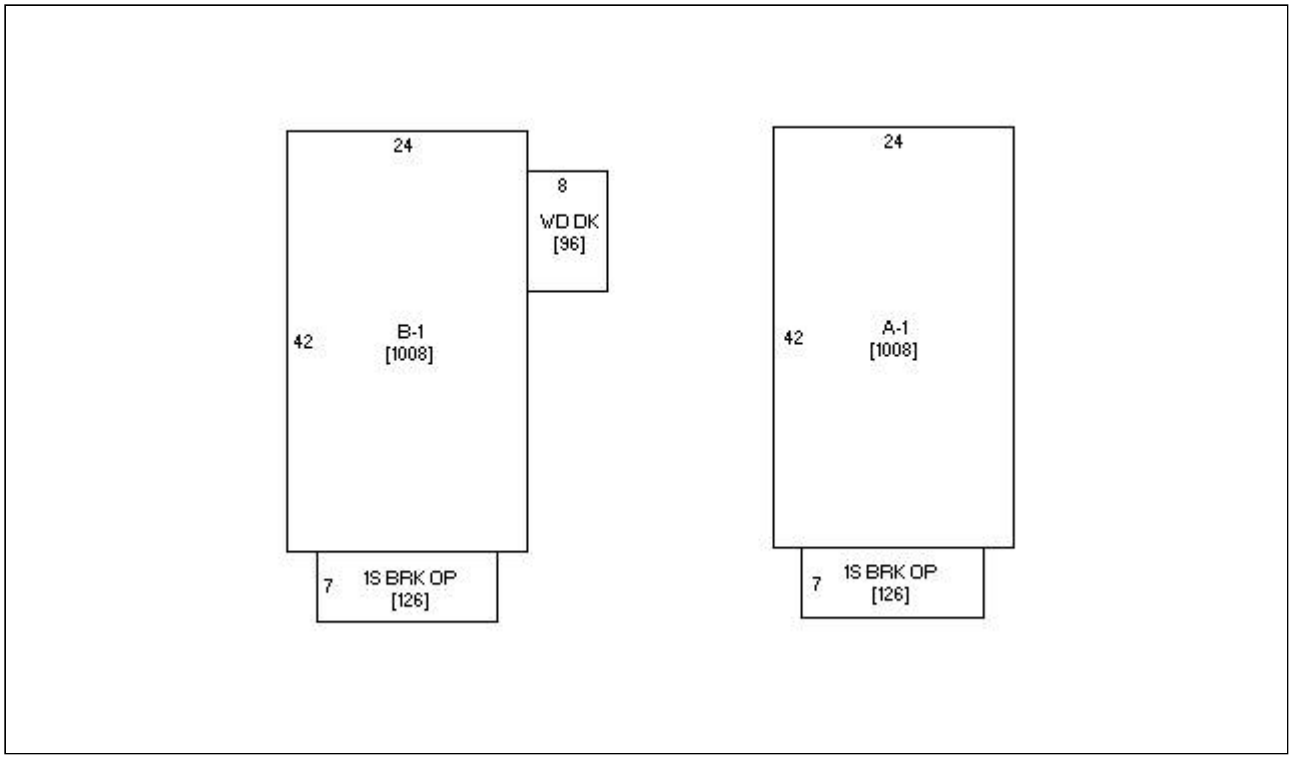
Interior Listing: Estimated Date Listed: 03/22/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....1750 sqFt .04 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
35	35	50	50	

Commercial Building 1 of 1 -- Office - General (501) Units: 0
DBA: THE HOMESTEADS GROUP
STRUCTURE....1 story 1008 base SF 504 bsmt SF 2016 gross SF
Year Built: 1925 Eff Year: 1925 Condition: Above Normal
VERTICALS....Ext Wall: Solid Brick - 8"
Int Wall: Drywall or Equiv.
Plaster on Metal Stud
Front/Doors: Incl. w / Base
Windows: Wood Double Hung
HORIZONTALS..Basement: Incl. w / Base
Roof: Incl. w / Base
Ceiling: Drywall
Plaster and Lath
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (1)

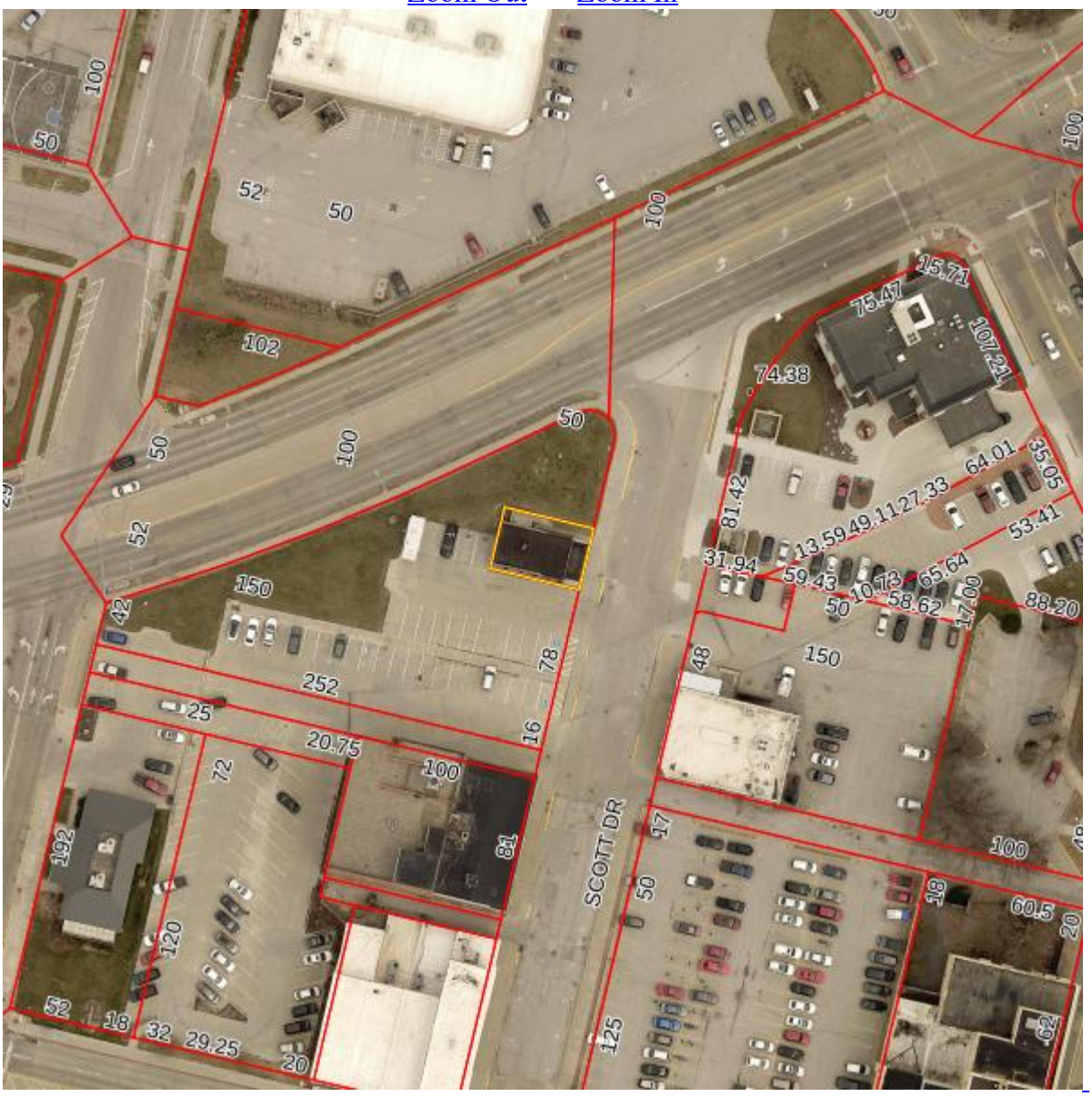
```
BLDG EXTRAS..1 Porch (Commercial): 126 SF, Porch
             1 Porches,Decks,Patios,etc.: 96 SF, Wood Deck

Commercial Building 1 of 1 Addition 1 -- Apartment (702)  Units: 1
DBA: THE HOMESTEADS GROUP
STRUCTURE....1 story   1008 base SF   504 bsmt SF
             Year Built: 1925    Eff Year: 1925    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
                          Plaster on Metal Stud
             Front/Doors: Incl. w / Base
             Windows:     Wood Double Hung
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Drywall
                          Plaster and Lath
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Apartment
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
PLUMBING.....3-Fixture Bathroom (1)
             Sink-Kitchen (1)
BLDG EXTRAS..1 Porch (Commercial): 126 SF, Porch
```



32 SCOTT ST, MAC INVESTMENTS INC

32 SCOTT ST, MAC INVESTMENTS INC, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page
See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 010

--- Permanent Property Address ---	------- Mailing Address -------
500 WEST LLC	500 WEST LLC
500 W BROADWAY ST	500 W BROADWAY ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454010

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB LT 5 BLK 5 MYNSTER ADD & BLK 1 BAYLISS 1ST ADD LTS 7 THRU 13 & W1' MAIN ST ADJ LTS 9 THRU 12 & N2' BROADWAY ST ADJ LT 9

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$175,700	$0		$292,200	$467,900		2018	C
$175,700	$0		$292,200	$467,900		2019	C
$175,700	$0		$292,200	$467,900		2020	C

EXEMPTIONS & CREDITS

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 500 WEST LLC book/page: 2017/16340 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
10/12/2017	0	D7	2017/16340	multiple parcel sale
01/19/2017	1	D46	2017/01078	
11/03/2003	140000	D050	0104/13743	multiple parcel sale

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 05/18/17 JC Date Reviewed: 10/29/18 MEC

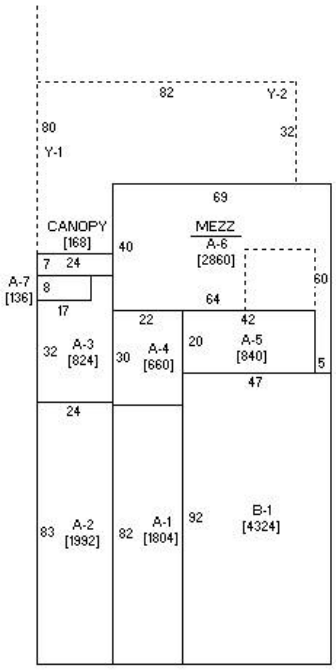
LAND.....17567 sqFt .40 acres

Commercial Building 1 of 1 -- Office - General (501)
STRUCTURE....4 story 4324 base SF 4324 bsmt SF 34884 gross SF
Year Built: 1900 Eff Year: 1900 Condition: Below Normal
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Panel - Softwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Composition Block
Suspended Blk-Fiber
Suspended Blk-M'Ral
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Asphalt Tile
Partitions: Office Buildings
Framing: Wood - Heavy
HVAC: Combination FHA - AC
Sprinklers: Exposed Wet
PLUMBING.....3-Fixture Bathroom (2)
Toilet Room (8)
Water Closet (7)
Urinal - Wall (3)
Lavatory (5)
Sink-Service (Porcelain) (2)
ADJUSTMENTS..Sprinkler - exposed wet (17296)
BLDG EXTRAS..1 Elevator - Pass. Electric: Geared, 200 Ft/Min, 4 Stops, 2,000 Lb Capacity
1 BANK - VAULT: Record - C'Blk, 144 SF
1 Bank - Vault Door: Class M: 2" - 3" thick Thickness, No
1 Bank - Vault: Money - Conc./ Steel, 144 SF

Commercial Building 1 of 1 Addition 1 -- Office - General (501)
STRUCTURE....2 story 1804 base SF 1804 bsmt SF
Year Built: 1900 Eff Year: 1900 Condition: Below Normal
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Panel - Softwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Composition Block
Suspended Blk-M'Ral
Suspended Blk-Fiber
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Asphalt Tile

```
                            Quarry Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Sprinkler - exposed wet (3608)

Commercial Building 1 of 1 Addition 2 -- Office - General (501)
STRUCTURE....2 story   1992 base SF   1992 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
                          Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
                          No HVAC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Open Unfin. Uppers (1992)
             Sprinkler - exposed wet (1992)

Commercial Building 1 of 1 Addition 3 -- Office - General (501)
STRUCTURE....1 story   824 base SF   824 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Sprinkler - exposed wet (824)

Commercial Building 1 of 1 Addition 4 -- Office - General (501)
STRUCTURE....1 story   660 base SF   660 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Sprinkler - exposed wet (660)

Commercial Building 1 of 1 Addition 5 -- Office - General (501)
STRUCTURE....3 story   840 base SF   840 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
                          Panel - Softwood
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-M'Ral
                          Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Open Unfin. Uppers (840)
             Sprinkler - exposed wet (1680)
BLDG EXTRAS..1 ELEVATOR-PASSENGER ELECTRIC: Geared, 200 Ft/Min, 3 Stops, 2,000 Lb Capacity
```

```
Commercial Building 1 of 1 Addition 6 -- Office - General (501)
STRUCTURE....2 story   2860 base SF   2860 bsmt SF
             Year Built: 1962    Eff Year: 1962    Condition: Below Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
             Int Wall:    Drywall or Equiv.
                          Panel - Softwood
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Stl
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Bar Jst/Mtl Dk/Conc. Topping
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Steel - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
PLUMBING.....Toilet Room (1)
             Sink-Service (Porcelain) (6)
ADJUSTMENTS..Mezzanine - finished(no a/c) (418)
             Sprinkler - exposed wet (5720)
             Bsmt Fin - office (825)
BLDG EXTRAS..1 Bank - Vault: Record - C'Blk, 612 SF
             1 Bank - Vault Door: Class M: 2" - 3" thick Thickness, No
             1 Bank - Vault: Record - C'Blk, 400 SF
             1 Bank - Record Vault Door: 4 Hour Rating

Commercial Building 1 of 1 Addition 7 -- Office - General (501)
STRUCTURE....2 story   136 base SF   136 bsmt SF
             Year Built: 1962    Eff Year: 1962    Condition: Below Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
             Int Wall:    Unfinished
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        No HVAC
ADJUSTMENTS..Interior - No Finish (272)
             Canopy - attached (168)
             A/C - deduct (272)
YARD EXTRAS..SOLID BRK WALL/FENCE Quantity=80.00 Lineal Feet, Height=12
             BRK/BLK WALL Quantity=114.00 Lineal Feet, Height=6
```



500 W BROADWAY ST, 500 WEST LLC

500 W BROADWAY ST, 500 WEST LLC, 1 03/22/2016

Zoom Out Zoom In

600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

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7544 25 454 011

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

------- Mailing Address -------
COUNCIL BLUFFS, CITY OF
209 PEARL ST
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454011

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AUD SUB LT 5 MYNSTER-BLK 1 BAYLISS LTS 1 THRU 6

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0		$0	$0		2018	C
$0	$0		$0	$0		2019	C
$0	$0		$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$361,500.00	MUNICIPAL GOVERNMENT
2019 MGOV	$361,500.00	MUNICIPAL GOVERNMENT
2020 MGOV	$361,500.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page:

========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

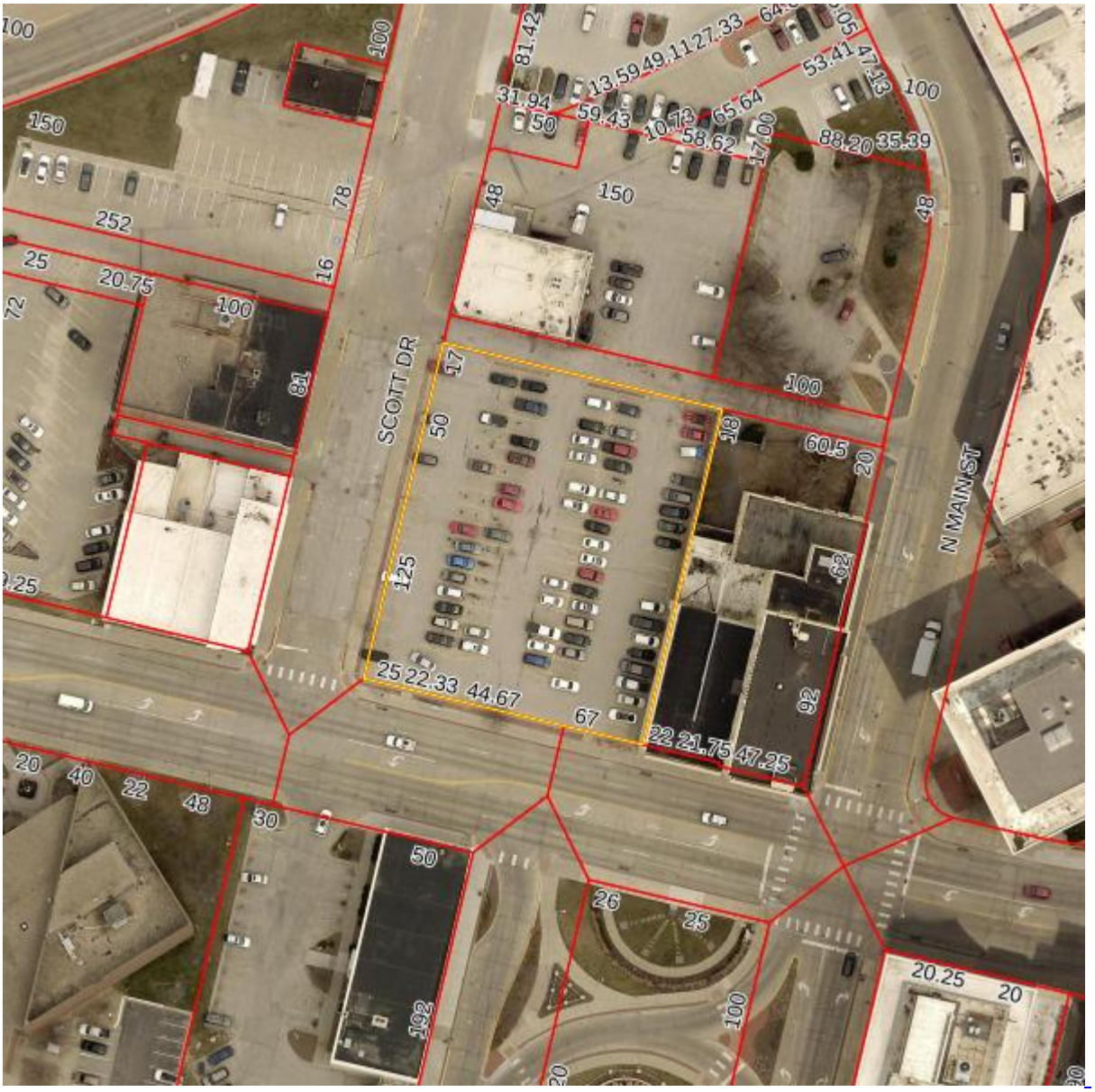
Interior Listing: Inspected Date Listed: 01/01/90 TG Date Reviewed: 05/25/95 TG

LAND.....30528 sqFt .70 acres

Lot 1:	Frontage	Rear	Side-1	Side-2	Rear-Lot
	159	159	192	192	

YARD EXTRAS..Paving - Asphalt 30,528 SF, Asphalt Parking

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 007

--- Permanent Property Address ---
500 WEST LLC

------- Mailing Address -------
500 WEST LLC
500 W BROADWAY ST
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454007

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

MYNSTER ADD S44' LT 2 & ALL LTS 3 & 4 BLK 5 EXC STREET

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$135,800	$0	$6,200	$142,000			2018	C
$135,800	$0	$6,200	$142,000			2019	C
$135,800	$0	$6,200	$142,000			2020	C

========== EXEMPTIONS & CREDITS ==========

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 500 WEST LLC book/page: 2017/16340 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
10/12/2017	0	D7	2017/16340	multiple parcel sale
01/24/2017	1	D46	2017/01077	
11/03/2003	140000	D001	0104/13743	multiple parcel sale

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....13580 sqFt .31 acres

Lot 1:	Frontage	Rear	Side-1	Side-2	Rear-Lot
	140	140	97	97	

YARD EXTRAS..Paving 7,400 SF, Asphalt Parking, Lighting: Avera

500 WEST LLC, 1 03/21/2016

Zoom Out Zoom In

600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 006

--- Permanent Property Address ---	------- Mailing Address -------
KJC LLC	KJC LLC
25 SCOTT ST	C/O BONNIE CULJAT
COUNCIL BLUFFS, IA 51503	18465 JAYLEN DR
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454006

TAX DESCRIPTION*

* Not to be used on legal documents

MYNSTER ADD LTS 6 & 7 & S27' LTS 8 & 9 BLK 5 ALL LYING SE OF INDIAN CRK

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$171,000	$0		$150,700	$321,700		2018	C
$171,000	$0		$150,700	$321,700		2019	C
$171,000	$0		$150,700	$321,700		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,762.29

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D KJC LLC book/page: 100/51529 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
04/12/2000	80000	D050	0100/51529	
06/01/1995	180000	D050	0095/30410	multiple parcel sale

ASSESSMENT DATA

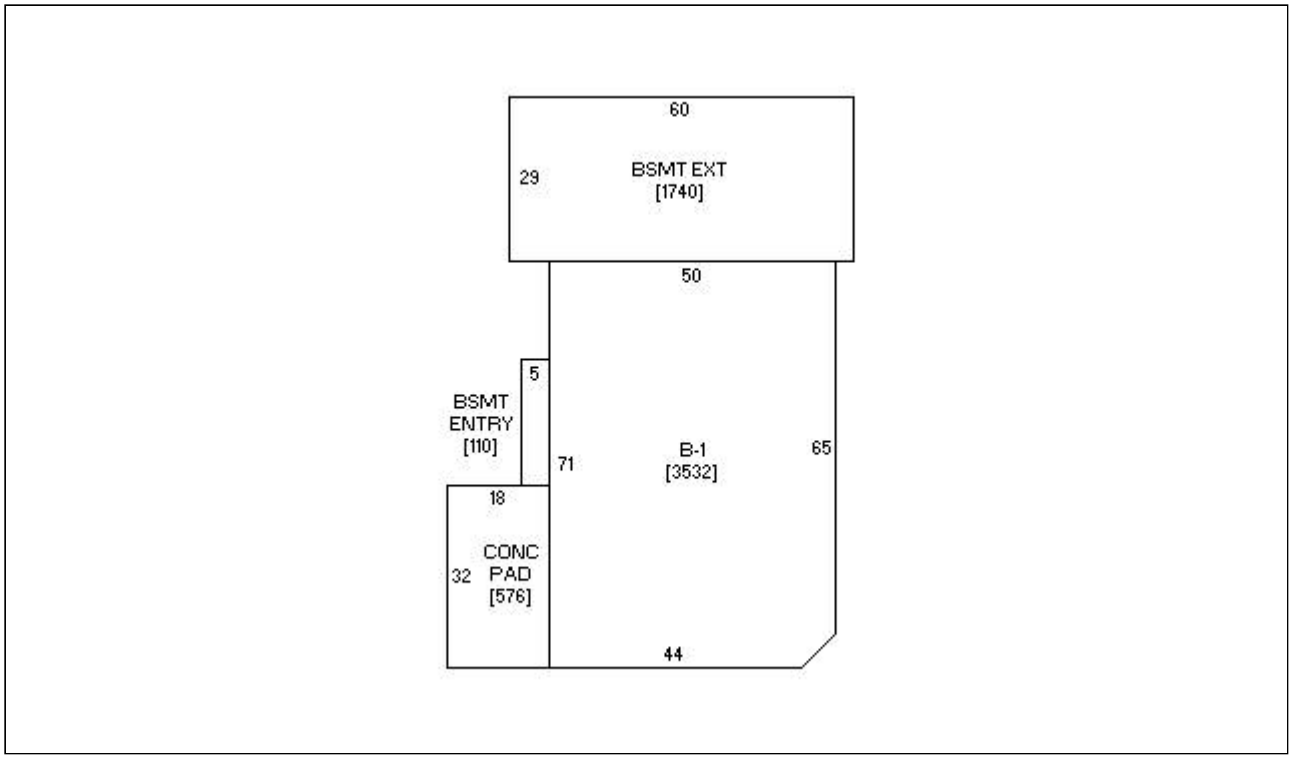
PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/22/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....17100 sqFt .39 acres

Commercial Building 1 of 1 -- Bars and Lounges (303)
DBA: THE BUCK SNORT
STRUCTURE....1 story 3532 base SF 1950 bsmt SF 3532 gross SF
Year Built: 1920 Eff Year: 1920 Condition: Very Good
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Unfinished
Glassboard Paneling
Front/Doors: Average Cost Front
Windows: Aluminum
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Unfinished
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Hardwood
Ceramic
Partitions: Incl. w / Base
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (4)
Water Closet (2)
Urinal - Wall (3)
Lavatory (1)
Sink-Kitchen (2)
Stainless Stl Triple Sinks - 4' (1)

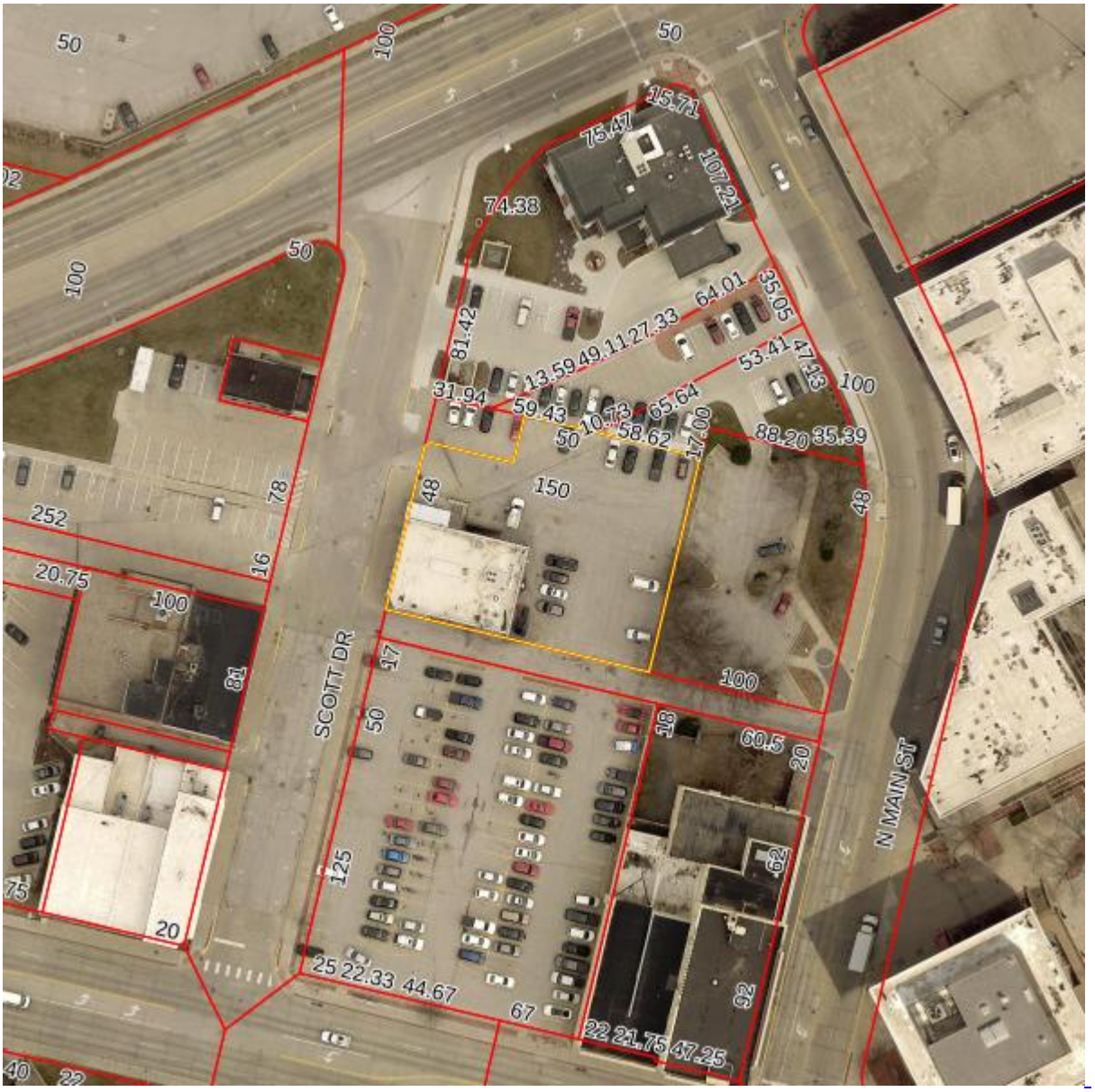
```
ADJUSTMENTS..Ceiling - none (3532)
BLDG EXTRAS..1 Porch (Commercial): 576 SF, Patio - Conc / Brick
             1 BSMT EXT: Quantity=1,740.00 Square Feet, Height=0
YARD EXTRAS..PAVING 11,700 SF, Asphalt Parking
```



25 SCOTT ST, KJC LLC

25 SCOTT ST, KJC LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 012

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

------- Mailing Address -------
COUNCIL BLUFFS, CITY OF
209 PEARL ST
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454012

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

MYNSTER ADD S27' LT 10 BLK 5

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0		$0	$0		2018	C
$0	$0		$0	$0		2019	C
$0	$0		$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$0.00	MUNICIPAL GOVERNMENT
2019 MGOV	$0.00	MUNICIPAL GOVERNMENT
2020 MGOV	$18,900.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2014/11810 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
06/01/1995	180000	C050	0095/30410	multiple parcel sale

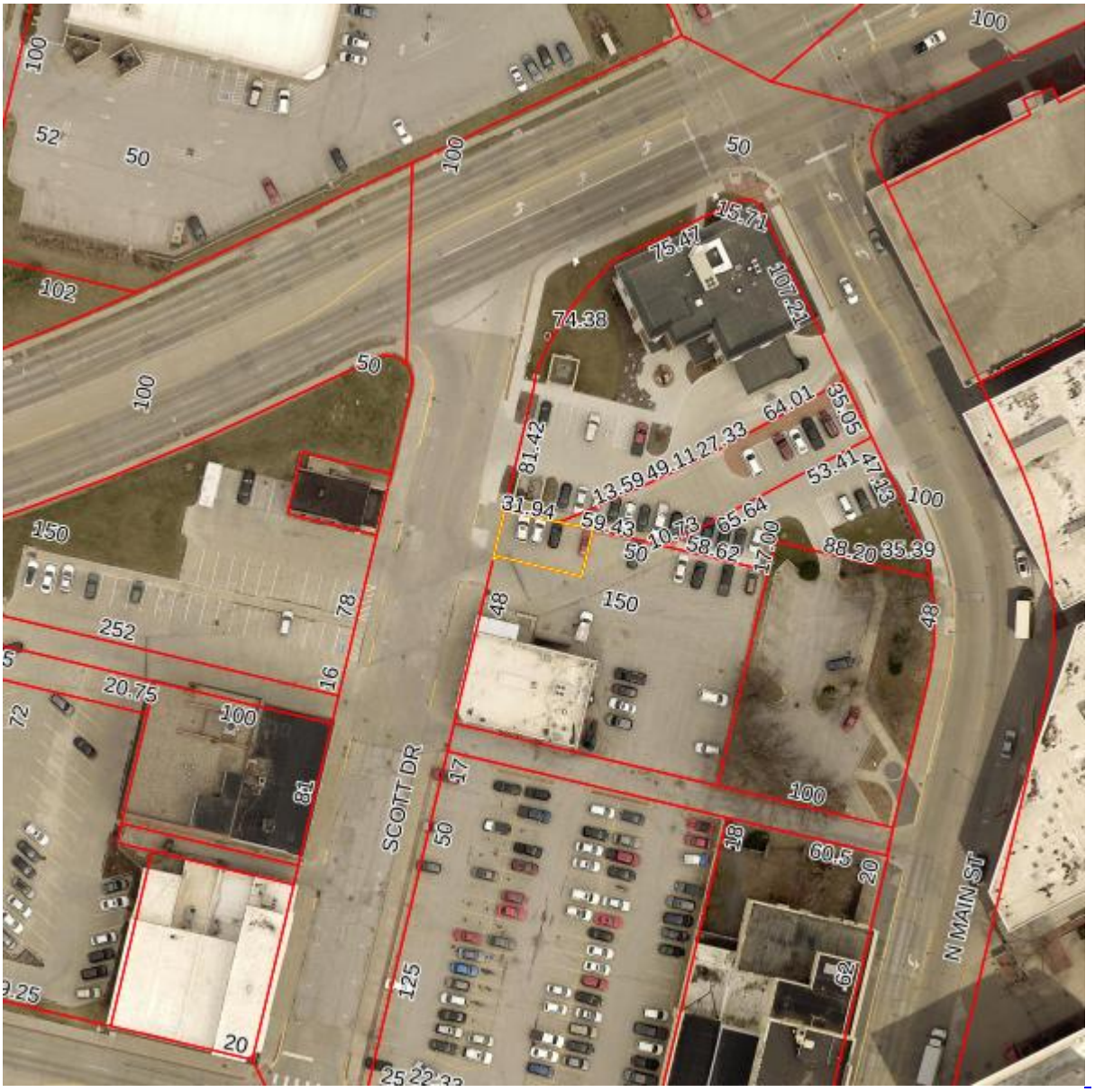
========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Outbuildings Only Date Listed: 08/21/19 MEC Date Reviewed: 08/21/19 MEC

LAND.....1306 sqFt .03 acres
YARD EXTRAS..Paving 3,000 SF, Asphalt Parking
Paving 3,600 SF, Asphalt Parking

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Urban Revitalization Request:

530 W Broadway, a very visible landmark of the community, has been underutilized for at least the past 30 years. The site was selected for redevelopment based on its close proximity to downtown employment, amenities, and reuse of an existing building (3-story brick building was completed in 1880). bringing activity to the west entrance of downtown Council Bluffs. The completed project will bring activity to the west entrance of downtown and spur development for Bayliss Park (the heart of the community) and adjacent properties. This is a transformative project for Council Bluffs that will:

- Increase the existing tax base and district rents to achieve economic vitality and
- Create a sense of place where businesses and residents want to work, live and play through the physical transformation of the area while maintaining the character and integrity of Council Bluffs downtown.

The 712 Initiative is requesting a 10-year tax abatement for the project. Current assessed is $412,000 with projected assessed value of $1,700,000 after a full renovation.

1. Building use(s) with square feet for each use:
   Residential: 2nd and 3rd floors = 8,930 sq ft
   Commercial: 1st floor = 6,178 sq ft

2. Number of residential units as well as number of affordable units:
   Total of 15 residential units – requesting HOME funds for 2 affordable units

3. Copies of conceptual drawings and floorplans:
   See attached

4. Timeline

Complete fundraising:	September 2020
Final plans and specs:	December 2020
Competitive Bid:	January 2021
Construction:	March 2021
Construction complete:	December 2022

5. Overall budget

Item	Cost	%
Acquisition	$ 450,000	8%
Construction	$ 3,570,000	66%
Professional Fees	$ 1,031,000	19%
Construction & Permanent Finance	$ 144,000	3%
Soft Costs	$ 31,000	1%
Reserves	$ 154,000	3%
TOTAL	**$ 5,380,000**	

6. Partners on the project (bank, architect, engineer, etc):
   Architect: Alley Poyner Machietto Architecture
   Construction Management: Pending
   Bank: Pending

530 WEST BROADWAY

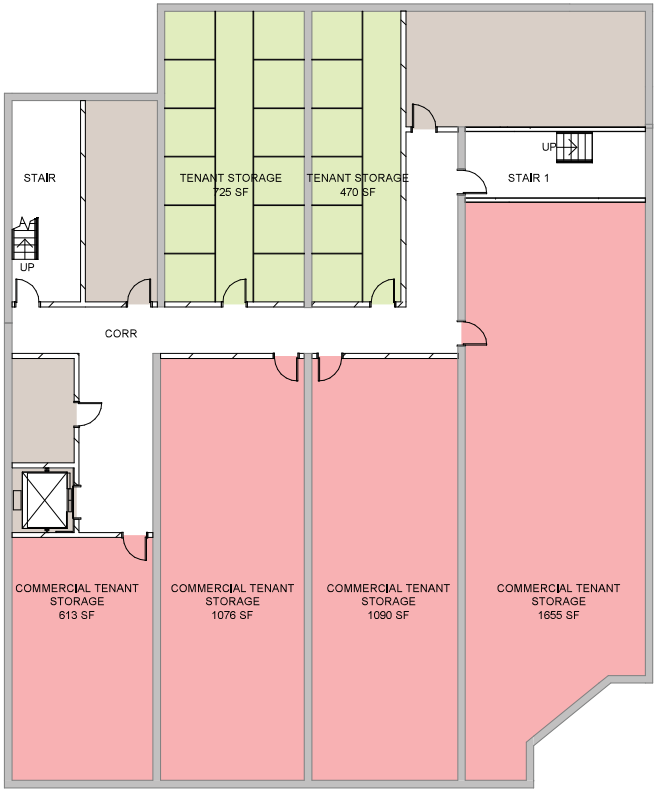
EXTERIOR SKETCH

APMA

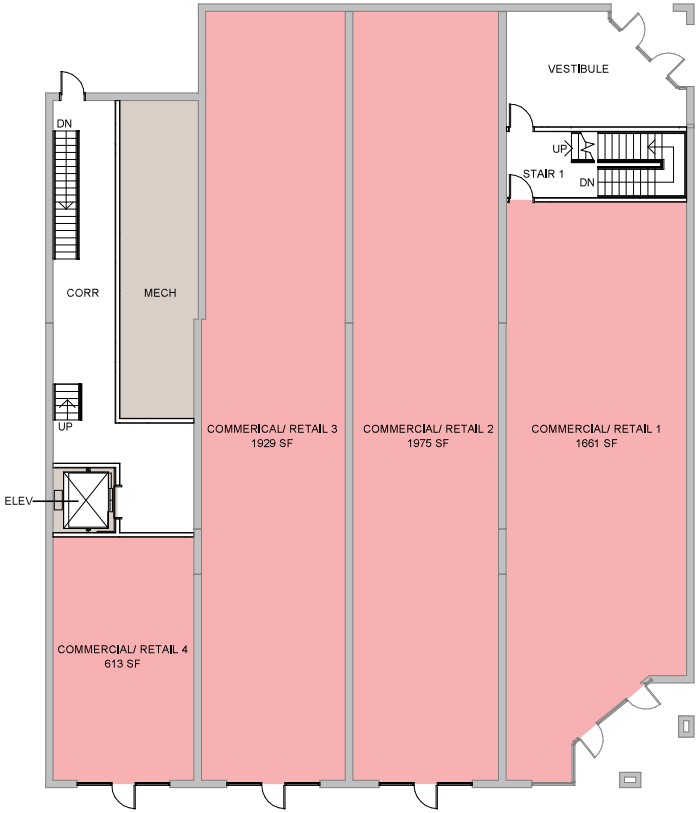
500 Block West Broadway | 2019.09.30

ATTACHMENT C

530 WEST BROADWAY
FLOOR PLANS



LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

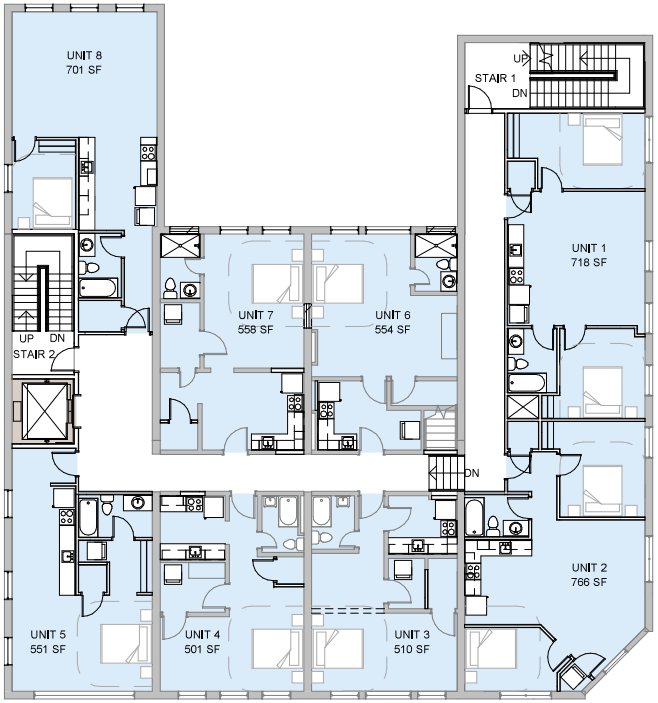


FIRST LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

- CORE/BUILDING SERVICES
- AMENITY/COMMUNITY SPACES
- LIVING UNITS
- COMMERCIAL/RETAIL

APMA
500 Block West Broadway | 2019.09.30

530 WEST BROADWAY
FLOOR PLANS



SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

- CORE/BUILDING SERVICES
- AMENITY/COMMUNITY SPACES
- LIVING UNITS
- COMMERCIAL/RETAIL

APMA
500 Block West Broadway | 2019.09.30

530 WEST BROADWAY PROJECT STATISTICS (4 OLD BUILDINGS)

UNITS

STUDIO 500SF-620SF	10 UNITS
1 - BED ~700SF	1 UNITS
2 - BED ~720-770SF	4 UNITS
TOTAL	**15 UNITS**
ACCESSIBLE UNITS **ASSUMES 2% REQUIREMENT*	**1 TOTAL**

COMMERCIAL/RETAIL TENANTS

TENANT 1	1,661 SF
TENANT 2	1,975 SF
TENANT 3	1,929 SF
TENANT 4	613 SF
TOTAL	**6,178 SF**

BUILDING AREA

FIRST LEVEL SECOND LEVEL THIRD LEVEL	7,966 GSF
	6,250 GSF
	5,664 GSF
TOTAL	**19,880 GSF**
NET RENTABLE	**15,108 NSF**

RESOLUTION NO. 20-135

A RESOLUTION APPROVING THE URBAN REVITALIZATION PLAN FOR THE 5TH & WEST BROADWAY URBAN REVITALIZATION AREA.

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

WHEREAS, on April 6, 2020, the City Council adopted Resolution 20-93, which directed staff to prepare a plan for the 5th & West Broadway Urban Revitalization Area and set a public hearing for May 18, 2020; and

WHEREAS, on May 12, 2020, the City Planning Commission reviewed the 5th & West Broadway Urban Revitalization Plan and found it consistent with the goals and objectives of the City's *Bluffs Tomorrow: 2030 Plan* which is the general plan for the development of the City of Council Bluffs; and

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

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

That the City Council hereby approves the 5th & West Broadway Urban Revitalization Plan.

ADOPTED
AND
APPROVED May 18, 2020

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Case #URV-20-002

Council Communication

Department: Community Development
Case/Project No.: URV-20-002
Submitted by: Community Development

Ordinance 6411
ITEM 5.A.

Council Action: 5/18/2020

Description

Ordinance establishing the 5th & West Broadway Urban Revitalization Area.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-20-002 Staff Report	Other	5/13/2020
Boundary Map	Map	5/8/2020
5th & West Broadway Urban Revitalization Plan	Other	5/8/2020
Ordinance 6411	Ordinance	5/13/2020

Council Communication

Department: Community Development CASE # URV-20-002	Ordinance No. _____	Council Action: 5/18/2020

Subject/Title

Ordinance establishing the 5th & West Broadway Urban Revitalization Area within the City of Council Bluffs.

Location

An area generally bounded by West Kanesville Boulevard to the north, West Broadway Street to the south, North Main Street to the East, and South 6th Street to the west and excludes property commonly known as TS Bank (legally described as Lots 1 through 3, Bluffs Center 1, Replat 1).

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

A proposal has been submitted by The 712 Initiative for 530 West Broadway (the former EQ building.) The 3-story brick building, originally completed in 1880, will be fully renovated to include 8,930 sq ft of residential space in 15 units on the 2nd and 3rd floors. The main floor will consist of four retail bays with a total of 6,178 sq ft of commercial space. The historic character of the building will be maintained in the redevelopment, returning large storefront windows to the street level encouraging walkability and window shopping.

Additionally, the 712 Initiative has plans to renovate the old Council Bluffs Community School District building into residential multi-family and construct a new residential multi-family building on the parking area to the north. The City also believes these projects could entice the remaining owner on the block as well as the owners to the east to renovate and rehabilitate their properties to provide new residential and commercial space in the future.

Discussion

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1.

Staff believes this project meets the criteria under 404.1.2: An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the

existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

On April 6, 2020, City Council approved Resolution 20-93, which directed staff to initiate the process of creating the 5th & West Broadway Urban Revitalization Plan and Area. This resolution set May 18, 2020 as the date of the public hearing.

This matter was brought before the City Planning Commission at their May 12, 2020 meeting. The Commission found the following: 1) That the proposed 5th & West Broadway Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the 5th & West Broadway Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.2.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the 5th & West Broadway Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Public Hearing

1. Speakers in favor: Sheryl Garst, 1228 S Main St, Council Bluffs, IA 51503
2. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends approval of the 5th & West Broadway Urban Revitalization Plan and Area.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

Boundary Map
5th & West Broadway Urban Revitalization Plan draft

5th & West Broadway Urban Revitalization Area – Boundary Map

5th & West Broadway
Urban Revitalization Plan

Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on
_____, 2020

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INTRODUCTION

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

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

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

The City of Council Bluffs concluded that the 5th & West Broadway Urban Revitalization Area meets the criteria of element 2. Consequently, on April 6, 2020, the City Council adopted Resolution No. 20-93, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

5th & West Broadway Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 20-93

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 5TH AND WEST BROADWAY URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS THE PORTION OF BLOCK 6, MYNSTER'S ADDITION SOUTHEAST OF THE RIGHT-OF-WAY OF KANESVILLE BOULEVARD; THE PORTION OF LOTS C AND D, AUDITOR'S SUBDIVISION OF BLOCK 6 MYNSTER'S ADDITION AND BLOCK 2 BAYLISS 1ST ADDITION LOCATED SOUTHEAST OF THE RIGHT-OF-WAY OF KANESVILLE BOULEVARD, AND THE ENTIRETY OF THE ALLEYWAY ADJACENT TO LOT D; LOTS E-P, AUDITOR'S SUBDIVISION OF BLOCK 6 MYNSTER'S ADDITION AND BLOCK 2 BAYLISS 1ST ADDITION, AND THE VACATED ALLEY ADJACENT TO LOT N; LOT 5, BLOCK 2, BAYLISS ADDITION TO COUNCIL BLUFFS; AND: LOTS 1-13, AUDITOR'S SUBDIVISION OF LOT 5, BLOCK 5 MYNSTER'S ADDITION AND BLOCK 1, BAYLISS 1ST ADDITION, AND THE ALLEYWAY ADJACENT; LOT 2 EXCLUDING CITY RIGHT-OF-WAY, LOTS 3 AND 4, AND LOTS 6-10, MYNSTER'S ADDITION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.2 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

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

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

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

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.2.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than May 8, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 18, 2020.

ADOPTED
AND
APPROVED: April 6, 2020

Matthew J. Walsh — Mayor

ATTEST: Jodi Quakenbush — City Clerk

LEGAL DESCRIPTION

The 5th & West Broadway Urban Revitalization Area is legally described as:

> The portion of Block 6, Mynster's Addition Southeast of the right-of-way of Kanesville Boulevard; The portion of Lots C and D, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition located Southeast of the right-of-way of Kanesville Boulevard, and the entirety of the alleyway adjacent to Lot D; Lots E-P, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition, and the vacated alley adjacent to Lot N; Lot 5, Block 2, Bayliss Addition to Council Bluffs;
>
> And:
>
> Lots 1-13, Auditor's Subdivision of Lot 5, Block 5 Mynster's Addition and Block 1, Bayliss 1st Addition, and the alleyway adjacent; Lot 2 excluding City right-of-way, Lots 3 and 4, and Lots 6-10, Mynster's Addition, all in the City of Council Bluffs, Pottawattamie County, Iowa.

Illustration 2 shows the location and the boundary of the 5th & West Broadway Urban Revitalization Area, which consists of 3.75 acres.

5th & West Broadway Urban Revitalization Area

Illustration 2 – Boundary

PROPERTY OWNERS AND ASSESSED VALUATIONS

The 5th & West Broadway Urban Revitalization Area will be comprised of 3.75 acres of land owned by multiple parties. The area includes parcels 754425391009, 754425391005, 754425391008, 754425391006, 754425391002, 754425391001, 754425454010, 754425454007, 754425454011, 754425454006, and 754425454012.

Valuation was obtained from the records of the Pottawattamie County Assessor. Land valuation for the area is estimated at $945,500.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754425391009	C-4/ Commercial District	Kjeldgaard Real Estate LLC 7 N 6th St Council Bluffs, IA 51503	$121,800	$ -	$197,000	$318,800
754425391005	C-4/ Commercial District	535 West Broadway LLC C/O Mark Hanwright 535 W Broadway St, Ste 100 Council Bluffs, IA 51503	$162,700	$ -	$35,400	$198,100
754425391008	C-4/ Commercial District	Pottawattamie County Development Corp 1228 S Main St Council Bluffs, IA 51503	$80,000	$ -	$332,000	$412,000
754425391006	C-4/ Commercial District	Pottawattamie County Development Corp 1228 S Main St Council Bluffs, IA 51503	$81,000	$ -	$165,500	$246,500
754425391002	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
754425391001	C-4/ Commercial District	MAC Investments Inc 32 Scott St Council Bluffs, IA 51503	$6,300 $11,200	$25,848	$45,952	$89,300
754425454010	C-4/ Commercial District	500 West LLC 500 W Broadway St Council Bluffs, IA 51503	$175,700	$ -	$292,200	$467,900
754425454011	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
754425454007	C-4/ Commercial District	500 West LLC 500 W Broadway St Council Bluffs, IA 51503	$135,800	$ -	$6,200	$142,000
754425454006	C-4/ Commercial District	KJC LLC C/O Bonnie Culjat 18465 Jaylen Dr Council Bluffs, IA 51503	$171,000	$ -	$150,700	$321,700
754425454012	C-4/ Commercial District	Council Bluffs, City of 209 Pearl St Council Bluffs, IA 51503	$ -	$ -	$ -	$ -
Total			**$945,500**	**$25,848**	**$1,224,952**	**$2,196,300**

EXISTING ZONING AND PROPOSED LAND USE

The entirety of the 5th & West Broadway Urban Revitalization area is currently zoned C-4. The C-4/Commercial District is intended to provide an intensive business zone which will accommodate large office concentrations and other similar uses.

Surrounding properties to the north, east, and south are also zoned C-4. To the west lies a green space, where Kanesville and West Broadway merge, zoned A-2/Parks, Estates, and Agricultural District. Existing land uses in the general vicinity include: Omni Business Park to the east, and a bank and office building to the south across West Broadway. Another bank is to the north plus a pharmacy across Kanesville Boulevard. Beyond that are residential properties in an area zoned R-3/Low Density Multifamily Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

In *The Downtown Council Bluffs Plan* this area is part of the City Center, the traditional downtown retail core along West Broadway from 2nd to 8th Streets. According to the plan, "This area, once Downtown's prime location, includes strategic but underutilized property and should be a major focus for future development." The *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Downtown/Mixed-use.

A redevelopment proposal has been submitted by The 712 Initiative for parcel # 754425391008, which is 530 West Broadway (the former EQ building.) The 3-story brick building, originally completed in 1880, will be fully renovated to include 8,930 sq ft of residential space in 15 units on the 2nd and 3rd floors. The main floor will consist of four retail bays with a total of 6,178 sq ft of commercial space. The historic character of the building will be maintained in the redevelopment, returning large storefront windows to the street level (see Attachment C) encouraging walkability and window shopping. A mixed commercial/residential structure is a principal use permitted in a C-4 district.

The current assessed building valuation is $412,000 with a projected assessed value of $1,700,000 after a full renovation.

5th & West Broadway Urban Revitalization Area

Illustration 3 – Zoning

PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 5th & West Broadway Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The plan area is generally located between Kanesville Boulevard on the northerly side and West Broadway to the south, which are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 5th & West Broadway Urban Revitalization area contains three parcels owned by the City of Council Bluffs and several commercial entities including Advanced ChiroCare at 7 N 6th Street, Homesteads Group Property Rentals at 32 Scott Street, Buck Snort Restaurant and Sports Bar at 25 Scott Street, the vacant building at 12 Scott Street owned by Pottawattamie County Development Corp, and a four-story commercial building at 500 West Broadway, which is also vacant.

The only current proposal is for 530 West Broadway, which is partially vacant. The first floor has a service tenant that will relocate by December 2020. The rest of the building is vacant; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer has applied for a Community Catalyst Building Remediation grant and also plans to request Workforce Housing Tax Credits through the Iowa Economic Development Authority.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 5th & West Broadway Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

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

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

i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

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

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- For residential property, the improvement must increase the actual value of the structure by at least 10%.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

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

APPLICATION AND REVIEW PROCESS

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

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Find Property Res Sales Comm/Ind Sales

7544 25 391 009

--- Permanent Property Address ---	------- Mailing Address -------
KJELDGAARD REAL ESTATE LLC	KJELDGAARD REAL ESTATE LLC
7 N 6TH ST	7 N 6TH ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391009

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER & BLK 2 BAYLISS 1ST S173.5' W18' LT E & BAYLISS 1ST LT 5 EXC CITY

ASSESSED VALUE

* Class is for Assessment purposes only — Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$121,800	$0		$197,000	$318,800		2018	C
$121,800	$0		$197,000	$318,800		2019	C
$121,800	$0		$197,000	$318,800		2020	C

EXEMPTIONS & CREDITS

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D KJELDGAARD REAL ESTATE LLC book/page: 2010/16616 D

ASSESSMENT DATA

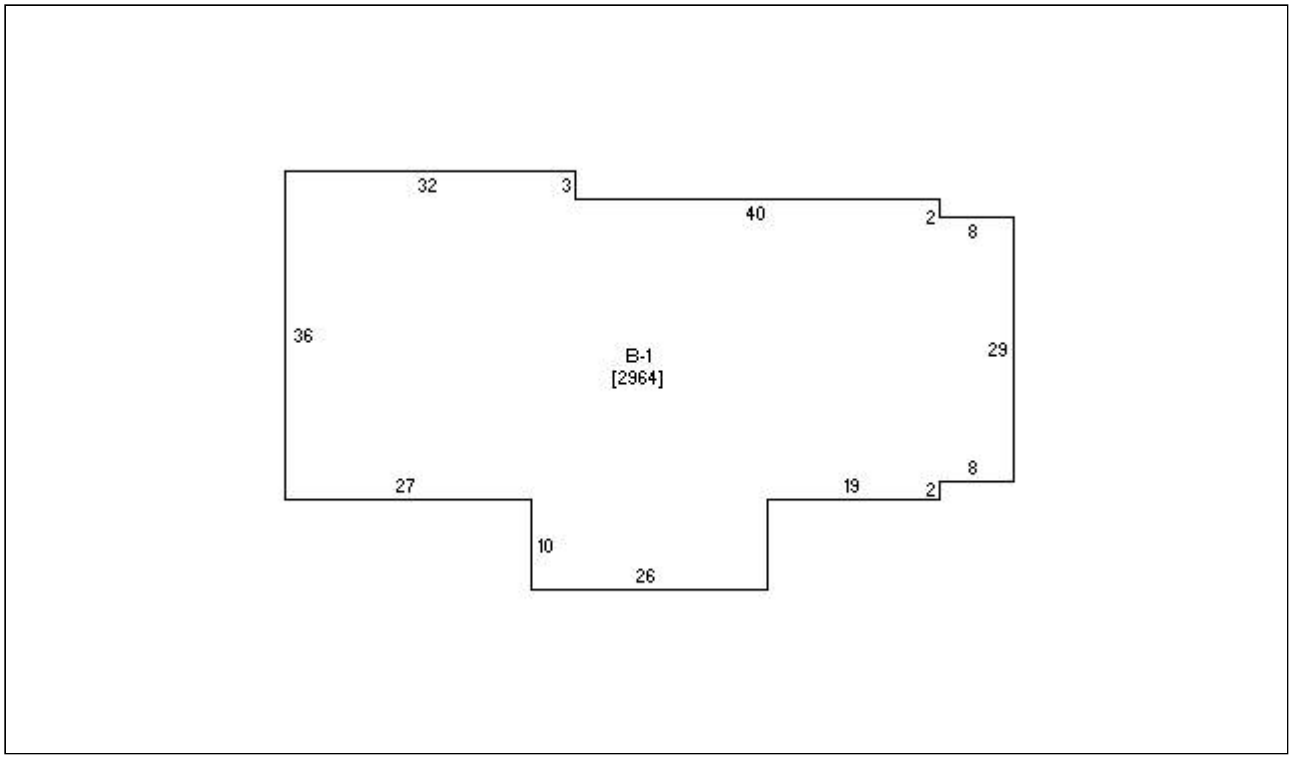
PDF: 8 MAP: 4-8 C.B COMMERCIAL
Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....12180 sqFt .28 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
70	70	174	174	

Commercial Building 1 of 1 -- Office - Medical / Dental (502)
DBA: ADVANCED CHIRO CARE
STRUCTURE....1 story 2964 base SF 0 bsmt SF 2964 gross SF
Year Built: 1982 Eff Year: 1982 Condition: Very Good
VERTICALS....Ext Wall: EIFS
Int Wall: Drywall or Equiv.
Front/Doors: Average Cost Front
Windows: Aluminum
HORIZONTALS..Roof: Mtl/ Frm/ Insul.
Ceiling: Suspended Blk-Mineral
Struc Floor: R'Concrete
Floor Cover: Softwood
Carpet
Quarry Tile
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (3)
Urinal - Wall (1)
Sink-Kitchen (1)
YARD EXTRAS..Paving - Concrete 3,300 SF, Concrete Parking

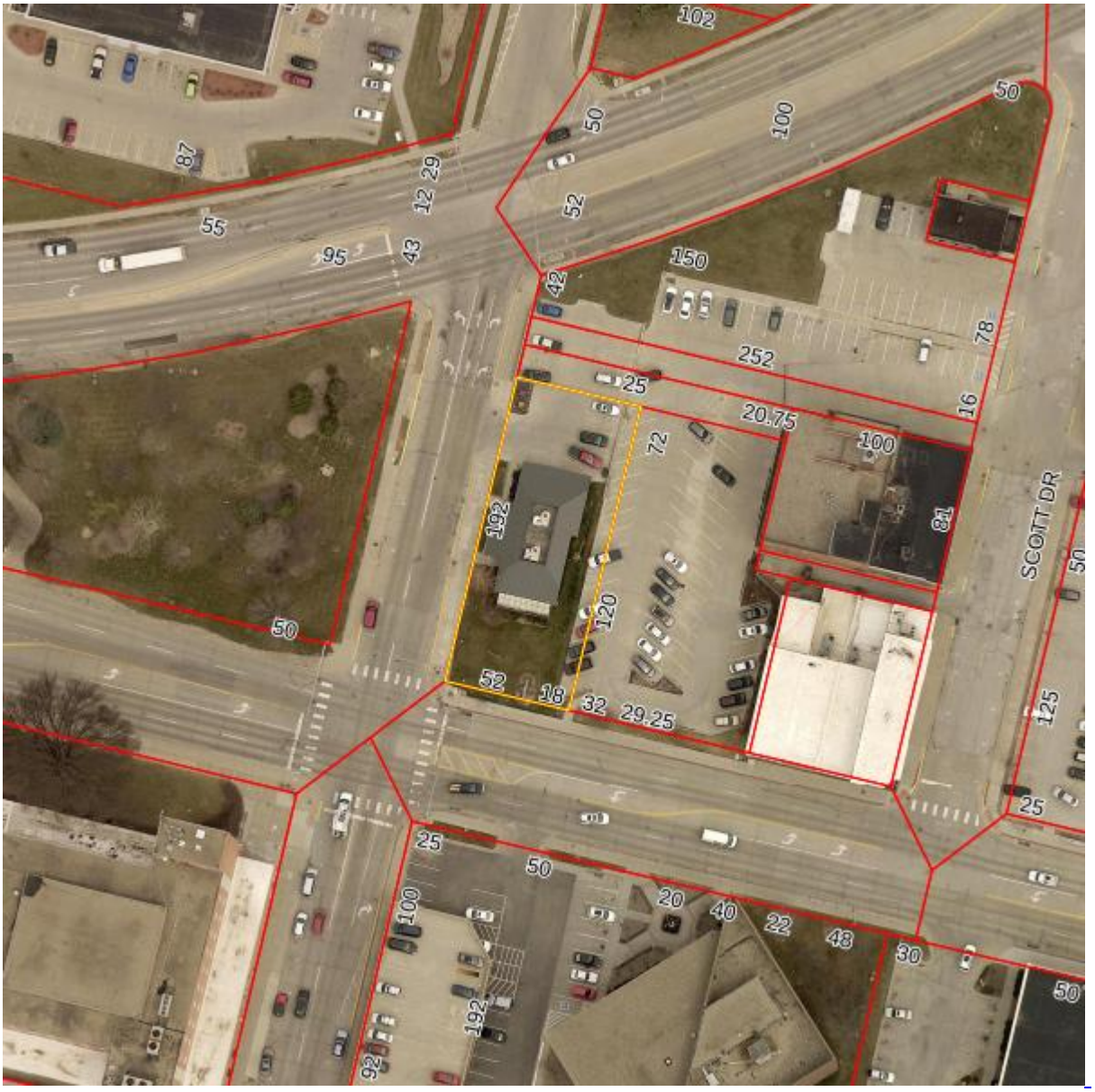
ATTACHMENT A



7 N 6TH ST, KJELDGAARD REAL ESTATE LLC

7 N 6TH ST, KJELDGAARD REAL ESTATE LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 005

--- Permanent Property Address ---
535 WEST BROADWAY LLC

------- Mailing Address -------
535 WEST BROADWAY LLC
C/O MARK HANWRIGHT
535 W BROADWAY ST STE 100
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391005

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER & BLK 2 BAYLISS 1ST N72' E7' LT E & ALL LTS F,G,H,I & O & ALL VAC ALLEY ADJ G,H & O

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$162,700	$0		$35,400	$198,100		2018	C
$162,700	$0		$35,400	$198,100		2019	C
$162,700	$0		$35,400	$198,100		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $2,960.07

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 535 WEST BROADWAY LLC book/page: 2011/8598 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
07/07/2011	0	D7	2011/08598	multiple parcel sale
09/20/2004	115000	D034	0105/06090	multiple parcel sale
11/21/1996	68251	D002	0097/22321	
07/09/1992	1	C038	0093/23741	

========== ASSESSMENT DATA ==========

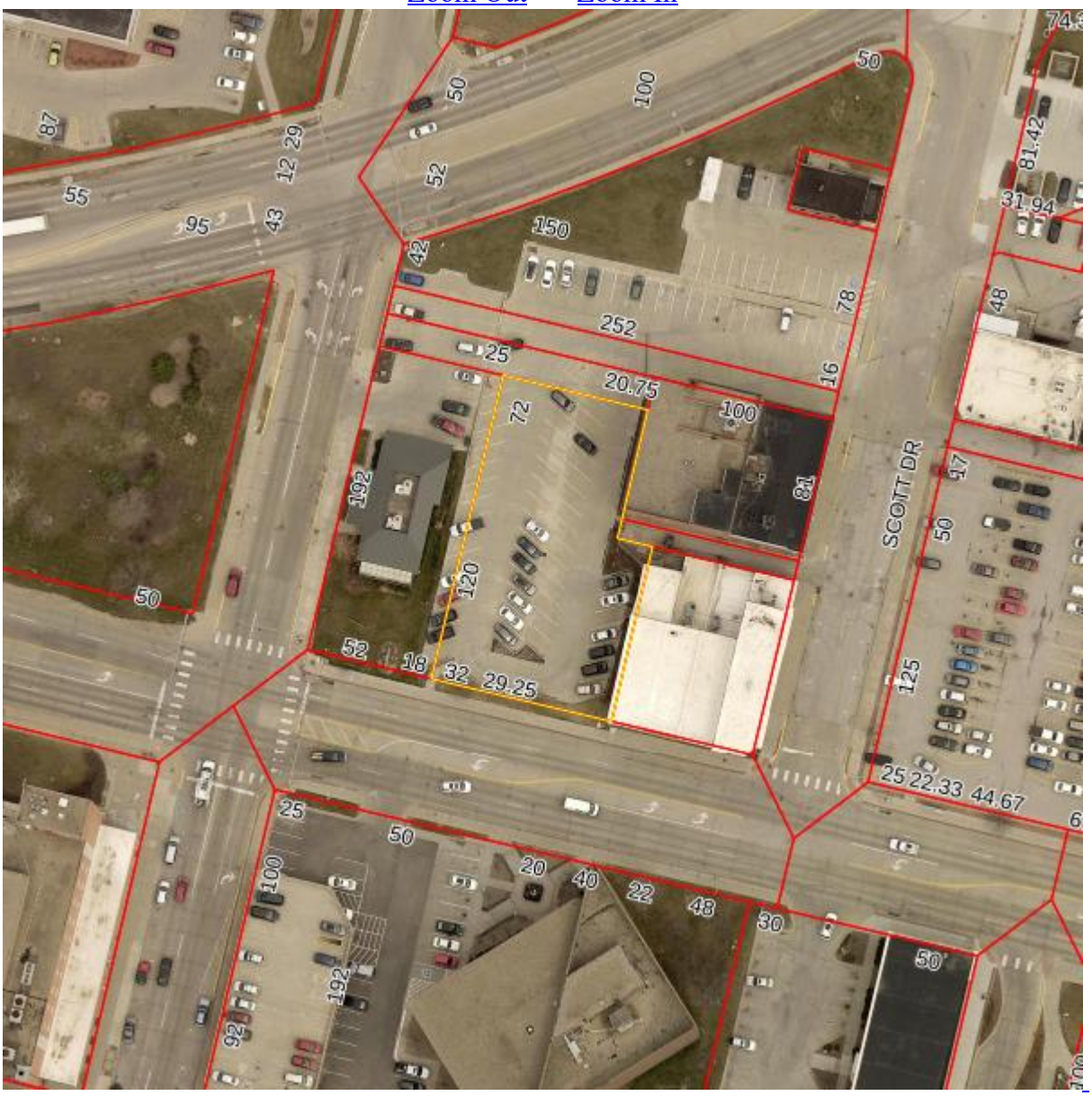
PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....16268 sqFt .37 acres
YARD EXTRAS..Paving 14,100 SF, Concrete Parking

535 WEST BROADWAY LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page
See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 008

--- Permanent Property Address ---	------- Mailing Address -------
POTTAWATTAMIE COUNTY DEVELOPMENT CORP	POTTAWATTAMIE COUNTY DEVELOPMENT CORP
530 W BROADWAY ST	1228 S MAIN ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391008

TAX DESCRIPTION*

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS LTS J,K,L & M

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$80,000	$0		$332,000	$412,000		2018	C
$80,000	$0		$332,000	$412,000		2019	C
$80,000	$0		$332,000	$412,000		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,762.29

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POTTAWATTAMIE COUNTY DEVELOPME book/page: 2018/11365 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
08/31/2018	450000	D2	2018/11365
12/18/2003	300000	D050	0104/16007
02/04/1997	175000	D000	0097/32909

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....8000 sqFt .18 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
80	80	100	100	

Commercial Building 1 of 1 -- Store - Retail Small (201)

STRUCTURE....3 story 5526 base SF 5526 bsmt SF 18906 gross SF

Year Built: 1925 Eff Year: 1925 Condition: Above Normal

VERTICALS....Ext Wall: Solid Brick - 12"

Int Wall: Drywall or Equiv.
Plaster on Metal Stud

Front/Doors: Average Cost Front

Windows: Aluminum

HORIZONTALS..Basement: Incl. w / Base

Roof: 4-Ply Compo/ Wood Deck

Ceiling: Suspended Blk-M'Ral
Plaster and Lath

Struc Floor: Wd Deck on Wood Joist

Floor Cover: Vinyl Tile-Solid
Carpet

Partitions: Retail Store(Small)
Apartment

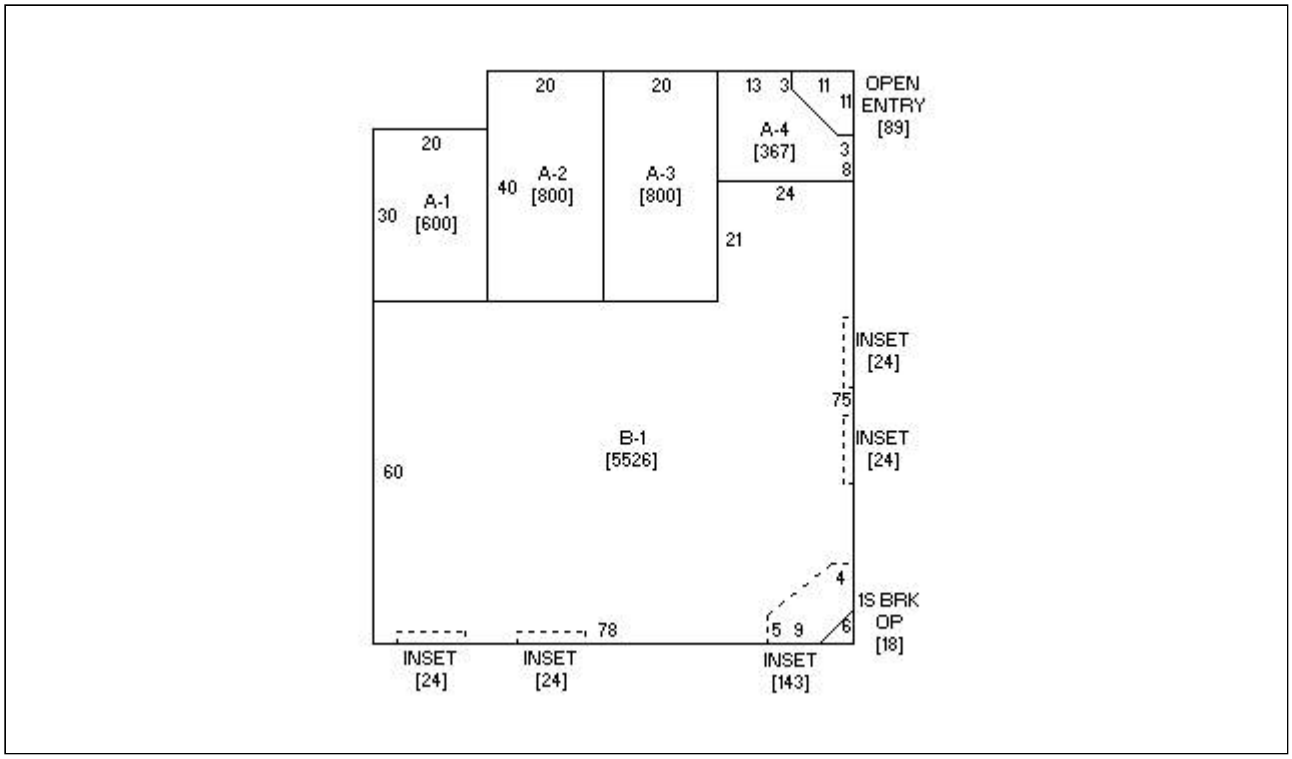
Framing: Wood - Heavy

HVAC: Combination FHA - AC
No HVAC

PLUMBING.....Toilet Room (3)
Lavatory (9)

```
             Sink-Kitchen (1)
ADJUSTMENTS..A/C - no upper (11052)
             Heat - none (11052)
             Bsmt Finish (4375)
BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 18 SF, Porch

Commercial Building 1 of 1 Addition 1 -- Store - Retail Small (201)
STRUCTURE....1 story   600 base SF   600 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Mineral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
ADJUSTMENTS..Bsmt Finish (500)

Commercial Building 1 of 1 Addition 2 -- Store - Retail Small (201)
STRUCTURE....1 story   800 base SF   800 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Mineral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
ADJUSTMENTS..Bsmt Finish (675)

Commercial Building 1 of 1 Addition 3 -- Store - Retail Small (201)
STRUCTURE....1 story   800 base SF   800 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Mineral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
ADJUSTMENTS..Bsmt Finish (675)

Commercial Building 1 of 1 Addition 4 -- Store - Retail Small (201)
STRUCTURE....1 story   367 base SF   367 bsmt SF
             Year Built: 1930    Eff Year: 1930    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
```

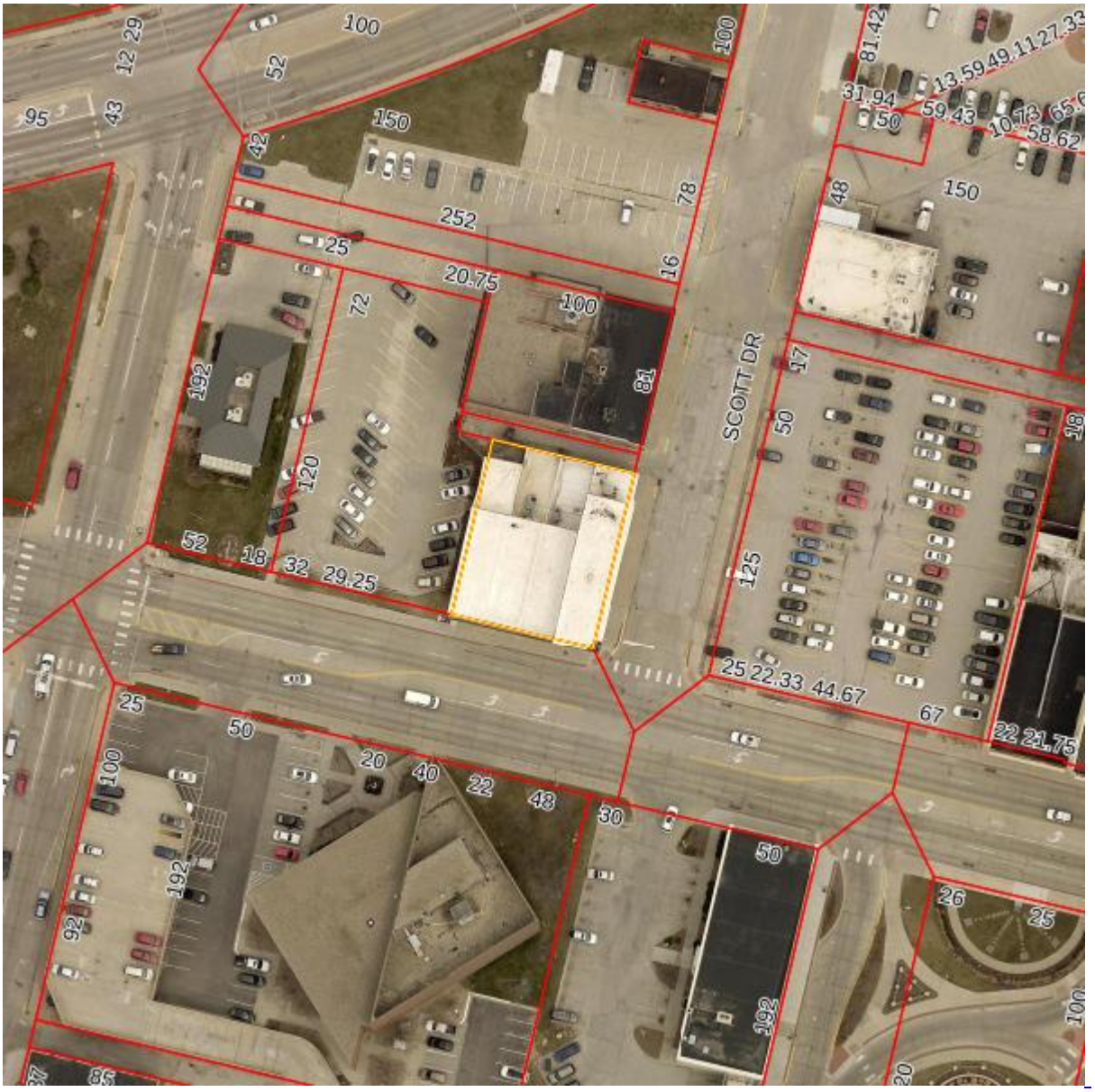
```
              Front/Doors: Incl. w / Base
              Windows:     Incl. w / Base
 HORIZONTALS..Basement:    Incl. w / Base
              Roof:        Rubber Membrane/Wood
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: Wd Deck on Wood Joist
              Floor Cover: Carpet
                           Asphalt Tile
              Partitions:  Incl. w / Base
              Framing:     Wood - Average
              HVAC:        Combination FHA - AC
 ADJUSTMENTS..Bsmt Finish (275)
 BLDG EXTRAS..1 Porches,Decks,Patios,etc.: 89 SF, Porch
```



530 W BROADWAY ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP

530 W BROADWAY ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 006

--- Permanent Property Address ---	------- Mailing Address -------
POTTAWATTAMIE COUNTY DEVELOPMENT CORP	POTTAWATTAMIE COUNTY DEVELOPMENT CORP
12 SCOTT ST	1228 S MAIN ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391006

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS LT N

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$81,000	$0		$155,100	$236,100		2018	C
$81,000	$0		$165,500	$246,500		2019	C
$81,000	$0		$165,500	$246,500		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $3,527.87

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D POTTAWATTAMIE COUNTY DEVELOPME book/page: 2018/11377 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page
08/31/2018	325000	D2	2018/11377
08/10/2015	95000	D2	2015/10595
01/01/1986	0	D000	0086/22734

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 10/26/16 GK Date Reviewed: 10/29/18 MEC

LAND.....8100 sqFt .19 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
81	81	100	100	

Commercial Building 1 of 1 -- Office - General (501)

STRUCTURE....3 story 4560 base SF 4560 bsmt SF 20148 gross SF

Year Built: 1920 Eff Year: 1920 Condition: Normal

VERTICALS....Ext Wall: Brick on Block - 8"

Int Wall: Plaster with Lath
Drywall or Equiv.

WallFace: Incl. w /Walls

Front/Doors: Average Cost Front

Windows: Wood/Vinyl

HORIZONTALS..Basement: Excavation, Floor, Lighting

Roof: Tar and Gravel/ Wood Dk

Ceiling: Suspended Blk-Mineral
Plaster and Lath

Struc Floor: Concrete 4"
Wd Deck on Wood Joist

Floor Cover: Carpet

Partitions: Office Buildings

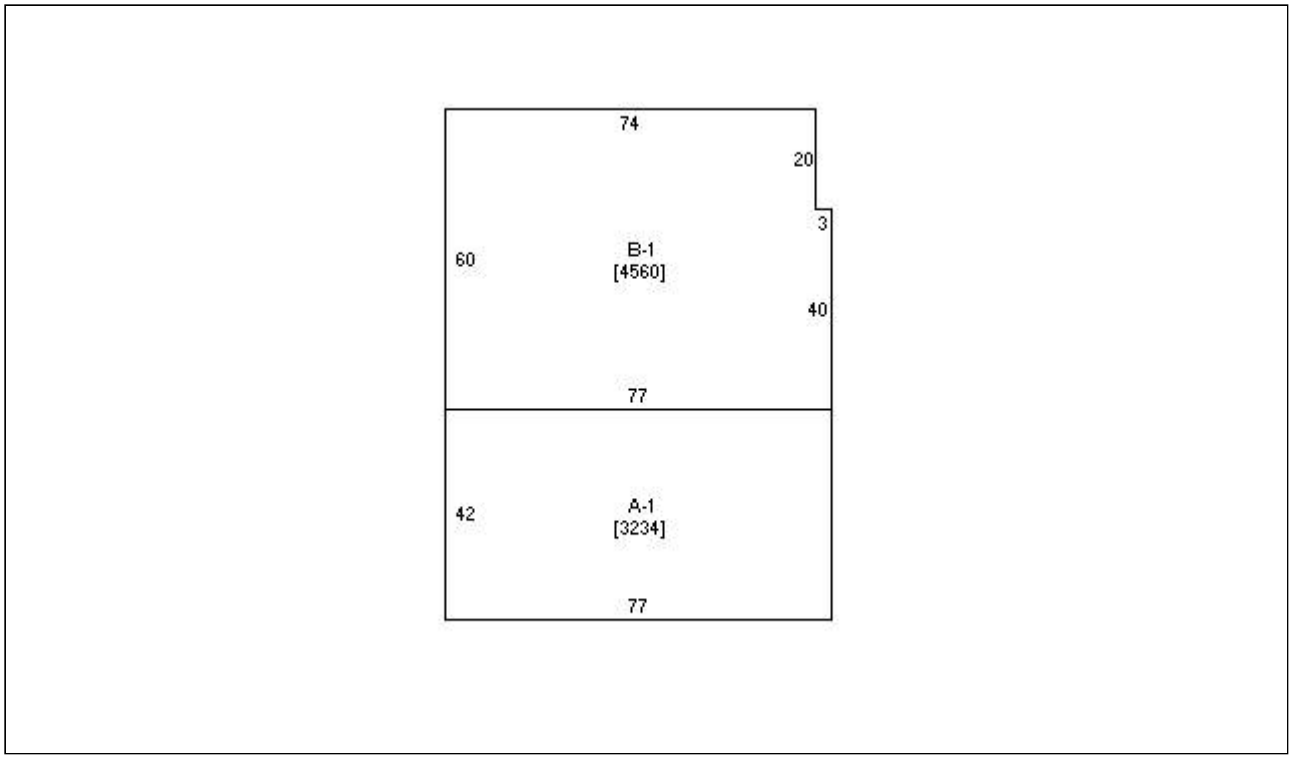
Framing: Wood - Average

HVAC: Hot Water
Central AC

PLUMBING.....Water Closet (7)

Lavatory (3)

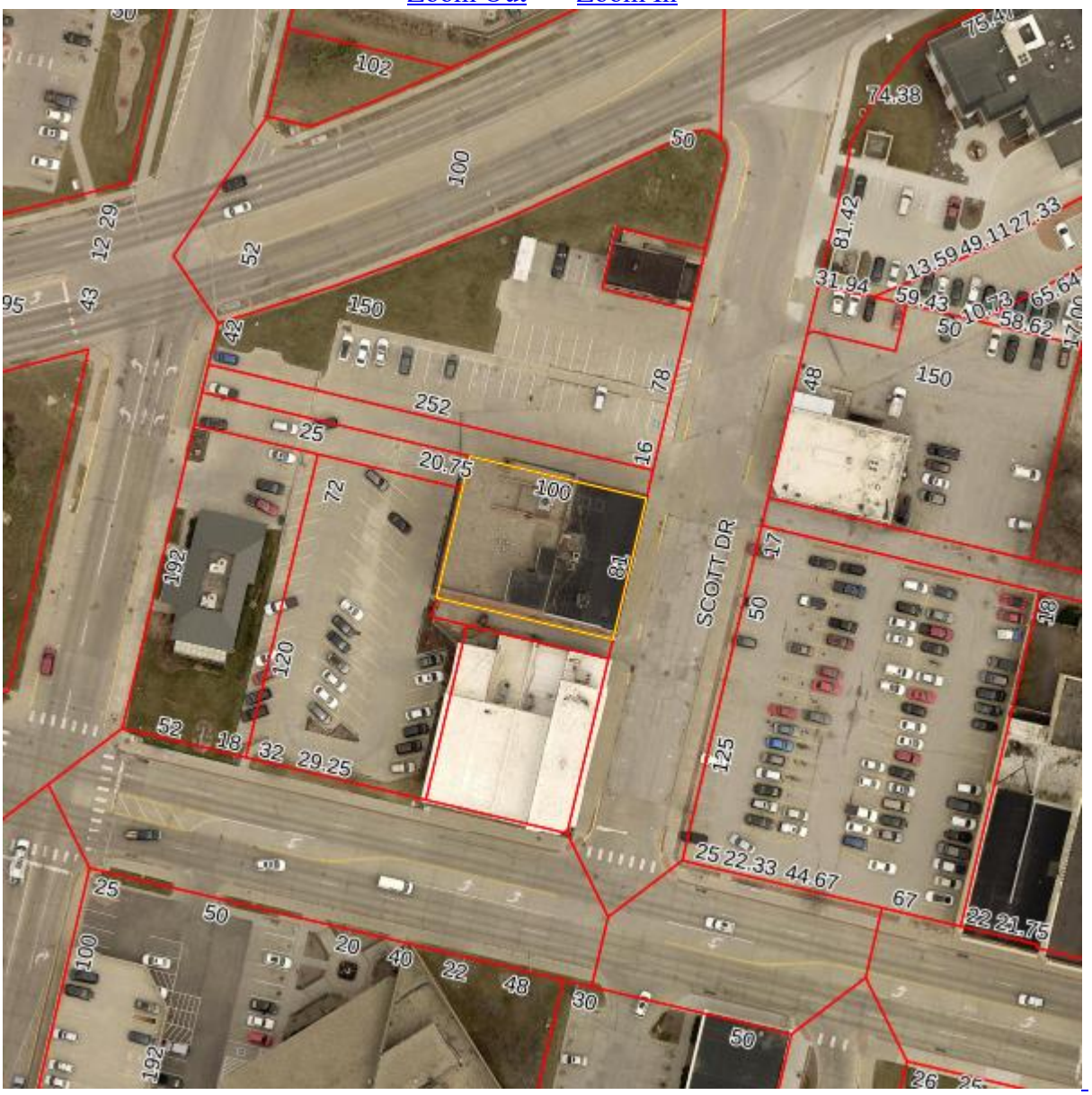
```
              Urinal - Wall (3)
BLDG EXTRAS..1 Elevator - Pass. Electric: Geared, 100 Ft/Min, 4 Stops, 2,100 Lb Capacity

Commercial Building 1 of 1 Addition 1 -- Office - General (501)
STRUCTURE....2 story   3234 base SF   3234 bsmt SF
              Year Built: 1920    Eff Year: 1920    Condition: Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
              Int Wall:    Drywall or Equiv.
                           Plaster with Lath
              WallFace:    Incl. w /Walls
              Front/Doors: Average Cost Front
              Windows:     Wood/Vinyl
HORIZONTALS..Basement:    Excavation, Floor, Lighting
              Roof:        Tar and Gravel/ Wood Dk
              Ceiling:     Suspended Blk-Mineral
              Struc Floor: 4" R'Concrete
                           Wd Deck on Wood Joist
              Floor Cover: Carpet
              Partitions:  Office Buildings
              Framing:     Wood - Average
              HVAC:        Hot Water
                           Central AC
PLUMBING.....Water Closet (6)
              Lavatory (4)
```



12 SCOTT ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP

12 SCOTT ST, POTTAWATTAMIE COUNTY DEVELOPMENT CORP, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

227

Click any parcel to go to its web page
See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 002

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

------- Mailing Address -------
COUNCIL BLUFFS, CITY OF
209 PEARL
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391002

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AS BLK 6 MYNSTER-BLK 2 BAYLISS N65 LT 1,2,3,C,D LYING SLY OF KANESVILLE-LOT P-NLY PART OF LTS5,E,F,G AND H(PARKING LOT)

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0		$0	$0		2018	C
$0	$0		$0	$0		2019	C
$0	$0		$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$0.00	MUNICIPAL GOVERNMENT
2019 MGOV	$0.00	MUNICIPAL GOVERNMENT
2020 MGOV	$415,700.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page:

========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 05/13/19 MEC Date Reviewed: 05/15/19 MEC

LAND.....37560 sqFt .86 acres

YARD EXTRAS..Paving - Concrete 13,560 SF, Concrete w/Curbs, Lighting: Average

Zoom Out Zoom In

600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 391 001

--- Permanent Property Address ---	------- Mailing Address -------
MAC INVESTMENTS INC	MAC INVESTMENTS INC
32 SCOTT ST	32 SCOTT ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS
District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425391001

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB BLK 6 MYNSTER BLK 2 BAYLISS S35' LT 1

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$6,300	$25,848	$11,200	$45,952	$89,300		2018	M/C
$6,300	$25,848	$11,200	$45,952	$89,300		2019	M/C
$6,300	$25,848	$11,200	$45,952	$89,300		2020	M/C

EXEMPTIONS & CREDITS

2018 BPTC $853.98

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D MAC INVESTMENTS INC book/page: 2015/17191 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
12/29/2015	0	D1	2015/17191
03/27/2007	0	D001	2007/05101
06/16/2004	0	D001	0104/27775
03/25/2004	0	D001	0104/21267
03/08/2004	77500	D035	0104/26533

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

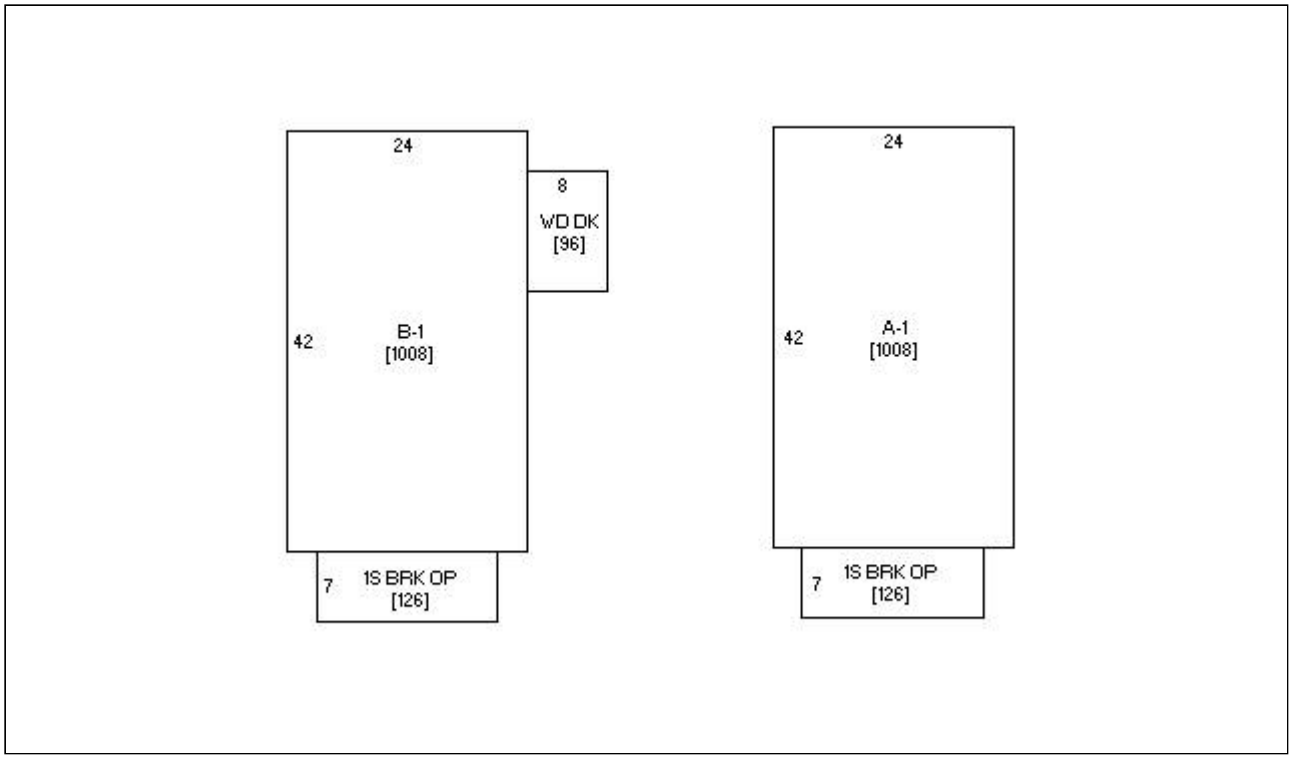
Interior Listing: Estimated Date Listed: 03/22/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....1750 sqFt .04 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
35	35	50	50	

Commercial Building 1 of 1 -- Office - General (501) Units: 0
DBA: THE HOMESTEADS GROUP
STRUCTURE....1 story 1008 base SF 504 bsmt SF 2016 gross SF
Year Built: 1925 Eff Year: 1925 Condition: Above Normal
VERTICALS....Ext Wall: Solid Brick - 8"
Int Wall: Drywall or Equiv.
Plaster on Metal Stud
Front/Doors: Incl. w / Base
Windows: Wood Double Hung
HORIZONTALS..Basement: Incl. w / Base
Roof: Incl. w / Base
Ceiling: Drywall
Plaster and Lath
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Partitions: Office Buildings
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (1)

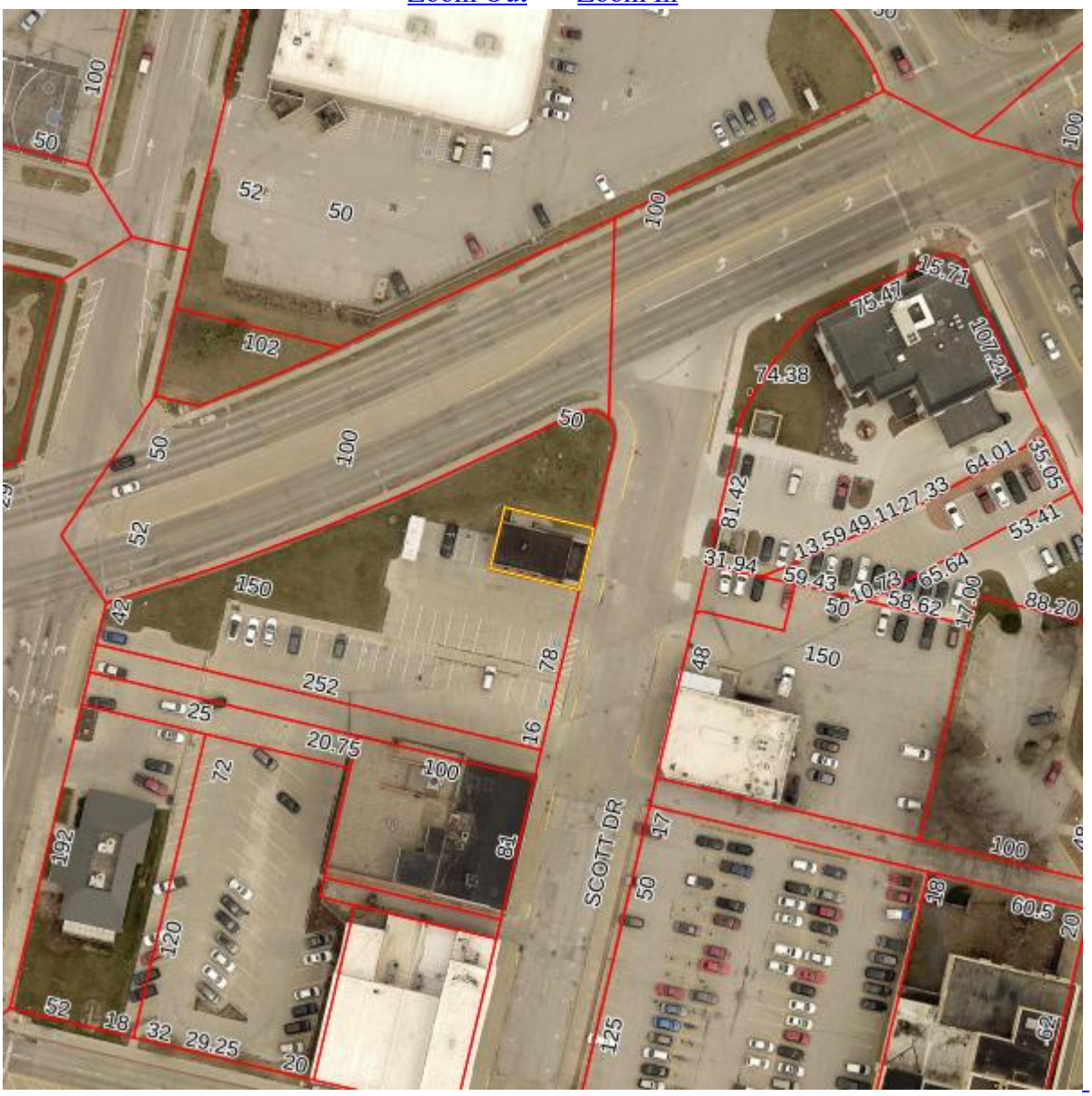
```
BLDG EXTRAS..1 Porch (Commercial): 126 SF, Porch
             1 Porches,Decks,Patios,etc.: 96 SF, Wood Deck

Commercial Building 1 of 1 Addition 1 -- Apartment (702)  Units: 1
DBA: THE HOMESTEADS GROUP
STRUCTURE....1 story   1008 base SF   504 bsmt SF
             Year Built: 1925    Eff Year: 1925    Condition: Above Normal
VERTICALS....Ext Wall:    Solid Brick - 8"
             Int Wall:    Drywall or Equiv.
                          Plaster on Metal Stud
             Front/Doors: Incl. w / Base
             Windows:     Wood Double Hung
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Drywall
                          Plaster and Lath
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Apartment
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
PLUMBING.....3-Fixture Bathroom (1)
             Sink-Kitchen (1)
BLDG EXTRAS..1 Porch (Commercial): 126 SF, Porch
```



32 SCOTT ST, MAC INVESTMENTS INC

32 SCOTT ST, MAC INVESTMENTS INC, 1 10/29/2018

Zoom Out Zoom In



600ft x 600ft

233

Click any parcel to go to its web page
See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 010

--- Permanent Property Address ---	------- Mailing Address -------
500 WEST LLC	500 WEST LLC
500 W BROADWAY ST	500 W BROADWAY ST
COUNCIL BLUFFS, IA 51503	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454010

TAX DESCRIPTION*

* Not to be used on legal documents

AUD SUB LT 5 BLK 5 MYNSTER ADD & BLK 1 BAYLISS 1ST ADD LTS 7 THRU 13 & W1' MAIN ST ADJ LTS 9 THRU 12 & N2' BROADWAY ST ADJ LT 9

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$175,700	$0		$292,200	$467,900		2018	C
$175,700	$0		$292,200	$467,900		2019	C
$175,700	$0		$292,200	$467,900		2020	C

EXEMPTIONS & CREDITS

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 500 WEST LLC book/page: 2017/16340 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
10/12/2017	0	D7	2017/16340	multiple parcel sale
01/19/2017	1	D46	2017/01078	
11/03/2003	140000	D050	0104/13743	multiple parcel sale

ASSESSMENT DATA

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 05/18/17 JC Date Reviewed: 10/29/18 MEC

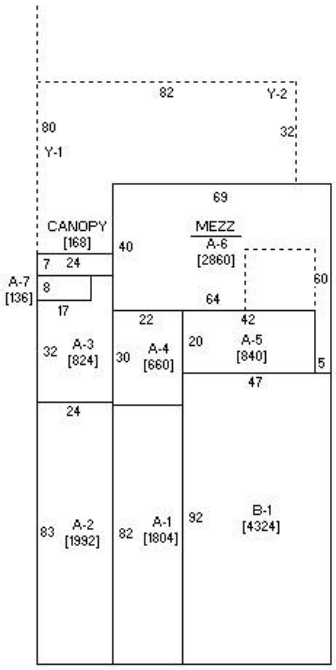
LAND.....17567 sqFt .40 acres

Commercial Building 1 of 1 -- Office - General (501)
STRUCTURE....4 story 4324 base SF 4324 bsmt SF 34884 gross SF
Year Built: 1900 Eff Year: 1900 Condition: Below Normal
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Panel - Softwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Composition Block
Suspended Blk-Fiber
Suspended Blk-M'Ral
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Asphalt Tile
Partitions: Office Buildings
Framing: Wood - Heavy
HVAC: Combination FHA - AC
Sprinklers: Exposed Wet
PLUMBING.....3-Fixture Bathroom (2)
Toilet Room (8)
Water Closet (7)
Urinal - Wall (3)
Lavatory (5)
Sink-Service (Porcelain) (2)
ADJUSTMENTS..Sprinkler - exposed wet (17296)
BLDG EXTRAS..1 Elevator - Pass. Electric: Geared, 200 Ft/Min, 4 Stops, 2,000 Lb Capacity
1 BANK - VAULT: Record - C'Blk, 144 SF
1 Bank - Vault Door: Class M: 2" - 3" thick Thickness, No
1 Bank - Vault: Money - Conc./ Steel, 144 SF

Commercial Building 1 of 1 Addition 1 -- Office - General (501)
STRUCTURE....2 story 1804 base SF 1804 bsmt SF
Year Built: 1900 Eff Year: 1900 Condition: Below Normal
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Drywall or Equiv.
Panel - Softwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Composition Block
Suspended Blk-M'Ral
Suspended Blk-Fiber
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Carpet
Asphalt Tile

```
                            Quarry Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Sprinkler - exposed wet (3608)

Commercial Building 1 of 1 Addition 2 -- Office - General (501)
STRUCTURE....2 story   1992 base SF   1992 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
                          Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
                          No HVAC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Open Unfin. Uppers (1992)
             Sprinkler - exposed wet (1992)

Commercial Building 1 of 1 Addition 3 -- Office - General (501)
STRUCTURE....1 story   824 base SF   824 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Sprinkler - exposed wet (824)

Commercial Building 1 of 1 Addition 4 -- Office - General (501)
STRUCTURE....1 story   660 base SF   660 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Sprinkler - exposed wet (660)

Commercial Building 1 of 1 Addition 5 -- Office - General (501)
STRUCTURE....3 story   840 base SF   840 bsmt SF
             Year Built: 1900    Eff Year: 1900    Condition: Below Normal
VERTICALS....Ext Wall:    Solid Brick - 12"
             Int Wall:    Drywall or Equiv.
                          Panel - Softwood
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Suspended Blk-M'Ral
                          Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
ADJUSTMENTS..Open Unfin. Uppers (840)
             Sprinkler - exposed wet (1680)
BLDG EXTRAS..1 ELEVATOR-PASSENGER ELECTRIC: Geared, 200 Ft/Min, 3 Stops, 2,000 Lb Capacity
```

```
Commercial Building 1 of 1 Addition 6 -- Office - General (501)
STRUCTURE....2 story   2860 base SF   2860 bsmt SF
             Year Built: 1962    Eff Year: 1962    Condition: Below Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
             Int Wall:    Drywall or Equiv.
                          Panel - Softwood
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Stl
             Ceiling:     Suspended Blk-Fiber
                          Suspended Blk-M'Ral
             Struc Floor: Bar Jst/Mtl Dk/Conc. Topping
             Floor Cover: Carpet
                          Asphalt Tile
             Partitions:  Incl. w / Base
             Framing:     Steel - Average
             HVAC:        Combination FHA - AC
             Sprinklers:  Exposed Wet
PLUMBING.....Toilet Room (1)
             Sink-Service (Porcelain) (6)
ADJUSTMENTS..Mezzanine - finished(no a/c) (418)
             Sprinkler - exposed wet (5720)
             Bsmt Fin - office (825)
BLDG EXTRAS..1 Bank - Vault: Record - C'Blk, 612 SF
             1 Bank - Vault Door: Class M: 2" - 3" thick Thickness, No
             1 Bank - Vault: Record - C'Blk, 400 SF
             1 Bank - Record Vault Door: 4 Hour Rating

Commercial Building 1 of 1 Addition 7 -- Office - General (501)
STRUCTURE....2 story   136 base SF   136 bsmt SF
             Year Built: 1962    Eff Year: 1962    Condition: Below Normal
VERTICALS....Ext Wall:    Brick on Block - 8"
             Int Wall:    Unfinished
             Front/Doors: Incl. w / Base
             Windows:     Incl. w / Base
HORIZONTALS..Basement:    Incl. w / Base
             Roof:        Rubber Membrane/Wood
             Ceiling:     Unfinished
             Struc Floor: Wd Deck on Wood Joist
             Partitions:  Incl. w / Base
             Framing:     Wood - Average
             HVAC:        No HVAC
ADJUSTMENTS..Interior - No Finish (272)
             Canopy - attached (168)
             A/C - deduct (272)
YARD EXTRAS..SOLID BRK WALL/FENCE Quantity=80.00 Lineal Feet, Height=12
             BRK/BLK WALL Quantity=114.00 Lineal Feet, Height=6
```



500 W BROADWAY ST, 500 WEST LLC

500 W BROADWAY ST, 500 WEST LLC, 1 03/22/2016

Zoom Out Zoom In

600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 011

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

------- Mailing Address -------
COUNCIL BLUFFS, CITY OF
209 PEARL ST
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454011

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

AUD SUB LT 5 MYNSTER-BLK 1 BAYLISS LTS 1 THRU 6

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0		$0	$0		2018	C
$0	$0		$0	$0		2019	C
$0	$0		$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$361,500.00	MUNICIPAL GOVERNMENT
2019 MGOV	$361,500.00	MUNICIPAL GOVERNMENT
2020 MGOV	$361,500.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page:

========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

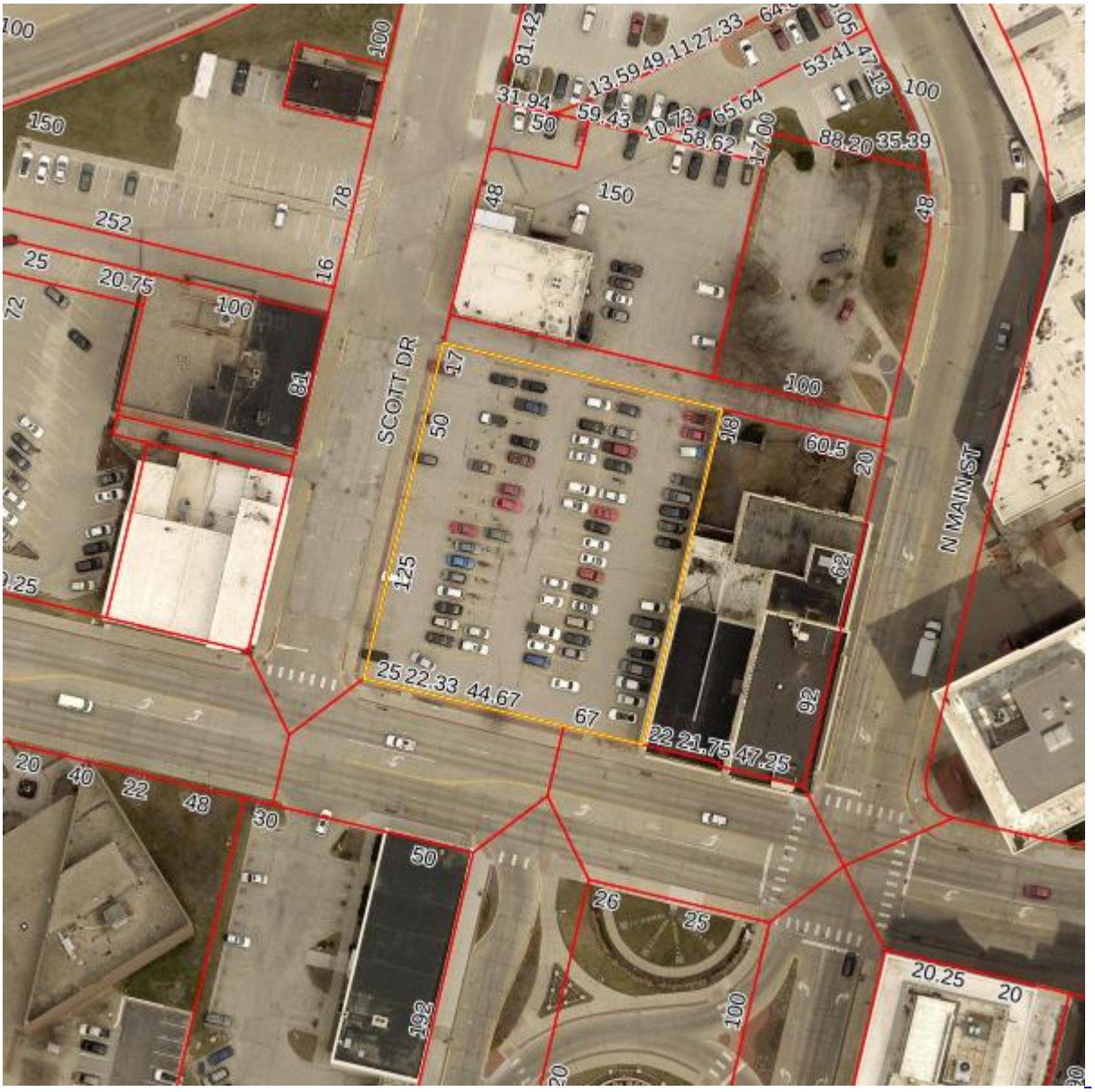
Interior Listing: Inspected Date Listed: 01/01/90 TG Date Reviewed: 05/25/95 TG

LAND.....30528 sqFt .70 acres

Lot 1:	Frontage	Rear	Side-1	Side-2	Rear-Lot
	159	159	192	192	

YARD EXTRAS..Paving - Asphalt 30,528 SF, Asphalt Parking

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

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Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 007

--- Permanent Property Address ---
500 WEST LLC

------- Mailing Address -------
500 WEST LLC
500 W BROADWAY ST
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454007

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

MYNSTER ADD S44' LT 2 & ALL LTS 3 & 4 BLK 5 EXC STREET

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$135,800	$0	$6,200		$142,000		2018	C
$135,800	$0	$6,200		$142,000		2019	C
$135,800	$0	$6,200		$142,000		2020	C

========== EXEMPTIONS & CREDITS ==========

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 500 WEST LLC book/page: 2017/16340 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
10/12/2017	0	D7	2017/16340	multiple parcel sale
01/24/2017	1	D46	2017/01077	
11/03/2003	140000	D001	0104/13743	multiple parcel sale

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/21/16 ZLL Date Reviewed: 10/25/16 BL

LAND.....13580 sqFt .31 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
140	140	97	97	

YARD EXTRAS..Paving 7,400 SF, Asphalt Parking, Lighting: Avera

500 WEST LLC, 1 03/21/2016

Zoom Out Zoom In

600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 006

--- Permanent Property Address ---	------- Mailing Address -------
KJC LLC	KJC LLC
25 SCOTT ST	C/O BONNIE CULJAT
COUNCIL BLUFFS, IA 51503	18465 JAYLEN DR
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454006

TAX DESCRIPTION*

* Not to be used on legal documents

MYNSTER ADD LTS 6 & 7 & S27' LTS 8 & 9 BLK 5 ALL LYING SE OF INDIAN CRK

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$171,000	$0		$150,700	$321,700		2018	C
$171,000	$0		$150,700	$321,700		2019	C
$171,000	$0		$150,700	$321,700		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,762.29

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D KJC LLC book/page: 100/51529 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
04/12/2000	80000	D050	0100/51529	
06/01/1995	180000	D050	0095/30410	multiple parcel sale

ASSESSMENT DATA

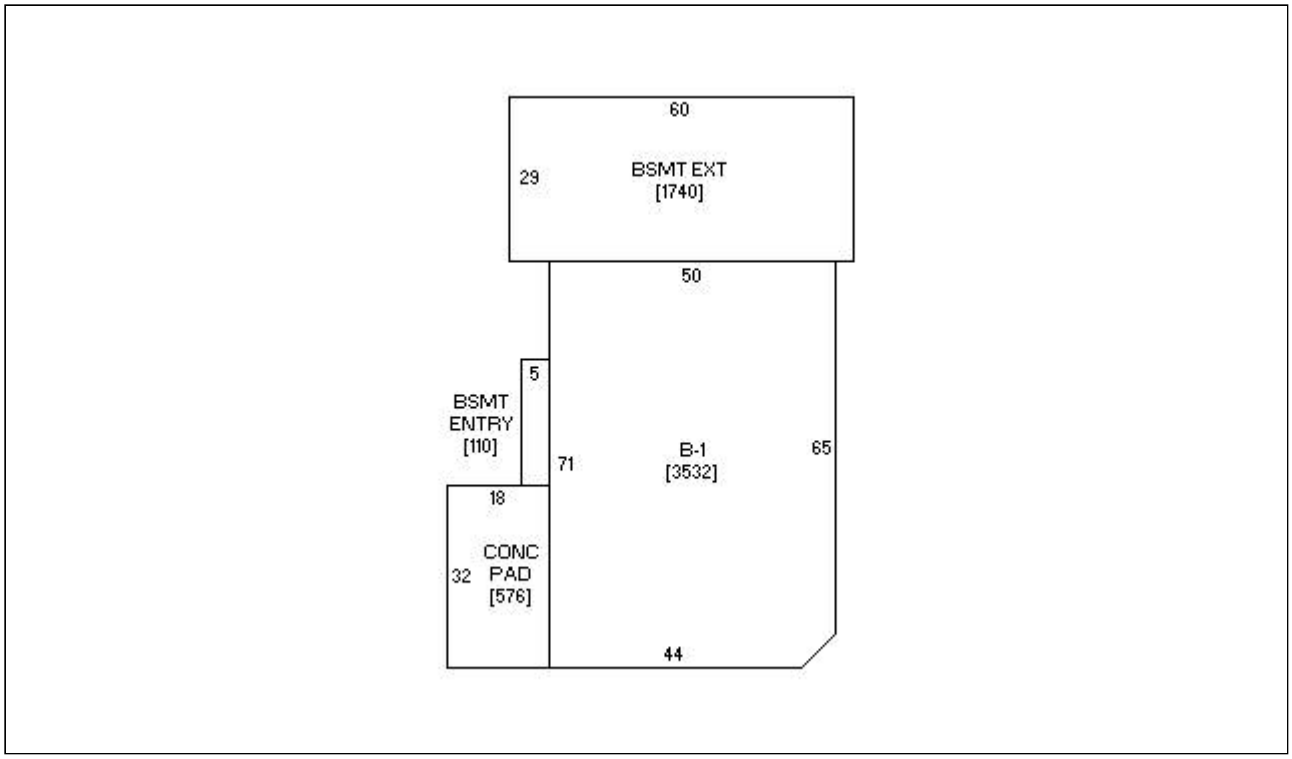
PDF: 8 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 03/22/16 ZLL Date Reviewed: 10/29/18 MEC

LAND.....17100 sqFt .39 acres

Commercial Building 1 of 1 -- Bars and Lounges (303)
DBA: THE BUCK SNORT
STRUCTURE....1 story 3532 base SF 1950 bsmt SF 3532 gross SF
Year Built: 1920 Eff Year: 1920 Condition: Very Good
VERTICALS....Ext Wall: Solid Brick - 12"
Int Wall: Unfinished
Glassboard Paneling
Front/Doors: Average Cost Front
Windows: Aluminum
HORIZONTALS..Basement: Incl. w / Base
Roof: Rubber Membrane/Wood
Ceiling: Unfinished
Struc Floor: Wd Deck on Wood Joist
Floor Cover: Hardwood
Ceramic
Partitions: Incl. w / Base
Framing: Wood - Average
HVAC: Combination FHA - AC
PLUMBING.....Toilet Room (4)
Water Closet (2)
Urinal - Wall (3)
Lavatory (1)
Sink-Kitchen (2)
Stainless Stl Triple Sinks - 4' (1)

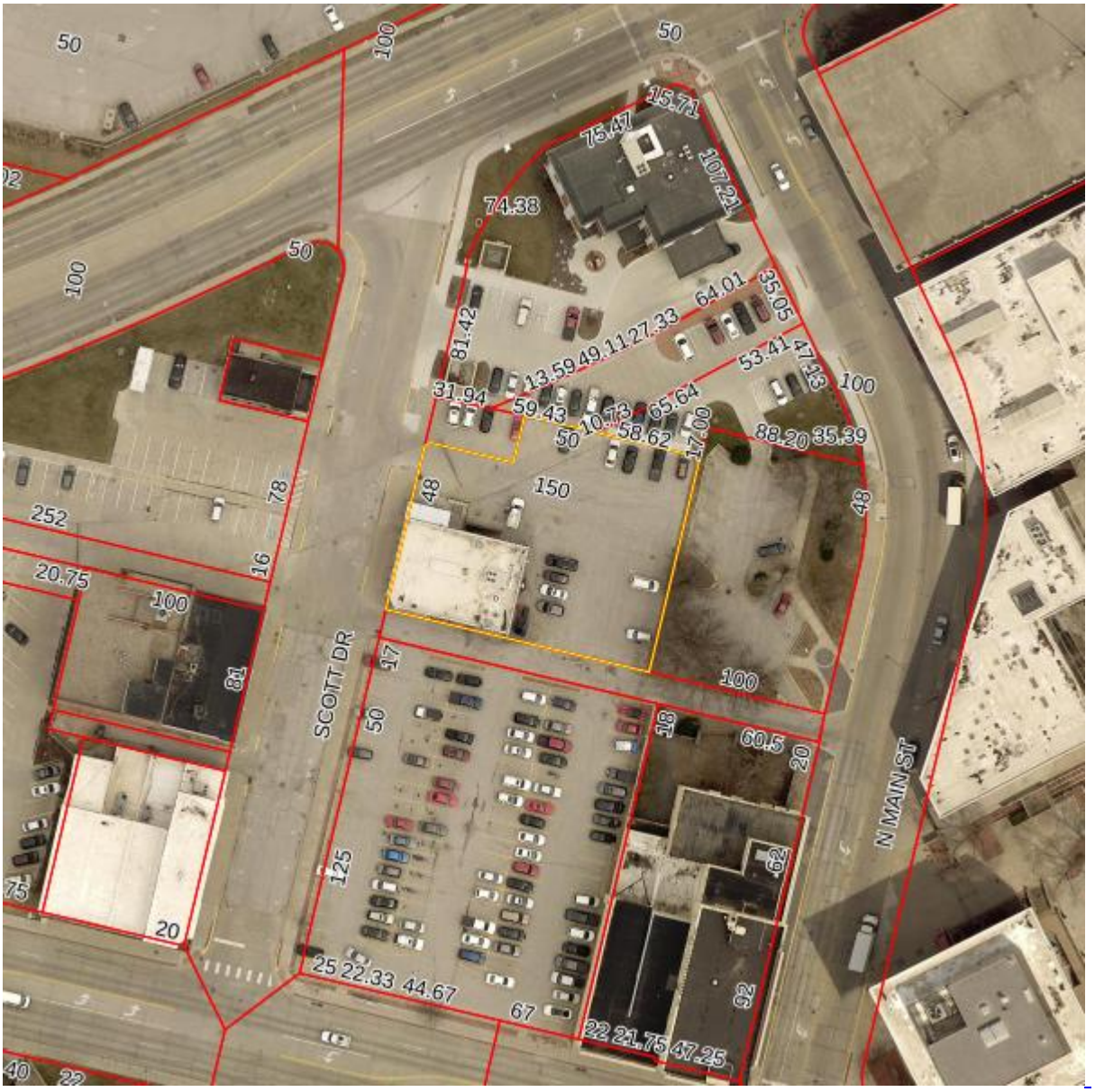
```
ADJUSTMENTS..Ceiling - none (3532)
BLDG EXTRAS..1 Porch (Commercial): 576 SF, Patio - Conc / Brick
             1 BSMT EXT: Quantity=1,740.00 Square Feet, Height=0
YARD EXTRAS..PAVING 11,700 SF, Asphalt Parking
```



25 SCOTT ST, KJC LLC

25 SCOTT ST, KJC LLC, 1 03/21/2016

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7544 25 454 012

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

------- Mailing Address -------
COUNCIL BLUFFS, CITY OF
209 PEARL ST
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754425454012

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

MYNSTER ADD S27' LT 10 BLK 5

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$0	$0		$0	$0		2018	C
$0	$0		$0	$0		2019	C
$0	$0		$0	$0		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 MGOV	$0.00	MUNICIPAL GOVERNMENT
2019 MGOV	$0.00	MUNICIPAL GOVERNMENT
2020 MGOV	$18,900.00	MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2014/11810 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
06/01/1995	180000	C050	0095/30410	multiple parcel sale

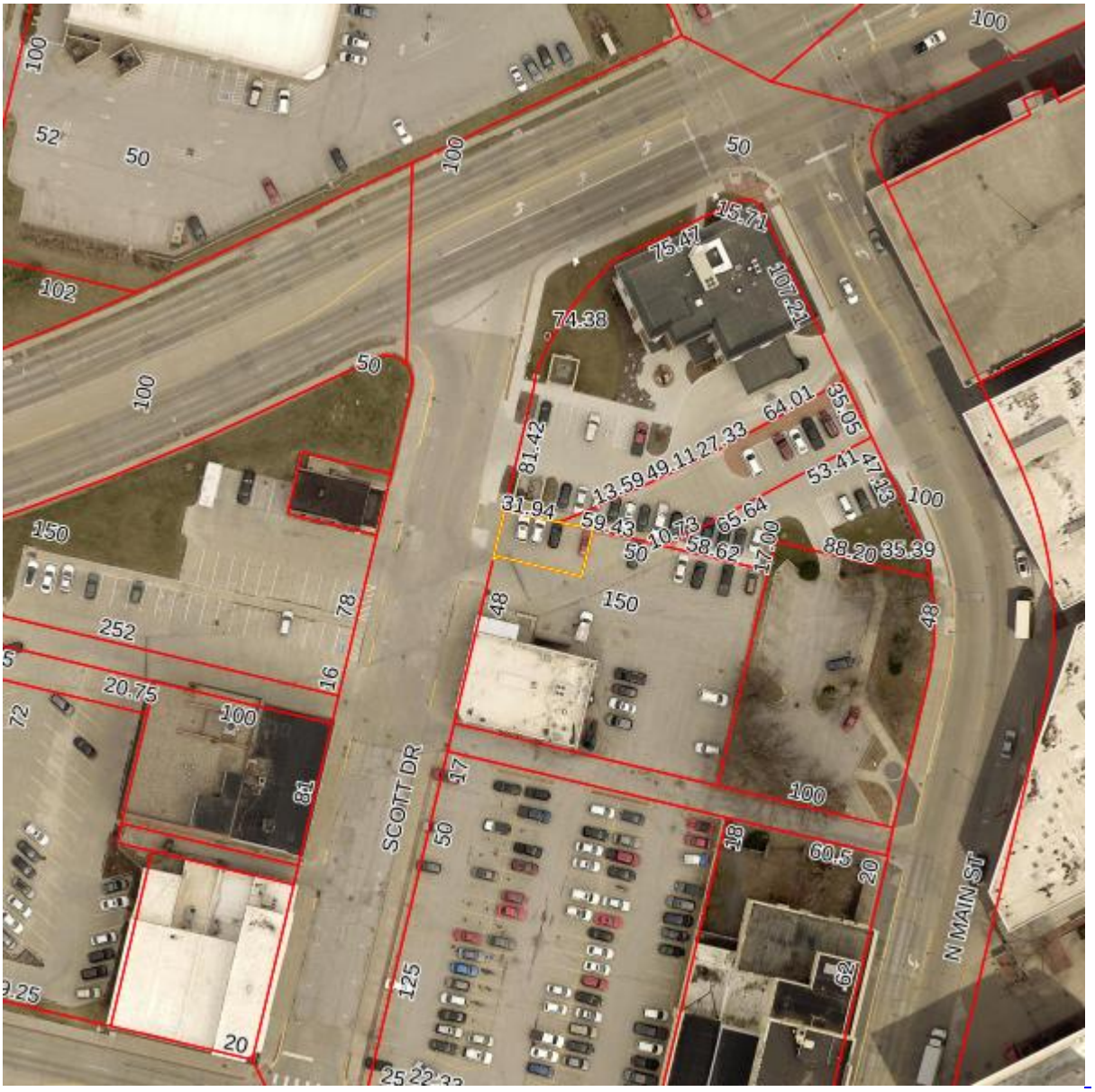
========== ASSESSMENT DATA ==========

PDF: 30 MAP: 4-8 C.B COMMERCIAL

Interior Listing: Outbuildings Only Date Listed: 08/21/19 MEC Date Reviewed: 08/21/19 MEC

LAND.....1306 sqFt .03 acres
YARD EXTRAS..Paving 3,000 SF, Asphalt Parking
Paving 3,600 SF, Asphalt Parking

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

Urban Revitalization Request:

530 W Broadway, a very visible landmark of the community, has been underutilized for at least the past 30 years. The site was selected for redevelopment based on its close proximity to downtown employment, amenities, and reuse of an existing building (3-story brick building was completed in 1880). bringing activity to the west entrance of downtown Council Bluffs. The completed project will bring activity to the west entrance of downtown and spur development for Bayliss Park (the heart of the community) and adjacent properties. This is a transformative project for Council Bluffs that will:

- Increase the existing tax base and district rents to achieve economic vitality and
- Create a sense of place where businesses and residents want to work, live and play through the physical transformation of the area while maintaining the character and integrity of Council Bluffs downtown.

The 712 Initiative is requesting a 10-year tax abatement for the project. Current assessed is $412,000 with projected assessed value of $1,700,000 after a full renovation.

1. Building use(s) with square feet for each use:
   Residential: 2nd and 3rd floors = 8,930 sq ft
   Commercial: 1st floor = 6,178 sq ft

2. Number of residential units as well as number of affordable units:
   Total of 15 residential units – requesting HOME funds for 2 affordable units

3. Copies of conceptual drawings and floorplans:
   See attached

4. Timeline

Complete fundraising:	September 2020
Final plans and specs:	December 2020
Competitive Bid:	January 2021
Construction:	March 2021
Construction complete:	December 2022

5. Overall budget

Item	Cost	%
Acquisition	$ 450,000	8%
Construction	$ 3,570,000	66%
Professional Fees	$ 1,031,000	19%
Construction & Permanent Finance	$ 144,000	3%
Soft Costs	$ 31,000	1%
Reserves	$ 154,000	3%
TOTAL	**$ 5,380,000**	

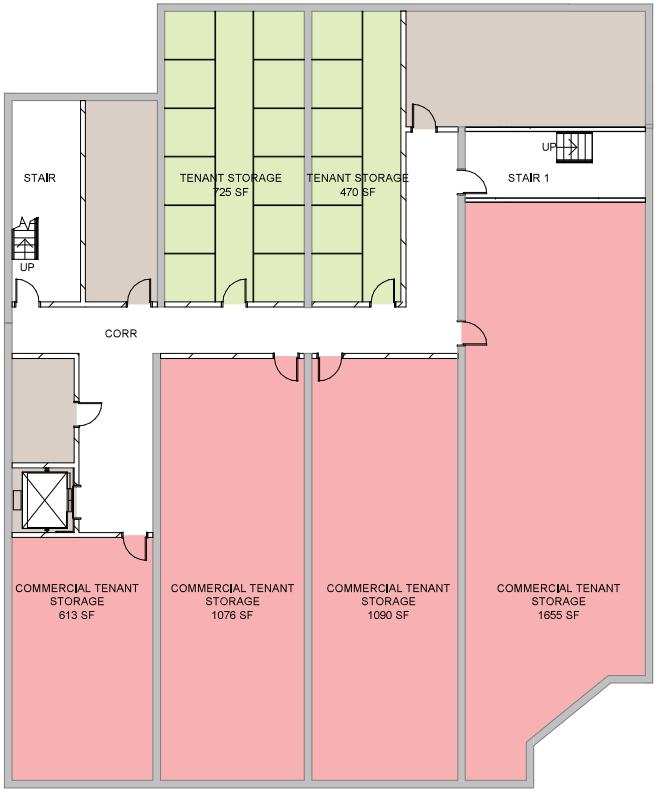
6. Partners on the project (bank, architect, engineer, etc):
   Architect: Alley Poyner Machietto Architecture
   Construction Management: Pending
   Bank: Pending

530 WEST BROADWAY
EXTERIOR SKETCH

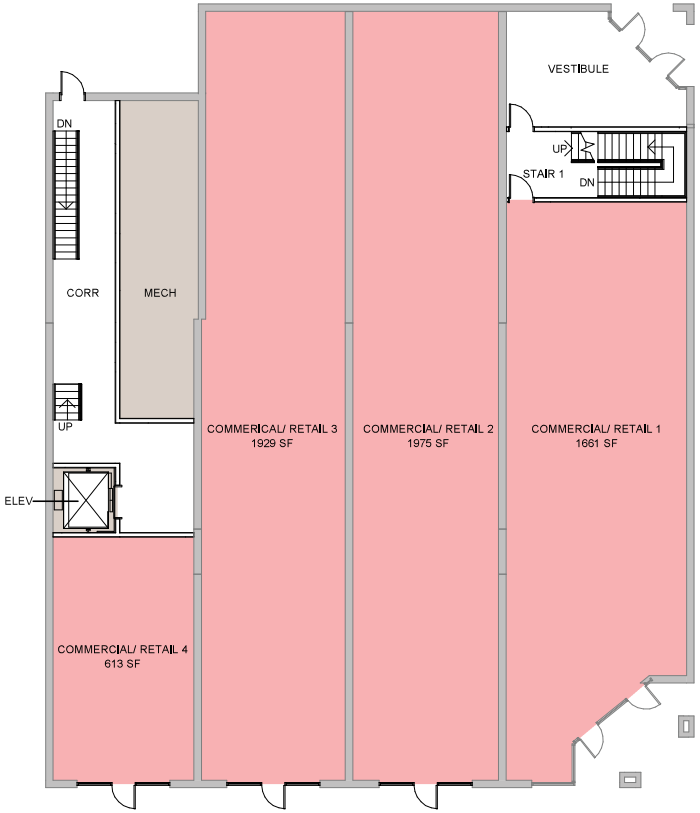
APMA
500 Block West Broadway | 2019.09.30

ATTACHMENT C

530 WEST BROADWAY
FLOOR PLANS



LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

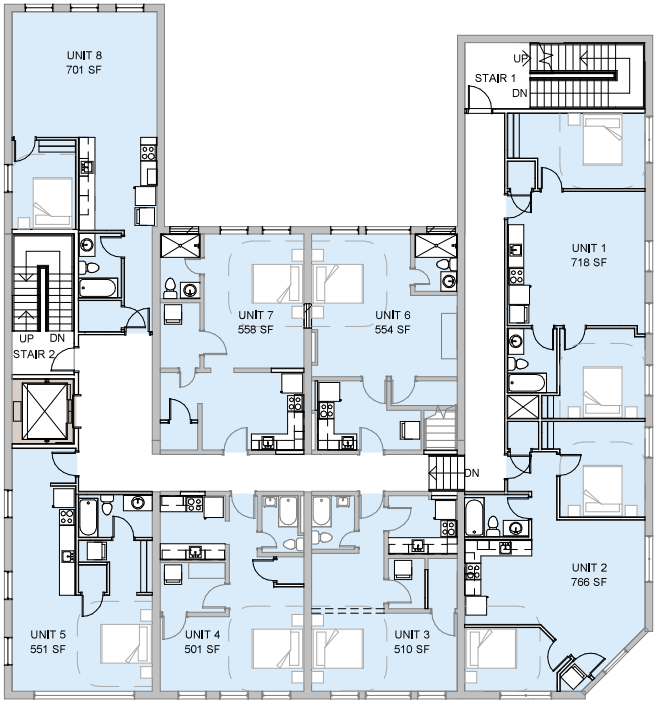


FIRST LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

- CORE/BUILDING SERVICES
- AMENITY/COMMUNITY SPACES
- LIVING UNITS
- COMMERCIAL/RETAIL

APMA
500 Block West Broadway | 2019.09.30

530 WEST BROADWAY
FLOOR PLANS



SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

- CORE/BUILDING SERVICES
- AMENITY/COMMUNITY SPACES
- LIVING UNITS
- COMMERCIAL/RETAIL

APMA
500 Block West Broadway | 2019.09.30

530 WEST BROADWAY PROJECT STATISTICS (4 OLD BUILDINGS)

UNITS

STUDIO 500SF-620SF	10 UNITS
1 - BED ~700SF	1 UNITS
2 - BED ~720-770SF	4 UNITS
TOTAL	**15 UNITS**
ACCESSIBLE UNITS **ASSUMES 2% REQUIREMENT*	**1 TOTAL**

COMMERCIAL/RETAIL TENANTS

TENANT 1	1,661 SF
TENANT 2	1,975 SF
TENANT 3	1,929 SF
TENANT 4	613 SF
TOTAL	**6,178 SF**

BUILDING AREA

FIRST LEVEL SECOND LEVEL THIRD LEVEL	7,966 GSF
	6,250 GSF
	5,664 GSF
TOTAL	**19,880 GSF**
NET RENTABLE	**15,108 NSF**

Prepared by: Community Development Department, 209 Pearl St., Co. Bluffs, IA 51503 - Phone 890-5350
Return to: City Clerk, 209 Pearl Street, Council Buffs, IA 51503 - Phone 890-5263

ORDINANCE NO. 6411

AN ORDINANCE ESTABLISHING THE 5TH AND WEST BROADWAY URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the "5th & West Broadway Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as the portion of Block 6, Mynster's Addition Southeast of the right-of-way of Kanesville Boulevard; The portion of Lots C and D, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition located Southeast of the rightof-way of Kanesville Boulevard, and the entirety of the alleyway adjacent to Lot D; Lots E-P, Auditor's Subdivision of Block 6 Mynster's Addition and Block 2 Bayliss 1st Addition, and the vacated alley adjacent to Lot N; Lot 5, Block 2, Bayliss Addition to Council Bluffs; And: Lots 1-13, Auditor's Subdivision of Lot 5, Block 5 Mynster's Addition and Block 1, Bayliss 1st Addition, and the alleyway adjacent; Lot 2 excluding City right-of-way, Lots 3 and 4, and Lots 6-10, Mynster's Addition, all in the City of Council Bluffs,2Pottawattamie County, Iowa., as an urban revitalization area, thus allowing tax abatement for qualified projects; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Section 404.1(2) of the Iowa Code; and

WHEREAS, on April 6, 2020, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the 5th & West Broadway Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for May 18, 2020; and

WHEREAS, the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, at its May 12, 2020, meeting, the City Planning Commission reviewed the plan for the 5th & West Broadway Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

SECTION 1. That the urban revitalization plan for the 5th & West Broadway Urban Revitalization Area, known as the "5th & West Broadway Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed 5th & West Broadway Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED June 8, 2020

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

PUBLIC HEARING: June 8, 2020
FIRST CONSIDERATION: May 18, 2020
SECOND CONSIDERATION: June 8, 2020
THIRD CONSIDERATION: REQUEST TO WAIVE

Council Communication

Department: Community Development
Case/Project No.: URV-20-003
Submitted by: Community Development

Ordinance 6412
ITEM 5.B.

Council Action: 5/18/2020

Description

Ordinance establishing the 14th Avenue Urban Revitalization Area

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-20-003 Staff Report	Other	5/13/2020
Boundary Map	Map	5/8/2020
14th Avenue Urban Revitalization Plan	Other	5/8/2020
Ordinance 6412	Ordinance	5/13/2020

Council Communication

Department: Community Development CASE # URV-20-003	Ordinance No. _____	Council Action: 5/18/2020

Subject/Title

Ordinance establishing the 14th Avenue Urban Revitalization Area within the City of Council Bluffs.

Location

3540 14th Avenue

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

A proposal has been submitted by Chris Rochleau of Cherry Ridge Construction for 3540 14th Avenue. Cherry Ridge Construction intends to add two mixed-use commercial buildings to the currently vacant site for contractor shops, office space, and auto repair.

Discussion

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1.

Staff believes this project meets the criteria under 404.1.4: An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states "an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."

On April 6, 2020, City Council approved Resolution 20-92, which directed staff to initiate the process of creating the 14th Avenue Urban Revitalization Plan and Area. This resolution set May 18, 2020 as the date of the public hearing.

This matter was brought before the City Planning Commission at their May 12, 2020 meeting. The Commission found the following: 1) That the proposed 14th Avenue Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the 14th Avenue Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.4.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the 14th Avenue Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Public Hearing

1. Speakers in favor: Chris Rochleau, 1425 9th Avenue, Council Bluffs, IA 51501
2. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends approval of the 14th Avenue Urban Revitalization Plan and Area.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

Boundary Map
14th Avenue Urban Revitalization Plan

14th Avenue Urban Revitalization Area – Boundary Map

14th Avenue
Urban Revitalization Plan

Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on
_____, 2020

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INTRODUCTION

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

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

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

The City of Council Bluffs concluded that the 14th Avenue Urban Revitalization Area meets the criteria of element 4. Consequently, on April 6, 2020, the City Council adopted Resolution No. 20-92, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

14th Avenue Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 20-92

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 14th AVENUE URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOTS 16-30, BLOCK 37, BROWN'S SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

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

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

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

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

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

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

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

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than May 8, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 18, 2020.

ADOPTED
AND
APPROVED: April 6, 2020

Matthew J. Walsh — Mayor

ATTEST:

Jodi Quakenbush — City Clerk

LEGAL DESCRIPTION

The 14th Avenue Urban Revitalization Area is a tract of land containing parcel number 754433476001, legally described as:

> Lots 16-30, Block 37, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the 14th Avenue Urban Revitalization Area, which consists of 2.08 acres.

14th Avenue Urban Revitalization Area

Illustration 2 – Boundary

PROPERTY OWNERS AND ASSESSED VALUATIONS

The 14th Avenue Urban Revitalization Area will be comprised of 2.08 acres on one parcel of land owned by 92 Investments LLC. Valuation was obtained from the records of the Pottawattamie County Assessor.

Chris Rochleau of Cherry Ridge Construction has a purchase agreement with the current owner of the property. The land is currently vacant.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754433476001	P-C/ Planned Commercial District	92 Investments LLC 22735 James Dr Council Bluffs, IA 51503	$202,200	$ -	$ -	$202,200

EXISTING ZONING AND PROPOSED LAND USE

The 14th Avenue Urban Revitalization Area is currently zoned P-C in parcel 754433476001. The P-C/Planned Commercial District is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks.

Chris Rochleau of Cherry Ridge Construction has a purchase agreement with the current owner of the subject property, and intends to add two buildings to the site to be known as Rivers Edge Business Park (Attachment C.) Cherry Ridge Construction has requested with the Zoning Board of Adjustment that the property be rezoned C-2/Commercial District. The C-2 district is intended to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also provides a variety of commercial services to the community and adjacent residential neighborhoods.

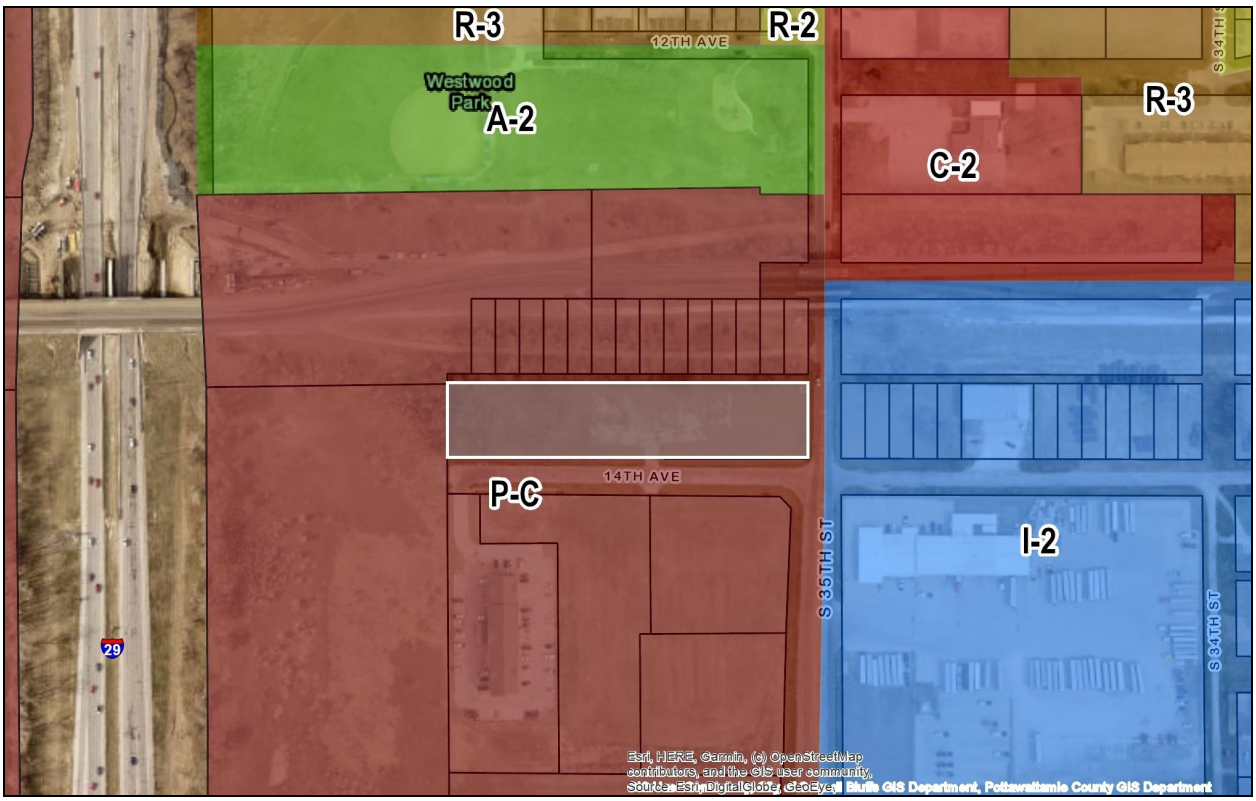
Cherry Ridge Construction intends to add two mixed-use commercial buildings to the site for contractor shops, office space, and auto repair. These are among the principal uses permitted in a C-2 district. The case will be presented to the Zoning Board of Adjustment on 4/21/2020.

Surrounding properties to the west, north and south are also zoned P-C. Properties east of the subject property are zoned I-2/General Industrial District. Properties northeast of the subject property are zoned C-2/Commercial District. Illustration 3 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: a hotel to the south; a trucking company to the east; a rail line to the north; and undeveloped parcels of land to the west and also to the south.

The future land use map of the *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Public Park. Westwood Park lies north of the train tracks north of the property.

14th Avenue Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 14th Avenue Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along 14th Avenue, just off South 35th Street. Both are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 14th Avenue Urban Revitalization Area consists of one vacant parcel; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 14th Avenue Urban Revitalization Plan will apply to commercial and industrial land uses.

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

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

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

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

-OR-

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

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

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

APPLICATION AND REVIEW PROCESS

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

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Find Property Res Sales Comm/Ind Sales

7544 33 476 001

--- Permanent Property Address ---
92 INVESTMENTS LLC

------- Mailing Address -------
92 INVESTMENTS LLC
22735 JAMES DR
COUNCIL BLUFFS, IA 51503

==========

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754433476001

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

BROWN SUB LTS 16 THRU 30 BLK 37

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$202,200	$0		$0	$202,200		2018	C
$202,200	$0		$0	$202,200		2019	C
$202,200	$0		$0	$202,200		2020	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $3,021.33

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 92 INVESTMENTS LLC book/page: 2009/9919 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page
07/08/2009	52400	D034	2009/09919
05/30/2008	52290	D034	2008/08122
04/23/2007	135000	D034	2007/07050

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 19-8 C.B COMMERCIAL

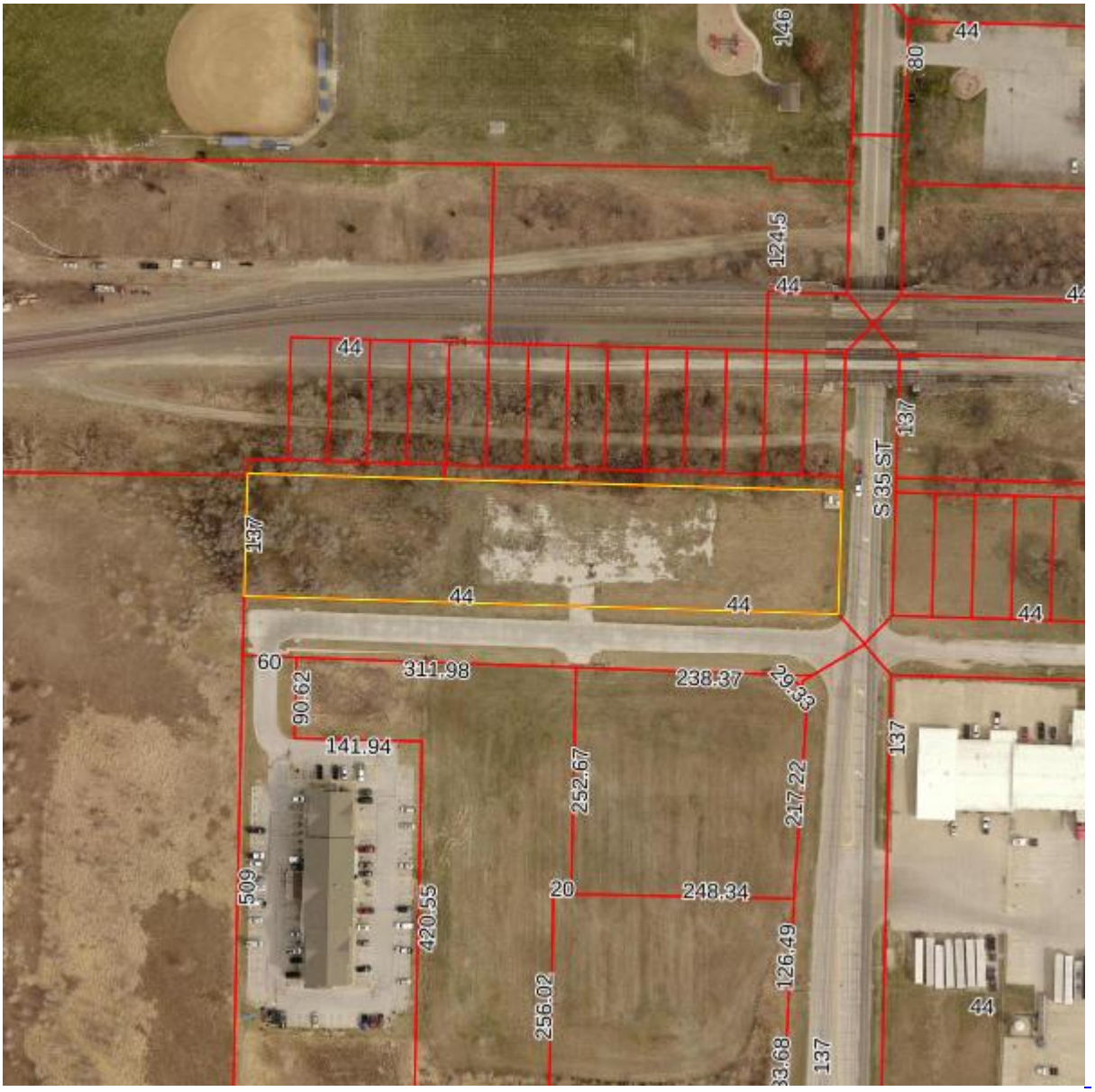
Interior Listing: Inspected Date Listed: 10/13/15 JAC Date Reviewed: 10/10/16 TG

LAND.....90604 sqFt 2.08 acres

92 INVESTMENTS LLC, 1 10/13/2015

ATTACHMENT A

Zoom Out Zoom In



1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

March 17, 2020

CHERRY RIDGE
CONSTRUCTION
1425 9TH AVENUE | COUNCIL BLUFFS, IA
P: 712-256-2279 | C: 402-813-8113 | F: 402-938-0439
WWW.CHERRYRIDGECONSTRUCTION.COM

RE: River's Edge Business Park
3540 14th Avenue
Council Bluffs, IA 51501
Parcel Number: 7544 33 476 001

Mr. Chris Gibbon's and the rest of the planning commission,

My name is Chris Rochleau. I am the owner of Cherry Ridge Construction. I am presenting a letter of my intent for the property located at 3540 14th Avenue that I have requested to be zoned C-2. It is currently Zoned PC – Planned Commercial. We have spent a tremendous amount of time over the last several months working with City officials, including those in the zoning department to develop an attractive building that would be an incubator for business and provide budding business's an opportunity to get established and grow in our community.

This would bring jobs, provide an improved tax base and be aesthetically appealing. On the site that we are developing we are planning to complete two (2) buildings throughout two (2) separate phases with twelve (12) business spaces per building. I am anticipating three (3) to five (5) employees per space with a total number of employees to be 36 to 60 per building.

We have developed a paving and landscape plan that would meet the necessary requirements and be aesthetically appealing to that area. There are a variety of business that we are wanting to attract to this type of building.

In order to make this project work and provide business opportunities to start up and small businesses we are also requesting the revitalization 10 year tax abatement. This is a WIN – WIN for the City. There is an immediate increase in the tax base, and it will exponentially increase over the next 10 years. It also provides new business opportunities and a place for existing businesses to grow.

I anticipate the development costs with land to be between 1.3mm to 1.5mm per building with a total investment between 2.6mm and 3.0mm.

As you can see from the artist renderings, we are putting stone across the front and East side of the building, upgrading the color scheme and the signage layout. We are in the process of finalizing the exterior lighting plan and are considering a few more upgrades to the landscaping plan.

I have also submitted an application and request for the vacated alley adjacent to the North property line. This is an area that has been unmaintained and a harbor for homeless and criminal activity. I would maintain that area as part of this property with lighting across the back of the building and green space.

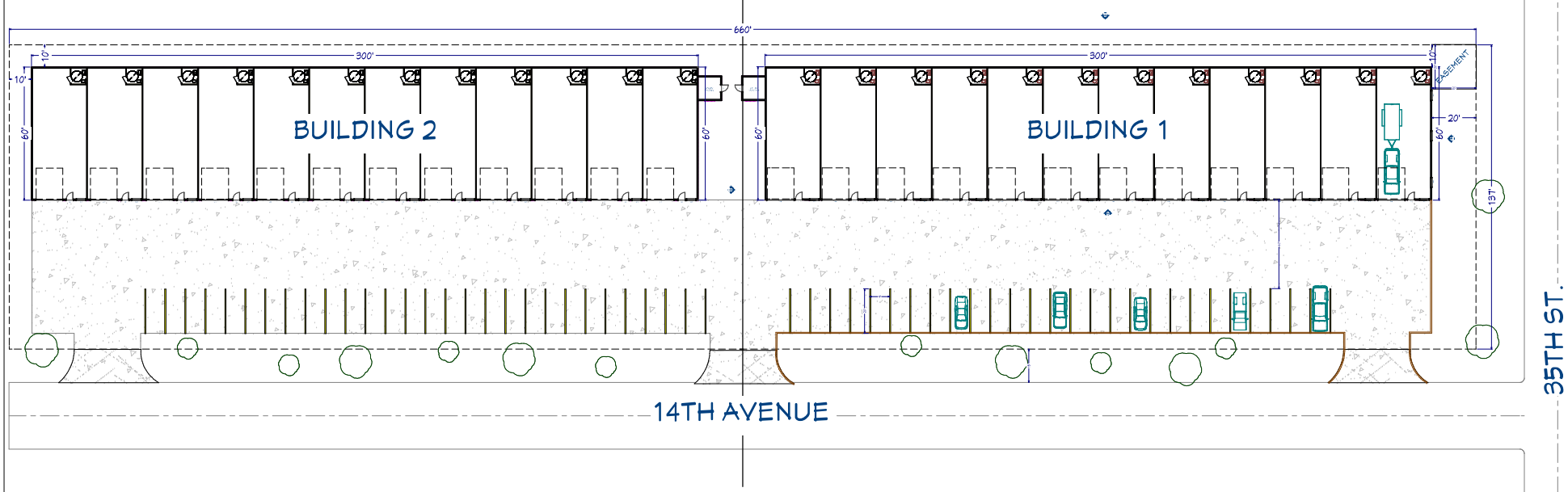
This is going to be different than any other building that has been built in our community. Significant costs are being incurred to make the business park attractive and conducive to start up and small businesses. We have also applied for a conditional use permit so that we can provide a variety of business opportunities to those that are looking.

Sincerely,

ChrisRochleau
President – Cherry Ridge Construction

RIVERS EDGE BUSINESS PARK

PHASE 2 PHASE 1



PHASE 1
BUILDING 1 = 18,000 SQFT
PARKING = 19,902 SQFT

SITE PLAN

CHERRY RIDGE CONSTRUCTION

NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 664-3014
ANDY WATTS (402) 659-8338

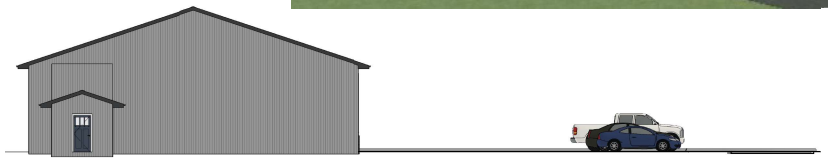
DATE: 3/17/2020

SCALE:

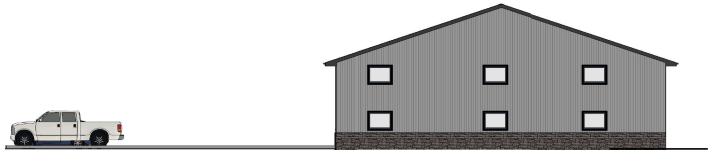
SHEET: P-1

RIVERS EDGE BUSINESS PARK

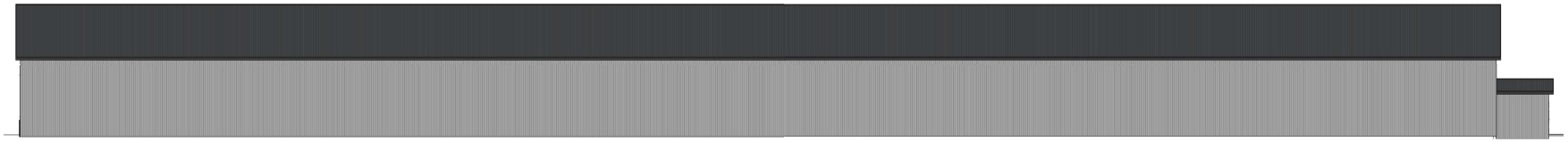
BUILDING 1



Left Elevation



Right Elevation



Rear Elevation

Front Elevation

ELEVATIONS

CHERRY RIDGE CONSTRUCTION

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/21/2018	AKB	FIRST DRAFT

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

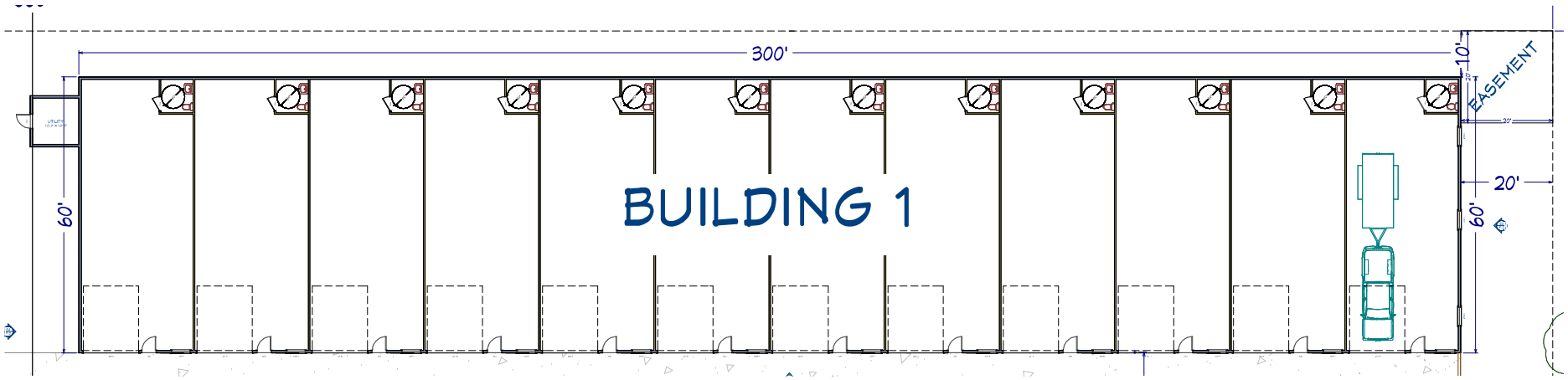
CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 664-3014
ANDY WATTS (402) 659-8336

DATE: 3/17/2020

SCALE:

SHEET: P-2

BUILDING #1



1st Floor

MAIN LEVEL

CHERRY RIDGE CONSTRUCTION

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/21/2018	AKB	FIRST DRAFT

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 664-3014
ANDY WATTS (402) 659-8338

DATE:
3/17/2020

SCALE:

SHEET:
P-3

Prepared by: Community Development Department, 209 Pearl St., Co. Bluffs, IA 51503 - Phone 890-5350
Return to: City Clerk, 209 Pearl Street, Council Buffs, IA 51503 - Phone 890-5263

ORDINANCE NO. 6412

AN ORDINANCE ESTABLISHING THE 14TH AVENUE URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the "14th Avenue Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lots 16-30, Block 37, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa, as an urban revitalization area, thus allowing tax abatement for qualified projects; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Section 404.1(4) of the Iowa Code; and

WHEREAS, on April 6, 2020, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the 14th Avenue Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for May 18, 2020; and

WHEREAS, the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, at its May 12, 2020, meeting, the City Planning Commission reviewed the plan for the 14th Avenue Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

SECTION 1. That the urban revitalization plan for the 14th Avenue Urban Revitalization Area, known as the "14th Avenue Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed 14th Avenue Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED June 8, 2020

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

PUBLIC HEARING: June 8, 2020
FIRST CONSIDERATION: May 18, 2020
SECOND CONSIDERATION: June 8, 2020
THIRD CONSIDERATION: REQUEST TO WAIVE

Council Communication

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

Ordinance 6413
ITEM 5.C.

Council Action: 5/18/2020

Description

An Ordinance to amend Chapter 12.02 “Miscellaneous Provisions” of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 12.02.056 “Open Burn Prohibited”.

Background/Discussion

In coordination with the Council Bluffs Fire Department, it was determined that 12.02.056 “Open Burn Prohibited” needed to be updated to reflect that the health department is no longer under control of the City and should instead list the Fire Department as the main department of contact. It was also changed to address a growing concern with the burning of construction lumber (treated and untreated), as well as updating the specifics for Bonfires in accordance with the International Fire Code, as well as other grammatical cleanup.

Recommendation

The City Legal Department recommends updated 12.02.056 “Open Burn Prohibited” under the terms described herein.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance-red line version	Other	4/30/2020
Ordinance 6413	Ordinance	5/13/2020

12.02.056 Open Burn Prohibited

For the purpose of this chapter, open burning means the burning of any material wherein air contaminants resulting from combustion are emitted directly into the ambient air without passing through a stack or chimney from any enclosed chamber. A chamber shall be regarded as enclosed when, during the time combustion takes place, only such apertures, ducts stacks, flues, or chimneys as are necessary to provide combustion air and to permit the escape of exhaust gases are open.

A. It is unlawful for any person to open burn any refuse or to permit open burning of any refuse within the city of Council Bluffs, Iowa. Except as hereinafter provided, this section shall apply to all refuse, including but not limited to waste paper, boxes, market wastes, garden wastes, trees, tree limbs, construction lumber (treated and untreated), automobiles and parts thereof, and any and all materials other than material used as fuel in a furnace or boiler.

B. This section shall not apply to outdoor fireplaces or barbeque grills used solely for the noncommercial preparation of food. Such outdoor fireplaces or grills may be used at other than daylight hours, but shall not be used for burning of refuse or combustible waste.

Fire containment devices, such as fire pits and chimneys may be used but are subject to the provisions hereinafter set forth:

1. No outdoor burning is permitted if the wind speed exceeds ten (10) mph;
2. The fire must be constantly attended and supervised by a responsible adult until the fire has been completely extinguished;
3. Fire containment devices shall not be permitted within fifteen (15) feet of any combustible or structure, or within ten (10) feet of a lot line unless mutually agreed upon by the neighboring property owner;
4. Fire pits or other fire containment devices shall not exceed three feet in diameter;
5. Flames shall be kept below two feet in height above the pit or other fire containment device;
6. A portable fire extinguisher or other approved extinguishing equipment, such as a garden hose, must be readily available;
7. Burning that is offensive or objectionable to a reasonable person because of smoke or odor emissions, or when atmospheric conditions or local circumstances making such fires hazardous, shall be prohibited.
8. The fire chief or fire chief's designee has the authority to enforce the regulations contained within CBMC 12.02.056.

C. The Fire Chief or Fire Chief's designee may permit an open fire for the following purposes and subject to the provisions hereinafter set forth:

1. City crews operating under the authority of the department of public works;
2. The instruction of public employees in methods of fighting fires;
3. On private property used for industrial purposes for the instruction of employees in the methods of fighting fires;
4. For public gatherings under the legitimate sponsorship of civic, fraternal, religious, educational or similar organizations;
5. Bonfires;
   a. Permit application and applicable fee is required;
   b. Fire ring free of grass and weeds is required;
   c. Water source must be available at the proposed site;
   d. Fire containment devices shall not be permitted within fifty (50) feet of any combustible or structure, or within ten (10) feet of a lot line unless mutually agreed upon by the neighboring property owner;

D. Authorization to permit an open fire will not be granted by the Fire Chief or the Fire Chief's designee when such conditions arise that the fire chief deems such fires to be a safety hazard.

E. Exceptions.

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Deleted: Recreational bonfire

Deleted: twenty-five (25)

Deleted: director of public health or the director's

1. This section shall not apply to flare stacks used for the open burning or flaring of waste gases, provided such open burning or flaring is conducted in compliance with Iowa State Code.
2. This section shall not apply to prescription burns of native grasses when the following conditions are met.
    a. Submittal of a Council Bluffs prescription burn application and associated fee to the fire department.
    b. Develop and submit a site fire management plan with Fire department.
        (1) Plan shall contain: Site background information, fire management justification, fire regime proposal, smoke management plan, neighbor and community relationships and associated aerial maps.
    c. Develop and submit a burn prescription.
        (1) Prescription shall: Identify proper location and owner, plans for unit preparation, ignition and holding operations, identify the unit and all hazards, identify the objectives of the burn, outline contingency plans, describe the weather conditions required, and present plans to notify proper authorities.
    d. All pertinent information must be reviewed and approved by the fire department prior to any prescription burn.
    e. Credentialed burnboss shall be utilized for site fire management plan, burn prescription as well as the actual burn.

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(Ord. No. 6369, § 1, 10-22-2018)

ORDINANCE NO. 6413

AN ORDINANCE TO AMEND CHAPTER 12.02 "MISCELLANEOUS PROVISIONS" OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 12.02.056 "OPEN BURN PROHIBITED".

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

SECTION 1. That Chapter 12.02 "Miscellaneous Provisions" of the 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 12.02.056 "Open Burn Prohibited", to read as follows:

12.02.056 Open Burn Prohibited

For the purpose of this chapter, open burning means the burning of any material wherein air contaminants resulting from combustion are emitted directly into the ambient air without passing through a stack or chimney from any enclosed chamber. A chamber shall be regarded as enclosed when, during the time combustion takes place, only such apertures, ducts stacks, flues, or chimneys as are necessary to provide combustion air and to permit the escape of exhaust gases are open.

A. It is unlawful for any person to open burn any refuse or to permit open burning of any refuse within the city of Council Bluffs, Iowa. Except as hereinafter provided, this section shall apply to all refuse, including but not limited to waste paper, boxes, market wastes, garden wastes, trees, tree limbs, construction lumber (treated and untreated), automobiles and parts thereof, and any and all materials other than material used as fuel in a furnace or boiler.
B. This section shall not apply to outdoor fireplaces or barbeque grills used solely for the noncommercial preparation of food. Such outdoor fireplaces or grills may be used at other than daylight hours, but shall not be used for burning of refuse or combustible waste.

   Fire containment devices, such as fire pits and chimneys may be used but are subject to the provisions hereinafter set forth:
   1. No outdoor burning is permitted if the wind speed exceeds ten (10) mph;
   2. The fire must be constantly attended and supervised by a responsible adult until the fire has been completely extinguished;
   3. Fire containment devices shall not be permitted within fifteen (15) feet of any combustible or structure, or within ten (10) feet of a lot line unless mutually agreed upon by the neighboring property owner;
   4. Fire pits or other fire containment devices shall not exceed three feet in diameter;
   5. Flames shall be kept below two feet in height above the pit or other fire containment device;
   6. A portable fire extinguisher or other approved extinguishing equipment, such as a garden hose, must be readily available;
   7. Burning that is offensive or objectionable to a reasonable person because of smoke or odor emissions, or when atmospheric conditions or local circumstances making such fires hazardous, shall be prohibited.
   8. The fire chief or fire chief's designee has the authority to enforce the regulations contained within CBMC 12.02.056.

C. The Fire Chief or Fire Chief's designee may permit an open fire for the following purposes and subject to the provisions hereinafter set forth:
   1. City crews operating under the authority of the department of public works;
   2. The instruction of public employees in methods of fighting fires;
   3. On private property used for industrial purposes for the instruction of employees in the methods of fighting fires;
   4. For public gatherings under the legitimate sponsorship of civic, fraternal, religious, educational or similar organizations;
   5. Bonfires:
      a. Permit application and applicable fee is required;
      b. Fire ring free of grass and weeds is required;
      c. Water source must be available at the proposed site;
      d. Fire containment devices shall not be permitted within fifty (50) feet of any combustible or structure, or within ten (10) feet of a lot line unless mutually agreed upon by the neighboring property owner;

D. Authorization to permit an open fire will not be granted by the Fire Chief or the Fire Chief's designee when such conditions arise that the fire chief deems such fires to be a safety hazard.

E. Exceptions.
   1. This section shall not apply to flare stacks used for the open burning or flaring of waste gases, provided such open burning or flaring is conducted in compliance with Iowa State Code.
   2. This section shall not apply to prescription burns of native grasses when the following conditions are met.
      a. Submittal of a Council Bluffs prescription burn application and associated fee to the fire department.
      b. Develop and submit a site fire management plan with Fire department.
         (1) Plan shall contain: Site background information, fire management justification, fire regime proposal, smoke management plan, neighbor and community relationships and associated aerial maps.
      c. Develop and submit a burn prescription.
         (1) Prescription shall: Identify proper location and owner, plans for unit preparation, ignition and holding operations, identify the unit and all hazards, identify the objectives of the burn, outline contingency plans, describe the weather conditions required, and present plans to notify proper authorities.
      d. All pertinent information must be reviewed and approved by the fire department prior to any prescription burn.
      e. Credentialed burn boss shall be utilized for site fire management plan, burn prescription as well as the actual burn.

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 June 8, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 5-18-20
Second Consideration: 6-8-20
Public Hearing: N/A
Third Consideration:

Council Communication

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

Ordinance 6410
ITEM 6.A.

Council Action: 5/18/2020

Description

Ordinance to amend Chapter 2.08 "Schedule of Fees" of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 2.08.030 "Waiver Of Fees".

Background/Discussion

It has long been the practice not to charge fees for projects undertaken by the City. In my review of our Code, I have been unable to find any authority for this waiver. The rational for not charging fees for our City projects seems sound in that it would essentially be taking the money out of one pocket and putting it into the other.

Recommendation

I would recommend the adoption of this amendment to Section 2.08.030 of the Council Bluffs Municipal Code.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance-red line version	Ordinance	4/21/2020
Ordinance 6410	Resolution	4/30/2020

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 2.08 "SCHEDULE OF FEES" OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 2.08.030, "WAIVER OF FEES".

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

SECTION 1. That Chapter 2.08 "Schedule of Fees" of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 2.08.030, "Waiver Of Fees" to read as follows:

2.08.030 Waiver of fees.

The City does hereby waive the fees contained in this Chapter as well as those established in other chapters of the Council Bluffs Municipal Code for all city projects undertaken directly by the City or performed by an agency or authority on the behalf of the City.

The fees contained in the schedule and those authorized by other provisions of this municipal code may be waived by resolution of the city council if it is determined to be in the best interests of the city of Council Bluffs. In addition to this waiver authority of the city council, the mayor may waive parking meter hood fees set out in CBMC 2.08.060, if he/she determines such a waiver to be in the best interests of the city.

(Res. No. 18-24, 1-22-2018)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND _____, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: _____
Second Consideration: _____
Public Hearing: _____
Third Consideration: _____

ORDINANCE NO. 6410

AN ORDINANCE TO AMEND CHAPTER 2.08 "SCHEDULE OF FEES" OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 2.08.030, "WAIVER OF FEES".

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

SECTION 1. That Chapter 2.08 "Schedule of Fees" of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 2.08.030, "Waiver Of Fees" to read as follows:

2.08.030 Waiver of fees.

The City does hereby waive the fees contained in this Chapter as well as those established in other chapters of the Council Bluffs Municipal Code for all city projects undertaken directly by the City or performed by an agency or authority on the behalf of the City.

The fees contained in the schedule and those authorized by other provisions of this municipal code may be waived by resolution of the city council if it is determined to be in the best interests of the city of Council Bluffs. In addition to this waiver authority of the city council, the mayor may waive parking meter hood fees set out in CBMC 2.08.060, if he/she determines such a waiver to be in the best interests of the city.
(Res. No. 18-24, 1-22-2018)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND May 18, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

First Consideration: 5-4-20
Second Consideration: 5-18-20
Public Hearing: N/A
Third Consideration: _____

Attest: _____
JODI QUAKENBUSH City Clerk

Council Communication

Department: City Clerk
Case/Project No.: URV-20-001
Submitted by: Community Development

Ordinance 6409
ITEM 6.B.

Council Action: 5/18/2020

Description

Ordinance establishing the Veterans Memorial Highway Urban Revitalization Area with the City of Council Bluffs.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
URV-20-001 Staff Report & Boundary Map	Other	4/24/2020
Veterans Memorial Highway Urban Revitalization Plan	Other	4/24/2020
Ordinance 6409	Ordinance	4/29/2020

Council Communication

Department: Community Development CASE # URV-20-001	Ordinance No. _____	Council Action: 5/4/2020

Subject/Title

Ordinance establishing the Veterans Memorial Highway Urban Revitalization Area within the City of Council Bluffs.

Location

706 Veterans Memorial Highway (Tomes RV Park)

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

McGregor Interests, Inc. has a purchase agreement with the current owner of the subject property and intends to redevelop it as a commercial storage facility to be known as 'Lockbox Storage.' The proposed location at 706 Veterans Memorial Highway will be one of the multiple locations of 'Lockbox Storage' across Iowa and Nebraska.

McGregor Interests, Inc. proposes to construct eight storage buildings on the subject property. The submitted site plan shows that the proposed structures will range in size from 6,000 square feet to 23,250 square feet. The largest building is proposed to be the only climate-controlled structure on site and will be located on the southwest corner of the subject property. A 450-square foot office area will be located on the southeast corner of said building. An eight-foot fence will enclose the property. The total investment will be $4.5 million.

The property is currently assessed at $410,000, which generates $11,534 in property taxes annually.

Discussion

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1.

Staff believes this project meets the criteria under 404.1.2: An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment

delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

On March 23, 2020, City Council approved Resolution 20-69, which directed staff to initiate the process of creating the Veterans Memorial Highway Urban Revitalization Plan and Area. This resolution set May 4, 2020 as the date of the public hearing.

This matter was brought before the City Planning Commission at their April 14, 2020 meeting. The Commission found the following: 1) That the proposed Veterans Memorial Highway Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the Veterans Memorial Highway Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.2. Section 404.1.2 discusses areas that are appropriate under substantial deteriorated or deteriorating structures as defined by Section 403.17.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the Veterans Memorial Highway Urban Revitalization Plan and Area and 1st consideration of the ordinance based on the following:

1. The current property is in poor condition and needs significant site improvements to be redeveloped.
2. The proposed project will substantially increase the taxable value of the parcel.
3. The proposed project will improve the aesthetics of Veterans Memorial Highway, a major thoroughfare in the city.

Public Hearing

1. Speakers in favor: Christopher Gibbons, Planning Manager, City of Council Bluffs
2. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends approval of the Veterans Memorial Highway Urban Revitalization Plan and Area (Motion Holm, Seconded Halm).

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

Attachments

Boundary Map
Veterans Memorial Highway Urban Revitalization Plan

Veterans Memorial Highway Urban Revitalization Plan – Boundary Map

Veterans Memorial Highway
Urban Revitalization Plan

Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2020

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INTRODUCTION

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

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

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

The City of Council Bluffs concluded that the Veterans Memorial Highway Urban Revitalization Area meets the criteria of element 2. Consequently, on March 23, 2020, the City Council adopted Resolution No. 20-69, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Veterans Memorial Highway Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 20-69

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE VETERANS MEMORIAL HIGHWAY URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS THE NORTH 660 FEET OF THE NE ¼ SW ¼ SW ¼ OF SECTION 12-74-44, EXCEPT THE WEST 250 FEET, AND THE WEST 16.5 FEET OF THE SOUTH 20 FEET NORTH OF THE HIGHWAY IN THE SE ¼ SW ¼ OF SECTION 12-74-44, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.2 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

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

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

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

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.2.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than April 24, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 4, 2020.

ADOPTED
AND
APPROVED: March 23, 2020

Matthew J. Walsh — Mayor

ATTEST:

Jodi Quakenbush — City Clerk

LEGAL DESCRIPTION

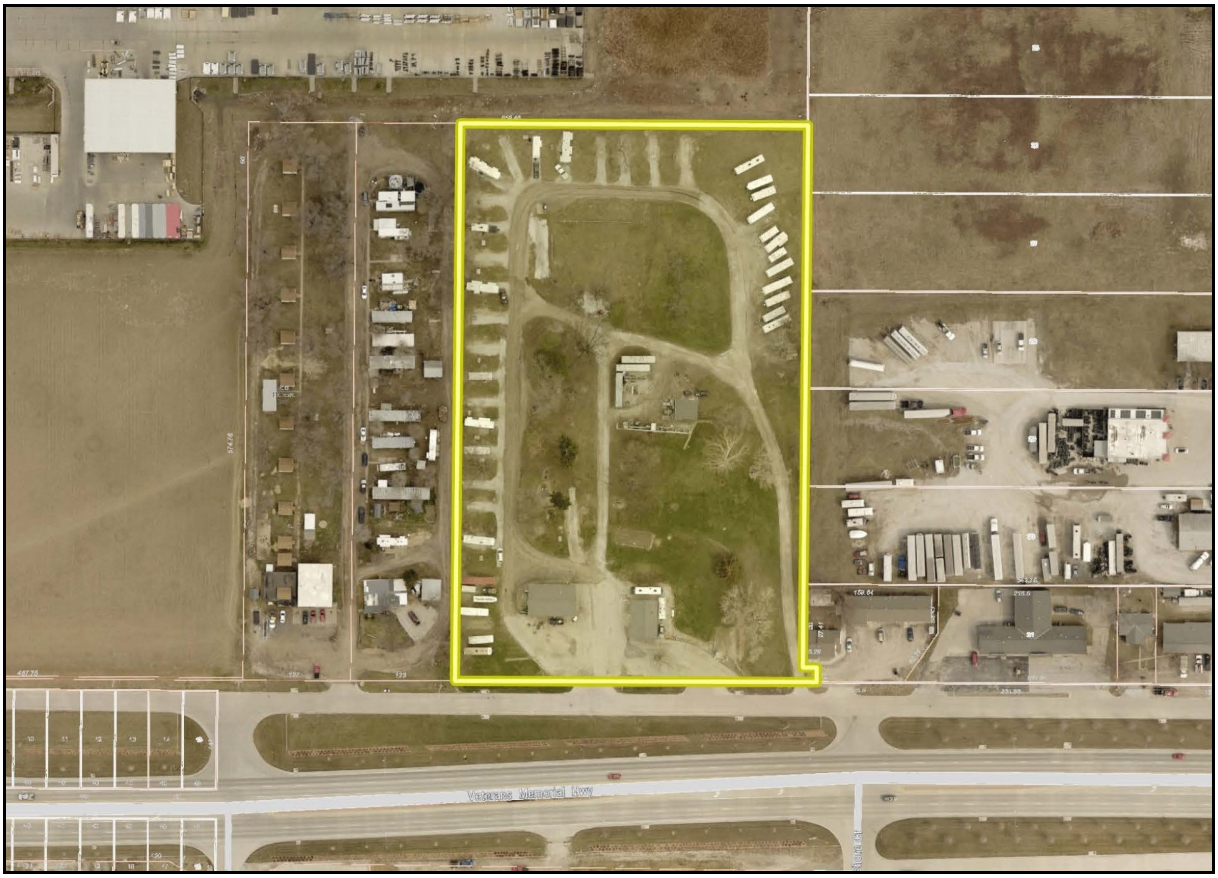
The Veterans Memorial Highway Urban Revitalization Area is a tract of land containing parcel number 744412351011, legally described as:

The North 660 feet of the NE ¼ SW ¼ SW ¼ of Section 12-74-44, except the West 250 feet, and the West 16.5 feet of the South 20 feet north of the highway in the SE ¼ SW ¼ of Section 12-74-44, City of Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the Veterans Memorial Highway Urban Revitalization Area, which consists of 6.18 acres.

Veterans Memorial Highway Urban Revitalization Area

Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The Veterans Memorial Highway Urban Revitalization Area will be comprised of 6.18 acres on one parcel of land owned by Tomes Inc. McGregor Interests, Inc. has a purchase agreement with the current owner of the property. Tomes Inc currently operates Tomes RV Park on the property.

Valuation was obtained from the records of the Pottawattamie County Assessor.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
744412351011	I-2/ General Industrial District	Tomes Inc 706 Veterans Memorial Hwy Council Bluffs, IA 51501	$309,000	$ -	$101,000	$410,000

EXISTING ZONING AND PROPOSED LAND USE

Veterans Memorial Highway Urban Revitalization Area is currently zoned I-2 in parcel 744412351011. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

The proposed principal use of the Veterans Memorial Highway Urban Revitalization Area is 'commercial storage,' which is a permitted use in an I-2/General Industrial District. A conditional use permit is required for the ancillary exterior storage component proposed by the McGregor Interests, Inc. The conditional use permit was granted by the Zoning Board of Adjustment on 1/21/2020.

Surrounding properties to the west, north and northeast are also zoned I-2. Properties east of the subject property are zoned C-2/Commercial District. The majority of properties south of Veterans Memorial Highway are also zoned C-2. There is also some land southeast of the subject property that is zoned R-4/High Density Multi-Family Residential District and R-3/Low Density Multi-Family Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: a truck equipment supplier and dealer to the north; a tire shop to the east; a restaurant, a gas station, a clothing store, a medical clinic, a window supplier, a sign shop and an automotive repair shop to the southwest; and multiple residential uses to the west and across Veterans Memorial Highway to the southeast. Additionally, two non-conforming residential structures abut the subject property to the southeast.

The future land use map of the *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Local Commercial. The plan defines "Local Commercial" as areas that include "*uses oriented primarily towards goods and services that meet the demand of*

Council Bluffs residents. These include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots."

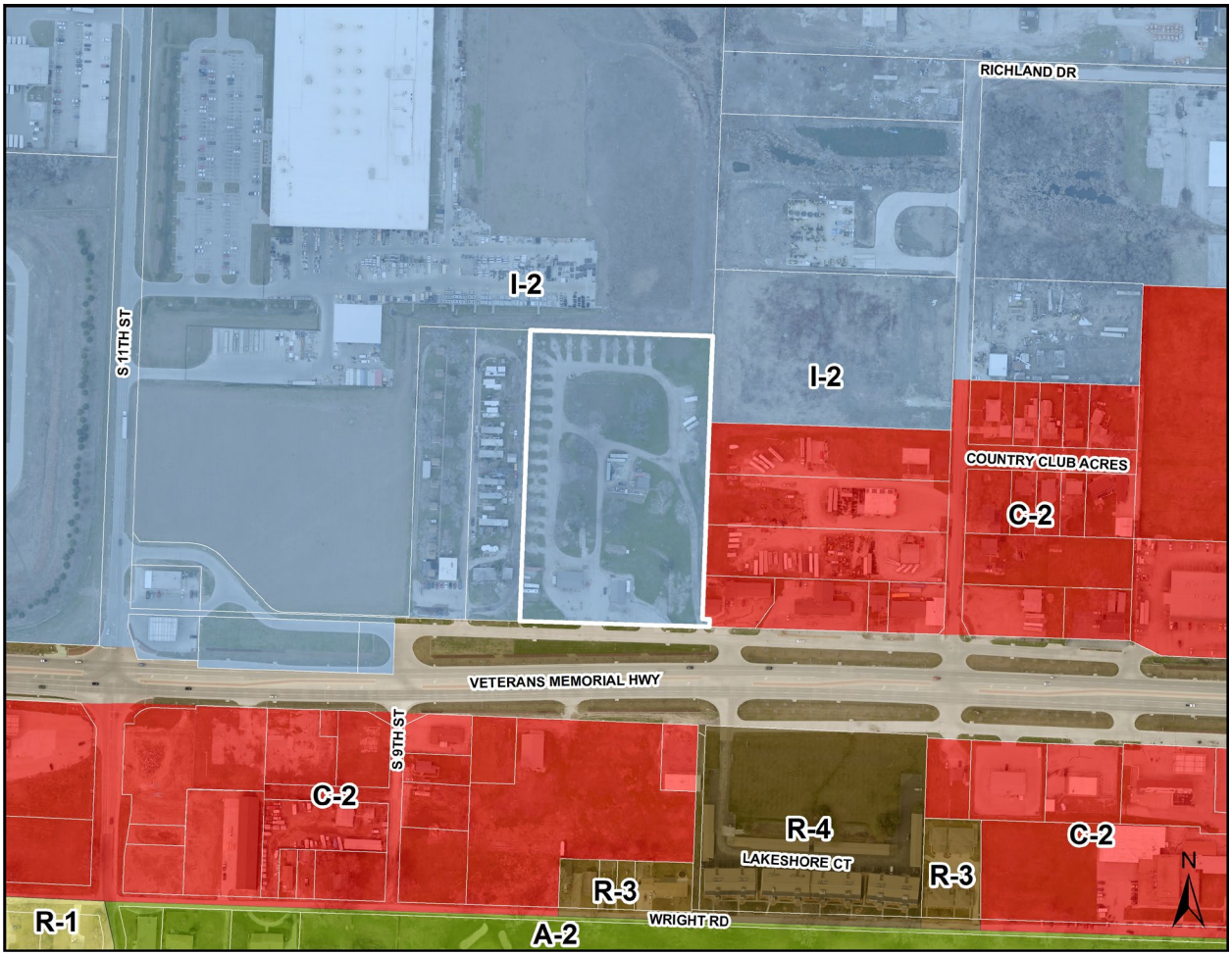
McGregor Interests, Inc. has a purchase agreement with the current owner of the subject property, and intends to redevelop it as a commercial storage facility to be known as 'Lockbox Storage.' The proposed location at 706 Veterans Memorial Highway will be one of the multiple locations of 'Lockbox Storage' across Iowa and Nebraska.

McGregor Interests, Inc. proposes to construct eight (8) storage buildings on the subject property. The submitted site plan shows that the proposed structures will range in size from 6,000 square feet to 23,250 square feet. The largest building is proposed to be the only climate-controlled structure on site and will be located on the southwest corner of the subject property. A 450-square foot office area will be located on the southeast corner of said building. An eight-foot fence is proposed to enclose the subject property. The site will be accessed through two existing entrances located along the service road that runs parallel to Veterans Memorial Highway. Electronic gates will be installed at these two access points. The west entrance will serve as the main access point to the site while the gate at the east entrance will be locked at all times and only be used as an emergency access point. A keypad will allow customers to access the site through the main gate.

The site plan also shows ninety-six (96) total parking spaces will be provided on the subject property. Five (5) parking spaces will serve as customer parking and will be located east of the office area. One (1) of those spaces will be designated as handicap parking. As part of this development, McGregor Interests, Inc. proposes to provide exterior storage for boats, recreational vehicles (RVs), trailers and campers as an ancillary use.

The submitted plan of operations (Attachment B) indicates that there will be one full-time onsite property manager at this location, one part-time employee to cover for the full-time employee and an offsite manager who will coordinate maintenance and repairs. Additionally, a company will be contracted to provide security services.

Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Veterans Memorial Highway Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along Veterans Memorial Highway, which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed Veterans Memorial Highway Urban Revitalization Area has one commercial entity operated by the current owner at the 706 Veterans Memorial Hwy location. There are no other tenants at the location; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The Veterans Memorial Highway Urban Revitalization Plan will apply to commercial and industrial land uses.

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

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

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

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

-OR-

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

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the

15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

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

APPLICATION AND REVIEW PROCESS

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

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

ATTACHMENT A

Find Property Res Sales Comm/Ind Sales

7444 12 351 011

--- Permanent Property Address ---	------- Mailing Address -------
TOMES INC	TOMES INC
706 VETERANS MEMORIAL HWY	706 VETERANS MEMORIAL HWY
COUNCIL BLUFFS, IA 51501	COUNCIL BLUFFS, IA 51501

District: 002 CO BLUFFS CITY/LC SCHOOL

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412351011

TAX DESCRIPTION*

* Not to be used on legal documents

SECTION 12-74-44 EXC W250' N660' NE SW

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$309,000	$0	$101,000	$410,000			2018	C
$309,000	$0	$101,000	$410,000			2019	C

EXEMPTIONS & CREDITS

2018 BPTC $3,362.75

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D TOMES INC book/page:

ASSESSMENT DATA

PDF: 8 MAP: 21-8 C.B COMMERCIAL

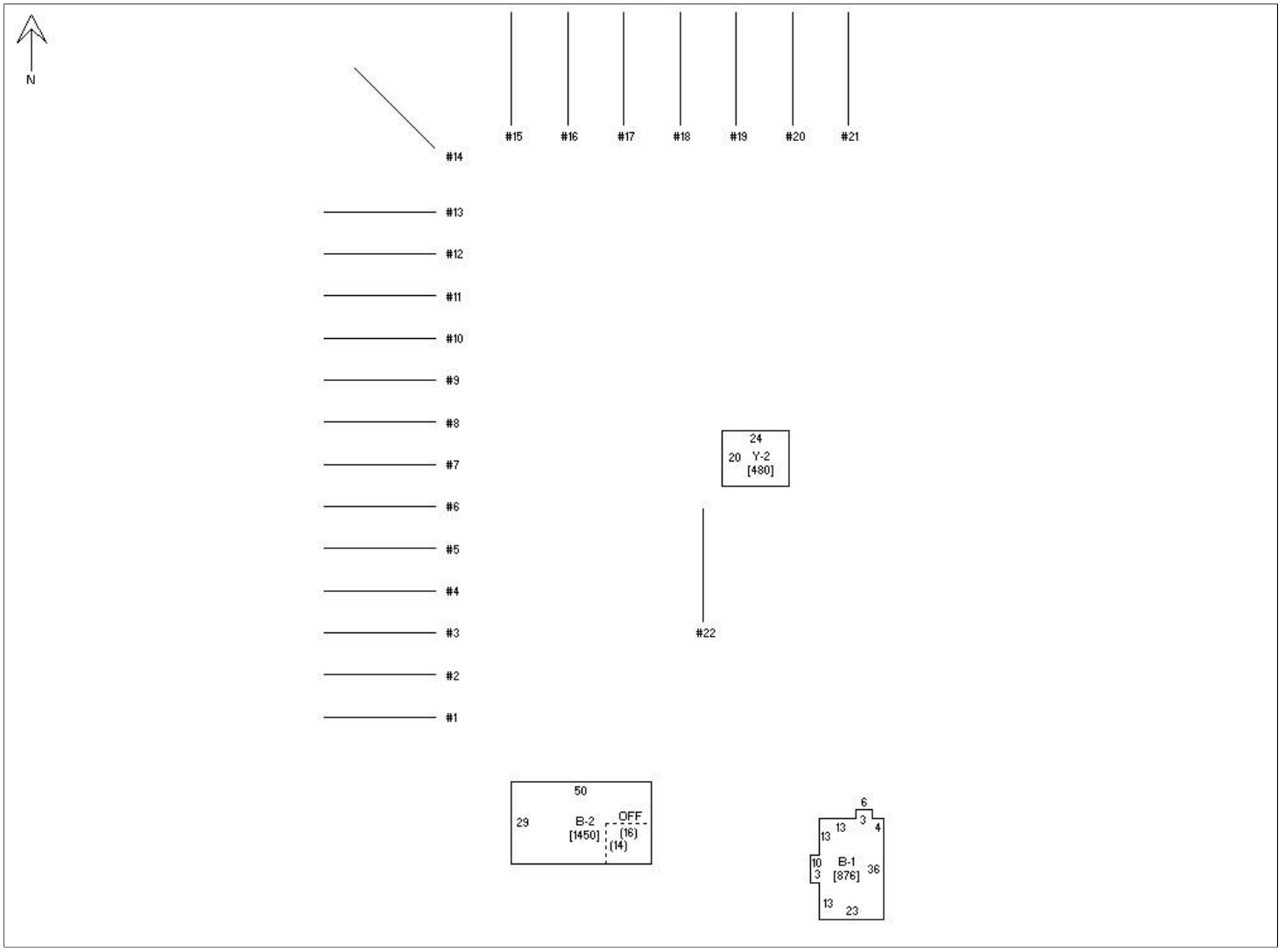
Interior Listing: Estimated Date Listed: 03/11/2016 JAC Date Reviewed: 03/06/2019 GMS

LAND.....269200 sqFt 6.18 acres

Commercial Building 1 of 3 -- Store - Retail Small (201)
DBA: TOMES RV PARK CAMPING
STRUCTURE....1 story 876 base SF 0 bsmt SF 876 gross SF
Year Built: 1930 Eff Year: 1930 Condition: Normal
VERTICALS....Foundation: C'Blk or Tile w/o Bsmt
Ext Wall: Alum - Frame
Int Wall: Panel - Softwood
Panel - Hardwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Roof: Asph. Shingle/ Wood Dk
Ceiling: Suspended Blk-Fiber
Struc Floor: 4" R'Concrete
Floor Cover: Asphalt Tile
Partitions: Retail Store(Small)
Framing: Wood - Average
HVAC: Suspended Unit Heater (Gas)
Lighting: Retail Store (Small)
ADJUSTMENTS..A/C - deduct (876)

Commercial Building 2 of 3 -- Metal Shop - Steel Frame (605)
DBA: TOMES RV PARK CAMPING
STRUCTURE....1 story 1450 base SF 0 bsmt SF 1450 gross SF
Year Built: 1930 Eff Year: 1930 Condition: Normal
VERTICALS....Foundation: Reinforced Concrete w/o Bsmt
Ext Wall: Metal Sandwich Panel - 2"
Int Wall: Unfinished
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Roof: Asph. Shingle/ Wood Dk
Ceiling: Metal Liner
Struc Floor: 6" R'Concrete
Partitions: Incl. w / Base
Framing: Steel - Average
HVAC: Suspended Unit Heater (Gas)
Lighting: Service Station With Bays
PLUMBING.....Toilet Room (2)
BLDG EXTRAS..2 Door: O.H. Door - Manual, 10 Ft Wide, 10 Ft High

Commercial Building 3 of 3 -- Manufactured Home Park (703)
DBA: TOMES RV PARK CAMPING
STRUCTURE....0 story 0 base SF 0 bsmt SF 0 gross SF
Year Built: 1962 Eff Year: 1962 Condition: Normal
YARD EXTRAS..Paving - Asphalt 16,500 SF, Asphalt Parking
Garage 480 SF, Frame
Fencing - Chain No Barbs, 6 Ft-Hgh, 1,475 LF, 0 LF-Gates



706 VETERANS MEMORIAL HWY, TOMES INC

706 VETERANS MEMORIAL HWY, TOMES INC, 1 03/11/2016

706 VETERANS MEMORIAL HWY, TOMES INC, 2 03/11/2016

Zoom Out Zoom In

1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

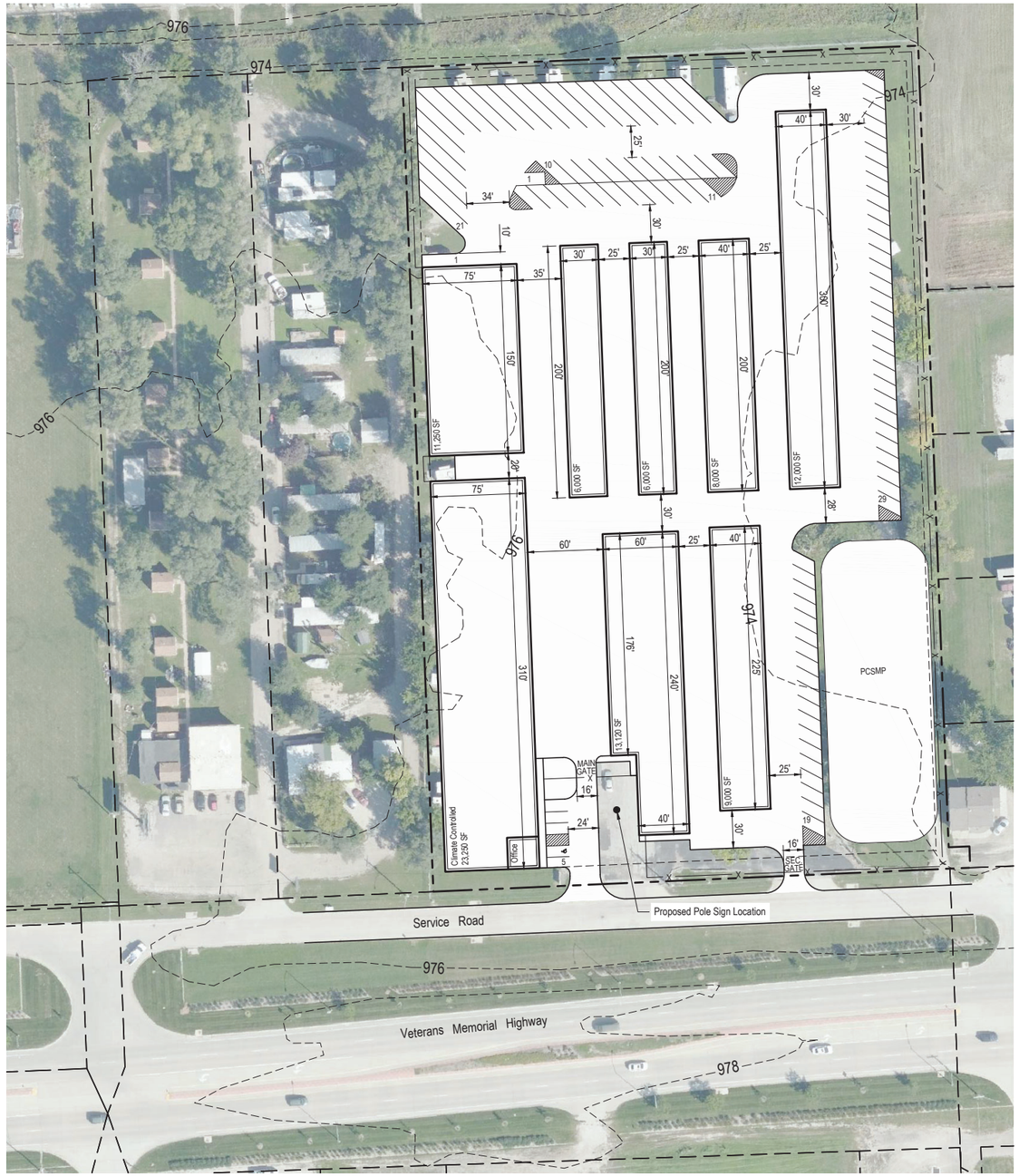
ATTACHMENT B

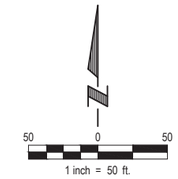
Plan of operations:

1. **Business hours:** 9am -4:30 pm Monday-Saturday. Closed Sunday.
2. **Gate hours:** 5 am till 10 P.M. 24/7 gate hours to customers who provide reason for need and pay 24/7 access fee.
3. **Employment:** One full time property manager onsite during business hours, one part time employee to cover for full time. Security company to be employed. One offsite property manager to coordinate repairs and maintenance.
4. **Description of Activity:** Applicate intends to operate Lockbox Storage brand onsite. Lockbox Storage is affiliated with McGregor Interests Inc. Lockbox Storage has 10 locations in the Midwest and averages 10 customers per day for similar sized facilities.
5. **Parking:** Office area will be approximately 450 square feet and will contain our receptionist, and miscellaneous packing supplies, and locks for re-sale. 5 parking stalls will be provided adjacent to the office for current and potential patrons.
6. **Security**: The property will be fully fenced with either 8' press point fencing or chain link fence. Security cameras will be installed about the property. Electronic gates will be installed with keypad access.
7. **Access:** Access to the property will be via the service road that runs parallel with Veterans Memorial Highway. The Site will have two access points onto the service road. The main gate will have keypad access and the secondary gate will be locked at all times and only used as a back up or emergency access point.
8. **Signage** is expected to be located on the office exterior walls, as well as a pole sign located south east of the main gate, to create visibility from Veterans Memorial HWY.
9. **Lighting** on the property shall be via LED wall packs that have adjustable lighting to avoid light pollution onto the adjacent properties.

Any questions please call Geoff McGregor at 402-334-2123 or Geoff@mcgregorint.com

ATTACHMENT C





SITE STATISTICS	
BUILDING TYPE	BUILDING SIZE
CLIMATE CONTROLLED	23,250 S.F.
TOTAL ADDED STORAGE	65,370 S.F.
GRAND TOTAL STORAGE	88,620 S.F.

14

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

E & A CONSULTING GROUP, INC.
Engineering Answers

SELF STORAGE
POTTAWATTAMIE COUNTY, IOWA

CONCEPT PLAN

Revisions

No.	Date	Description

Proj No: M2019.310.001
Date: 12/9/2019
Designed By: MAT
Drawn By: MAT
Scale: 1" = 50'
Sheet: 1 of 1

Matthew Tiarks 12/30/2019 12:AM K:\Projects\2019\310\01\Planning & Platting\Planning\Concept\CAD Concepts\McGregor - Marsea Project\Concept 000.dwg

Prepared by: Community Development Department, 209 Pearl St., Co. Bluffs, IA 51503 - Phone 890-5350
Return to: City Clerk, 209 Pearl Street, Council Buffs, IA 51503 - Phone 890-5263

ORDINANCE NO. 6409

AN ORDINANCE ESTABLISHING THE VETERANS MEMORIAL HIGHWAY URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the "Veterans Memorial Highway Urban Revitalization Area;" and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as The North 660 feet of the NE ¼ SW ¼ SW ¼ of Section 12-74-44, except the West 250 feet, and the West 16.5 feet of the South 20 feet north of the highway in the SE ¼ SW ¼ of Section 12-74-44, City of Council Bluffs, Pottawattamie County, Iowa, as an urban revitalization area, thus allowing tax abatement for qualified projects; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Sections 404.1(2) of the Iowa Code; and

WHEREAS, on March 23, 2020, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Veterans Memorial Highway Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for May 4, 2020; and

WHEREAS, the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, at its April 14, 2020, meeting, the City Planning Commission reviewed the plan for the Veterans Memorial Highway Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

SECTION 1. That the urban revitalization plan for the Veterans Memorial Highway Urban Revitalization Area, known as the "Veterans Memorial Highway Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Veterans Memorial Highway Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED May 18, 2020

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Public Hearing: N/A
First Consideration: 5-4-20
Second Consideration: 5-18-20
Third Consideration: REQUEST TO WAIVE

Council Communication

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

Resolution 20-130
ITEM 7.A.

Council Action: 5/18/2020

Description

Resolution authorizing the City of Council Bluffs Legal Department to proceed as proposed in executive session held on February 24, 2020.

Background/Discussion

In follow up to the executive session on February 24, 2020, one of the matters discussed has been settled within the parameters and direction provided to Legal.

Recommendation

Approval of this resolution

ATTACHMENTS:

Description	Type	Upload Date
Resolution 20-130	Resolution	5/12/2020

RESOLUTION NO. 20-130

A RESOLUTION AUTHORIZING THE CITY OF COUNCIL BLUFFS LEGAL DEPARTMENT TO PROCEED AS PROPOSED IN EXECUTIVE SESSION HELD ON FEBRUARY 24, 2020.

WHEREAS, the City's Legal Department has been in negotiations to settle a matter against the City of Council Bluffs; and

WHEREAS, direction and parameters were provided to the City's Legal Department at the City Council's Executive Session held on February 24, 2020; and

WHEREAS, the City's Legal Department has come to a settlement agreement within the parameters discussed during said Executive Session; and

WHEREAS, it is in the best interest of the City of Council Bluffs to settle this matter.

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

That the City's Legal Department is hereby authorized to proceed forward with the discussed course of action regarding the matter.

ADOPTED
AND
APPROVED May 18, 2020.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Council Communication

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

Resolution 20-131
ITEM 7.B.

Council Action: 5/18/2020

Description

Resolution accepting the bid of Compass Utility, LLC for the East Manawa Sewer Rehab, Phase IX. Project # PW21-09

Background/Discussion

On May 7, 2020 bids were received in the office of the city clerk as follows:

	Division I General	Division II Pavement	Division III Storm Sewer	Division IV San. Sewer	Division V Water Main	Total
Compass Utility, LLC, Council Bluffs, IA	$149,344.93	$226,900.81	$34,341.70	$362,699.67	$94,707.39	$867,994.50
Carley Construction, LLC, Council Bluffs, IA	$356,020.00	$293,521.00	$42,451.00	$543,705.00	$117,875.00	$1,353,572.00
Engineer's Opinion (EGA)	$203,015.00	$222,208.00	$30,077.75	$387,062.00	$98,570.00	$940,932.75

The area of East Manawa is very flat with open ditches. There are no storm sewers in this area and the streets are thin asphalt or seal-coated rock roads. During rainfall events, considerable surface ponding occurs due to the poor drainage. Due to the narrow right-of-way (30 ft.) and the high water table in the area, conventional storm sewer construction is not practical. The use of porous pavement in conjunction with a drainable granular base and shallow subdrain/conveyance system was determined to be the most cost effective means available to improve the area drainage. The rehab program also includes installation of new sanitary sewers utilizing a vacuum system.

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

Phase IX includes extending the vacuum sewer along the west side of Navajo Street from just south of Huron Circle to south of Victor Street and reconstruction of East Navajo Street from Victor Street to Huron Circle.

This project was included in the FY21 CIP and includes a budget of $1,000,000 in Sales Tax Funds.

The project schedule is as follows:

Award	May 18, 2020
Construction Start	June 2020

Recommendation

Approval of this resolution.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	5/8/2020
Resolution 20-131	Resolution	5/12/2020

PW 21-09
EAST MANAWA SEWER REHAB
PH. 9

R E S O L U T I O N
N0. 20-131

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH COMPASS UTILITY, LLC FOR THE EAST MANAWA SEWER REHAB, PHASE IX PROJECT #PW21-09

WHEREAS, the plans, specifications, and form of contract for the East Manawa Sewer Rehab, Phase IX are on file in the office of the City Clerk; and

WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on April 20, 2020, and the plans, specifications and form of contract were approved; and

WHEREAS, Compass Utility, LLC has submitted a low bid in the amount of $867,994.50 for this contract.

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

That the bid of Compass Utility, LLC in the amount of $867,994.50 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 East Manawa Sewer Rehab, Phase IX; and

BE IT FURTHER RESOLVED

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

AND BE IT FURTHER RESOLVED

ADOPTED
AND
APPROVED May 18, 2020

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 20-132
ITEM 7.C.

Council Action: 5/18/2020

Description

Resolution to set the non union wage increase for FY21

Background/Discussion

The City has budgeted for a 2.5% non-union wage increase. The four Unions' increases for FY21 are:
Police: 2.75%
Fire: 2.75%
CWA: 2.5%
AFSCME: 2.5%

The City is purposing a non-union wage increase of 2.75% for the Police Supervisory pay scale, which is consistent with the Police Union employees; a wage increase of 2.75% for the Fire Supervisory pay scale, which is consistent with the Fire union employees; and a wage increase of 2.5% for the other non-union scale, which is consistent with the most recent union wage increases.

Recommendation

Approval of the resolution.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 20-132	Resolution	5/12/2020

RESOLUTION 20-132

A RESOLUTION APPROVING WAGE INCREASES
FOR GENERAL NON-UNION EMPLOYEES

WHEREAS, there are employees of the City of Council Bluffs, Iowa who do not bargain collectively with the City regarding wage and benefits; and

WHEREAS, it is in the best interest of the City of Council Bluffs to ensure the equitable treatment of all employees; and

WHEREAS, approval of this wage adjustment is considered to be consistent with the best interest of the City,

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That a 2.75% across the board increase be applied to the Police Supervisory pay schedule on July 1, 2020.

That a 2.75% across the board increase be applied to Fire Supervisory pay schedule on July 1, 2020.

That a 2.5% across the board increase be applied to all other general non-union employees pay schedule on July 1, 2020.

ADOPTED AND APPROVED May 18, 2020

_____
Matthew Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 20-133
ITEM 7.D.

Council Action: 5/18/2020

Description

Resolution authorizing the Mayor to execute the Order Accepting the Acknowledgement/Settlement Agreement from 42 Degrees Pipes and Tobacco, 3030 W. Broadway; Bucky's #17, 1759 Madison Avenue; Fareway Stores, Inc. #73, 310 Mckenzie Avenue; Hy-Vee Food Store #2, 1745 Madison Avenue; Mega Saver, 3540 W. Broadway AND White Oak Station, 2024 5th Avenue.

Background/Discussion

On or about February 11, 2020, a citation was issued to an employee at each of these businesses for providing tobacco to a minor. We pursued a civil penalty against the permit holders. The civil penalty for a first violation is $300.00. Each of these businesses have made payment of the $300.00 penalty and have submitted their executed Acknowledgment/Settlement Agreement. A resolution has been prepared authorizing the Mayor to execute the Orders to Accept the Acknowledgment/Settlement Agreements from each of these businesses.

Recommendation

It is in the best interest of the City to execute an Order accepting the Acknowledgment/Settlement Agreements from each of these businesses.

ATTACHMENTS:

Description	Type	Upload Date
42 Degrees-signed Agreement	Other	5/8/2020
42 Degrees-proposed Order	Other	5/8/2020
Bucky's-signed Agreement	Other	5/8/2020
Bucky's-proposed Order	Other	5/8/2020
Fareway-signed Agreement	Other	5/8/2020
Fareway-proposed Order	Other	5/8/2020
Hy-Vee-signed Agreement	Other	5/8/2020
Hy-Vee-proposed Order	Other	5/8/2020
Mega Saver-signed Agreement	Other	5/8/2020
Mega Saver-proposed Order	Other	5/8/2020
White Oak Station-signed Agreement	Other	5/8/2020
White Oak Station-proposed Order	Other	5/8/2020
Resolution 20-133	Resolution	5/12/2020

4/7

IN RE:

42 Degrees Pipe and Tobacco
3030 W. Broadway
Council Bluffs, IA 51501

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the **Complaint and Hearing Notice** in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I/We understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We have enclosed a check in the amount of $300.00, made payable to the City of Council Bluffs, Iowa, to settle the above-referenced complaint. The above-captioned permit holder hereby waives all jurisdictional claims.

DATED this 31 day of March, 2020.

Scott Haber

Scott Haber

NOTE: This must be signed by an individual cigarette permittee or, in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at a hearing, this document (properly signed and dated), along with your $300.00 check made payable to: City of Council Bluffs, and should be returned to:

Council Bluffs Legal Department
City Hall
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:

42 Degrees Pipe and Tobacco
3030 W. Broadway
Council Bluffs, IA 51501

ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (FIRST VIOLATION)

ON this __ day of May, 2020, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code Section 453A.2 occurred on February 11, 2020 and that the mandatory sanction for this violation is a $300.00 civil penalty. The permit holder has submitted a check in the amount of $300.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code section 453A.22(2)(a) for a first violation.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

IN RE:

Bucky's #17
1759 Madison Ave.
Council Bluffs, IA 51503

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the **Complaint and Hearing Notice** in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I/We understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We have enclosed a check in the amount of $300.00, made payable to the City of Council Bluffs, Iowa, to settle the above-referenced complaint. The above-captioned permit holder hereby waives all jurisdictional claims.

DATED this 14 day of April, 2020.

NOTE: This must be signed by an individual cigarette permittee or, in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at a hearing, this document (properly signed and dated), along with your $300.00 check made payable to: City of Council Bluffs, and should be returned to:

Council Bluffs Legal Department
City Hall
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:

Bucky's #17
1759 Madison Ave.
Council Bluffs, IA 51503

ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (FIRST VIOLATION)

ON this __ day of May, 2020, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code Section 453A.2 occurred on February 11, 2020 and that the mandatory sanction for this violation is a $300.00 civil penalty. The permit holder has submitted a check in the amount of $300.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code section 453A.22(2)(a) for a first violation.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

IN RE:

Fareway Stores, Inc. #73
310 McKenzie Avenue
Council Bluffs, IA 51503

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the **Complaint and Hearing Notice** in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory *penalties prescribed by Iowa law.* I/We understand that this penalty will count as an official "*First Violation*" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We have enclosed a check in the amount of $300.00, made payable to the City of Council Bluffs, Iowa, to settle the above-referenced complaint. The above-captioned permit holder hereby waives all jurisdictional claims.

DATED this 16th day of April, 2020.

Garrett S. Pikelny

Garrett S. Pikelny

NOTE: This must be signed by an individual cigarette permittee or, in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at *a hearing, this document* (properly signed and dated), along with your $300.00 check made *payable to:* City of Council Bluffs, and should be returned to:

Council Bluffs Legal Department
City Hall
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:

Fareway Stores, Inc. #73
310 McKenzie Avenue
Council Bluffs, IA 51503

ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (FIRST VIOLATION)

ON this __ day of May, 2020, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code Section 453A.2 occurred on February 11, 2020 and that the mandatory sanction for this violation is a $300.00 civil penalty. The permit holder has submitted a check in the amount of $300.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code section 453A.22(2)(a) for a first violation.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

IN RE:

Hy-Vee Food Store #2
1745 Madison Avenue
Council Bluffs, IA 51503

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the **Complaint and Hearing Notice** in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I/We understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We have enclosed a check in the amount of $300.00, made payable to the City of Council Bluffs, Iowa, to settle the above-referenced complaint. The above-captioned permit holder hereby waives all jurisdictional claims.

DATED this 6th day of April, 2020.

Signature of Representative

Mic Jurgens, Senior Vice President
Printed Name of Representative & Title

NOTE: This must be signed by an individual cigarette permittee or, in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at a hearing, this document (properly signed and dated), along with your $300.00 check made payable to: City of Council Bluffs, and should be returned to:

Council Bluffs Legal Department
City Hall
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:

Hy-Vee Food Store #2
1745 Madison Avenue
Council Bluffs, IA 51503

ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (FIRST VIOLATION)

ON this __ day of May, 2020, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code Section 453A.2 occurred on February 11, 2020 and that the mandatory sanction for this violation is a $300.00 civil penalty. The permit holder has submitted a check in the amount of $300.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code section 453A.22(2)(a) for a first violation.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

IN RE:

Mega Saver
3540 W. Broadway
Council Bluffs, IA 51501

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the **Complaint and Hearing Notice** in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I/We understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We have enclosed a check in the amount of $300.00, made payable to the City of Council Bluffs, Iowa, to settle the above-referenced complaint. The above-captioned permit holder hereby waives all jurisdictional claims.

DATED this 13 day of April, 2020.

Signature of Representative

Kamal Samiev V.P.
Printed Name of Representative & Title

NOTE: This must be signed by an individual cigarette permittee or, in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at a hearing, this document (properly signed and dated), along with your $300.00 check made payable to: City of Council Bluffs, and should be returned to:

Council Bluffs Legal Department
City Hall
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:

Mega Saver
3540 W. Broadway
Council Bluffs, IA 51501

ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (FIRST VIOLATION)

ON this __ day of May, 2020, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code Section 453A.2 occurred on February 11, 2020 and that the mandatory sanction for this violation is a $300.00 civil penalty. The permit holder has submitted a check in the amount of $300.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code section 453A.22(2)(a) for a first violation.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

IN RE:

White Oak Station #53
2024 5th Ave.
Council Bluffs, IA 51501

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the **Complaint and Hearing Notice** in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I/We understand that this penalty will count as an official "First Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We have enclosed a check in the amount of $300.00, made payable to the City of Council Bluffs, Iowa, to settle the above-referenced complaint. The above-captioned permit holder hereby waives all jurisdictional claims.

DATED this 4 day of 4-27, 2020.

Signature of Representative

Mohammad Sajjad VP
Printed Name of Representative & Title

NOTE: This must be signed by an individual cigarette permittee or, in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at a hearing, this document (properly signed and dated), along with your $300.00 check made payable to: City of Council Bluffs, and should be returned to:

Council Bluffs Legal Department
City Hall
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:

White Oak Station #53
2024 5th Ave.
Council Bluffs, IA 51501

ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (FIRST VIOLATION)

ON this __ day of May, 2020, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a first violation of Iowa Code Section 453A.2 occurred on February 11, 2020 and that the mandatory sanction for this violation is a $300.00 civil penalty. The permit holder has submitted a check in the amount of $300.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code section 453A.22(2)(a) for a first violation.

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk

RESOLUTION NO. 20-133

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE ORDERS ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENTS FROM THE FOLLOWING BUSINESSES FOR VIOLATIONS OF IOWA CODE SECTION 453A.2(1): 42 DEGREES PIPES AND TOBACCO, 3030 W. BROADWAY, COUNCIL BLUFFS, IA 51501; BUCKY'S #17, 1759 MADISON AVENUE, COUNCIL BLUFFS, IA 51503; FAREWAY STORES, INC. #73, 310 MCKENZIE AVENUE, COUNCIL BLUFFS, IA 51503; HY-VEE FOOD STORE #2, 1745 MADISON AVENUE, COUNCIL BLUFFS, IA 51503; MEGA SAVER, 3540 W. BROADWAY, COUNCIL BLUFFS, IA 51501 AND WHITE OAK STATION #53, 2024 5TH AVENUE, COUNCIL BLUFFS, IA 51501.

WHEREAS, the Iowa Alcoholic Beverages Division has enacted a comprehensive program aimed at reducing underage tobacco use; and

WHEREAS, compliance checks in Council Bluffs earlier this year resulted in a citation being issued to an employee of each of the following businesses:

1. 42 Degrees Pipes and Tobacco, 3030 W. Broadway, Council Bluffs, IA 51501 on or about February 11, 2020;
2. Bucky's #17, 1759 Madison Avenue, Council Bluffs, IA 51503 on or about February 11, 2020;
3. Fareway Stores, Inc. #73, 310 Mckenzie Avenue, Council Bluffs, IA 51503 on or about February 11, 2020;
4. Hy-Vee Food Store #2, 1745 Madison Avenue, Council Bluffs, IA 51503 on or about February 11, 2020;
5. Mega Saver, 3540 W. Broadway, Council Bluffs, IA 51501 on or about February 11, 2020;
6. White Oak Station #53, 2024 5th Avenue, Council Bluffs, IA 51501 on or about February 11, 2020; and

WHEREAS, the mandatory civil penalty of $300.00 has been paid by each of these listed businesses and it is in the best interest of the City to execute an Order accepting the Acknowledgment/Settlement Agreements from each of these businesses.

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

That the Mayor is hereby authorized to execute the Order Accepting the Acknowledgment/ Settlement Agreements from 42 Degrees Pipes and Tobacco, Bucky's #17, Fareway Stores, Inc. #73, Hy-Vee Food Store #2, Mega Saver and White Oak Station #53 for violations of Iowa Code Section 453A.2.

ADOPTED
AND
APPROVED

May 18, 2020.

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

Council Communication

Department: Community Development
Case/Project No.: MIS-20-003
Submitted by: Haley Weber, Zoning Enforcement Officer

Resolution 20-136
ITEM 7.E.

Council Action: 5/18/2020

Description

Resolution adopting a site-specific signage plan for Gerald W. Kirn Middle School campus located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
MIS-20-003 Staff Report	Other	5/8/2020
Attachment A - Case Map	Map	5/8/2020
Attachment B - Signage Inventory	Other	5/8/2020
Resolution 20-136	Resolution	5/12/2020

City Council Communication

Department: Community Development CASES #ZC-20-002 and #MIS-20-003 Applicant: Council Bluffs Community School District 300 W. Broadway, Suite 1600 Council Bluffs, IA 51503 Property Owner: Same as Applicant Representative: Dr. Vickie Murillo 300 W. Broadway, Suite 1600 Council Bluffs, IA 51503	Ordinance No._____ Resolution No._____	Planning Commission: 4/14/2020 City Council: <u>Case#ZC-20-002</u> 1st Consideration: 5/4/2020 2nd Consideration: 5/18/2020 3rd Consideration: Request to be waived <u>Case #MIS-20-003:</u> City Council: 5/18/2020

Subject/Title

Requests: The Community Development Department has received requests from the Council Bluffs Community School District for the following items:

1. Case #ZC-20-002: A request to rezone the following properties from R-3/Low-Density Multifamily Residential District to A-P/Administrative Professional District:
    a. the Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and
    b. the Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼; and
2. Case #MIS-20-003: A request to adopt a site-specific signage plan for the Gerald W. Kirn Middle School campus, legally described above.

CASE #ZC-20-002 Background

The Community Development Department has received an application from the Council Bluffs Community School District, represented by Dr. Vickie Murillo, to rezone the Kirn Middle School and Hoover Elementary School campuses, both legally described above, from R-3/Low-Density Multifamily District to A-P/Administrative Professional District. The purpose of this request is to allow the applicant to adopt a site specific signage plan for the Kirn Middle School campus, which is approximately 17.4 acres in size. Per Section 15.33.160(4)(E), *A/P Administrative professional district sign regulations*, '*any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council*.'

As a part of a larger campus remodel, Kirn Middle School is currently updating on-site signage. The proposed signage for the Kirn campus exceeds what is allowed under the current R-3/Low-Density Multifamily Residential zoning of the property and Section 15.33.080, *Exempt Signs*, of the City's zoning ordinance. After discussing the applicant's signage needs, it was decided that the adoption of a site specific signage plan was most the appropriate avenue for permitting signage at the subject property. The applicant is including Hoover Elementary School campus in the rezoning request to remain consistent with the zoning of the adjacent Kirn Middle School property. A signage plan for Hoover Elementary is not proposed at this time. A location/zoning map is included as Attachment 'A.'

CASE #MIS-20-003 Background

The applicant has made an application to adopt a site specific signage plan for the Kirn Middle School campus located at the northwest intersection of Kanesville Boulevard and North Avenue. The proposed signage plan is outlined below:

Existing Signage

- One 18 square foot attached wall sign
- One 53 square foot detached monument sign

Total: 71 square feet

Proposed Signage

- One 64 square foot attached wall sign
- One 16 square foot attached wall sign

Total: 80 square feet

The proposed signage plan includes 151 square feet of signage total. The submitted signage inventory is included with this report as Attachment 'B.'

Land Use and Zoning

The subject properties are currently zoned R-3/Low-Density Multifamily District. Surrounding zoning in the general vicinity of the requests includes: R-1/Single-Family Residential and R-3/Low-Density Multifamily Residential zoning to the north; R-3/Low-Density Multifamily Residential, C-2/Commercial, and R-4/High Density Multifamily residential zoning to the east; A-P/Administrative-Professional, C-2/Commercial, C-3/Commercial and R-1/Single-Family Residential zoning to the south; and R-2/Two-Family Residential zoning to the west.

Surrounding land uses in the general vicinity include: single-family homes, the Phoenix House, and a cell tower to the north; multifamily residential developments and commercial tenants to the east; single-family homes, a dry cleaner, insurance agency, restaurant, bank, grocery store and car wash to the south; and single-family homes to the west.

The future land use plan of the Bluffs Tomorrow 2030 (Comprehensive Plan) designates the subject property as 'Public/Semi-Public' and 'Loess Hills Preservation Area.' The proposed request is consistent with these designations as the schools will remain public facilities and will not have an impact on the Loess Hills Preservation Area.

The following attachments are included with this report:

Attachment A: Location/Zoning Map
Attachment B: Applicant's Submitted Signage Inventory

Comments

The proposed requests were routed to all City departments and local utility providers. The following comments were received:

- Black Hills Energy stated that they have no concerns regarding the requests.
- MidAmerican Energy stated that they have no conflict with the requests and that the applicant should be advised to contact MidAmerican Energy to directly discuss any future electric service needs for the property.
- The Council Bluffs Permits and Inspections Division stated that they have no comments regarding the requests.
- The Council Bluffs Park and Recreation Department stated that they have no comments regarding the requests.
- The Council Bluffs Public Works Department stated that they have no comments regarding the requests.
- The Council Bluffs Community Development Department provided the following comments regarding the proposed rezoning, Case #ZC-20-002:
  1. If the proposed rezoning is approved, the subject properties will be rezoned to a district that is consistent with the general character of the area as the A-P/Administrative Professional District is intended to provide "*for the development of professional and low-intensity business offices and uses in areas where residential dwellings predominate.*" The proposed rezoning is in close proximity to the Methodist Jennie Edmundson Hospital and CHI Mercy Hospital campuses, also zoned A-P/Administrative Professional District, and located just southwest of the subject properties.
  2. The proposed rezoning is consistent with the 'Public/Semi-Public' future land use designation as the school campuses will remain public facilities. The proposed rezoning is also consistent with the 'Loess Hills Preservation Area' future land use designation as the proposed signage at Kirn Middle School will not have an impact on the integrity of the Loess Hills environment.
- The Council Bluffs Community Development Department provided the following comments regarding the proposed adoption of a site specific signage plan for Kirn Middle School, Case #MIS-20-003:
  1. Per Section 15.33.080, *Exempt Signs*, of the City's Municipal Code (Zoning Ordinance), "*ground, monument, or wall signs for on premise religious assembly or school use only; up to a maximum sign area of thirty-two (32) square feet per sign face.*" Of the signs included in the submitted signage plan, two of the signs are above thirty-two (32) square feet, and thus cannot be approved administratively and require the adoption of a signage plan.
  2. The proposed signage plan includes both existing and proposed signage. The proposed signs included in the submitted signage plan are generally appropriate in design, size and height.
  3. An adopted site-specific signage plan is appropriate for the Kirn Middle School campus for the following reasons:
     - The campus serves multiple community purposes;
     - The Kirn Middle School property is over 17.4 acres in size and has frontage on two streets, one of which is a major corridor within the city; and
     - The site has a high amount of public traffic to and from the campus on a daily basis.

     The proposed signage plan will allow the applicant to adequately meet their current signage needs

and appropriately update on site signage as needed.

4. A total of 151 square feet of signage shall be allowed at the subject property as follows:
    a. One 18 square foot attached wall sign
    b. One 53 square foot detached monument sign
    c. One 64 square foot attached wall sign
    d. One 16 square foot attached wall sign
5. All new signage shall be permitted separately prior to installation.
6. The Community Development Director, or his/her designee, shall have administrative authority to approve signage requests above and beyond the maximum allowed, not to exceed twenty (20) percent of the maximum allowed signage.

Recommendation

The Community Development Department recommends the following:

1. Approval of rezoning the following properties from R-3/Low-Density Multifamily Residential District to A-P/Administrative Professional District:
    a. the Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and
    b. the Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼.
2. Approval to adopt a site-specific signage plan for the Gerald W. Kirn Middle School campus, legally described above.

Public Hearing

Staff speaker for the request:

1. Haley Weber, Zoning Enforcement Officer, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

Planning Commission Recommendation

The Planning Commission recommended the following:

1. Approval to rezone the following properties from R-3/Low-Density Multifamily Residential District to A-P/Administrative Professional District:

    a. Gerald W. Kirn Middle School campus, located at the northwest corner of the intersection of East Kanesville Boulevard and North Avenue and legally described as a parcel of land in the north half

of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and

b. Hoover Elementary School campus located at 1205 North Broadway Street and legally described as a parcel of land in the Auditor's Subdivision, Section 30-75-43, City of Council Bluffs, Pottawattamie County, IA more particularly described as Lot 3, Auditor's Subdivision in the NE ¼ NW ¼ and part of the SE ¼ NW ¼ commencing at the NW corner of Lot 3, thence southerly 500', easterly 429.6', northerly 48', easterly 143', northerly 635.5', and westerly 742.5' to the point of beginning and the southerly 62.96' of Lot 28 and all of Lot 27, Auditor's Subdivision Sublot 6 in the NE ¼ NW ¼; and

2. Approval to adopt a site-specific signage plan for Gerald W. Kirn Middle School campus, as legally described above.

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

Attachment(s)

Attachment A: Location/Zoning Map
Attachment B: Applicant's Submitted Signage Inventory

Prepared by: Haley Weber, Zoning Enforcement Officer

ATTACHMENT A

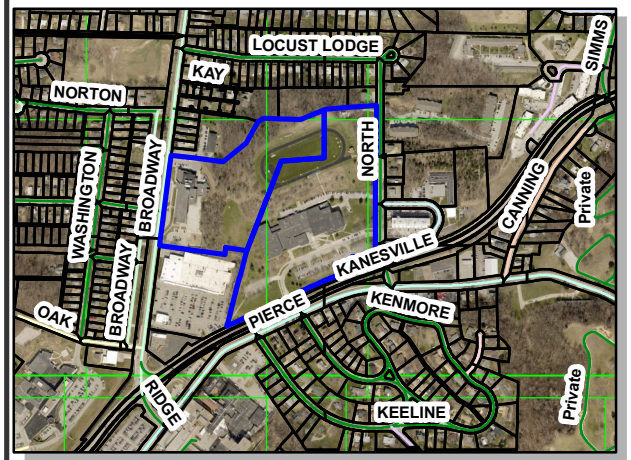
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION LOCATION/ZONING MAP CASE #ZC-20-002, #MIS-20-003

Map Legend

- Subject Property for Case #MIS-20-003
- Subject Properties for Case #ZC-20-002
- Parcels

0 175 350

1 inch = 1,250 feet



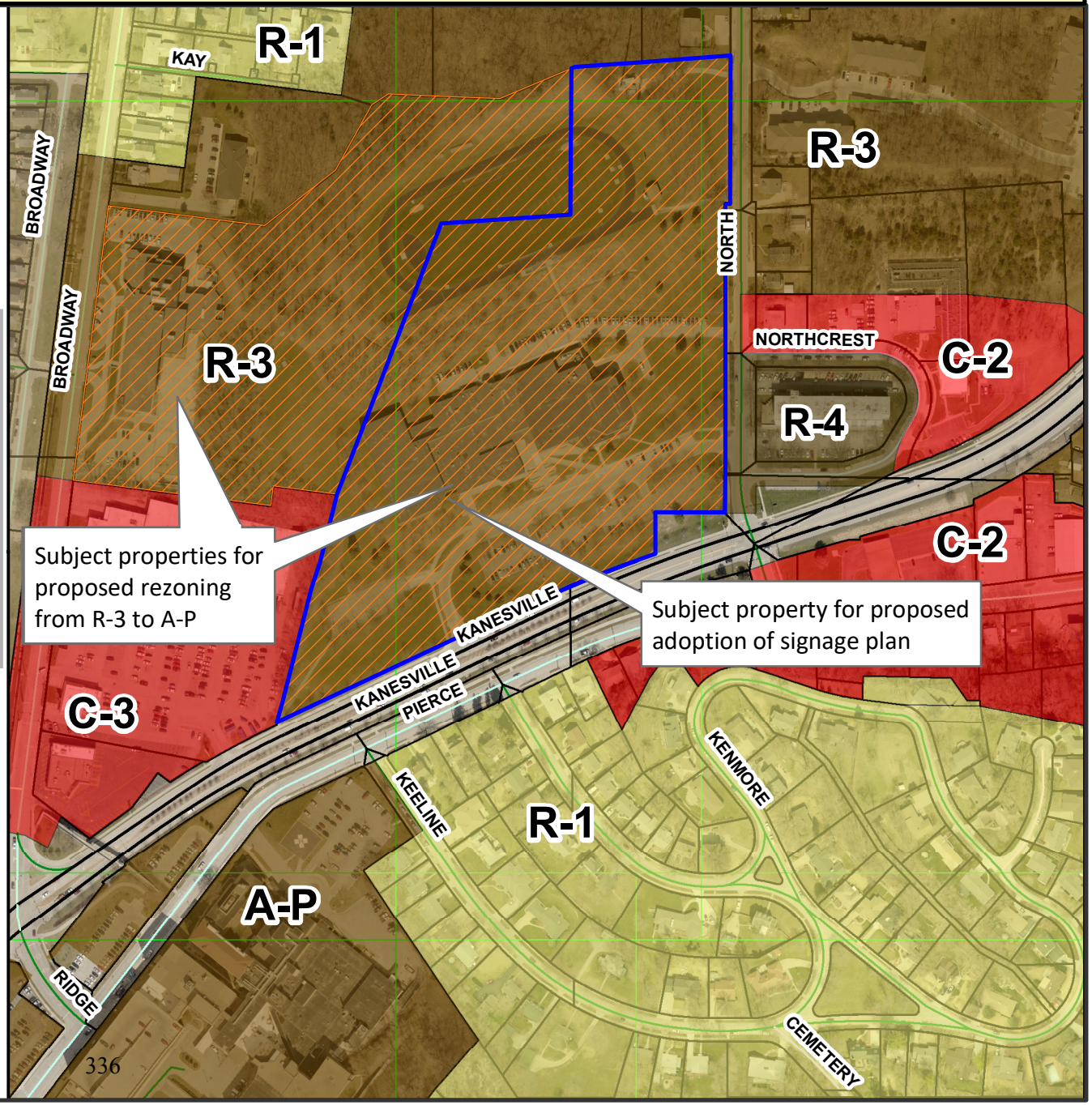
Note: Subject properties are highlighted in blue in map pictured above.

Last Amended: 3/24/20

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

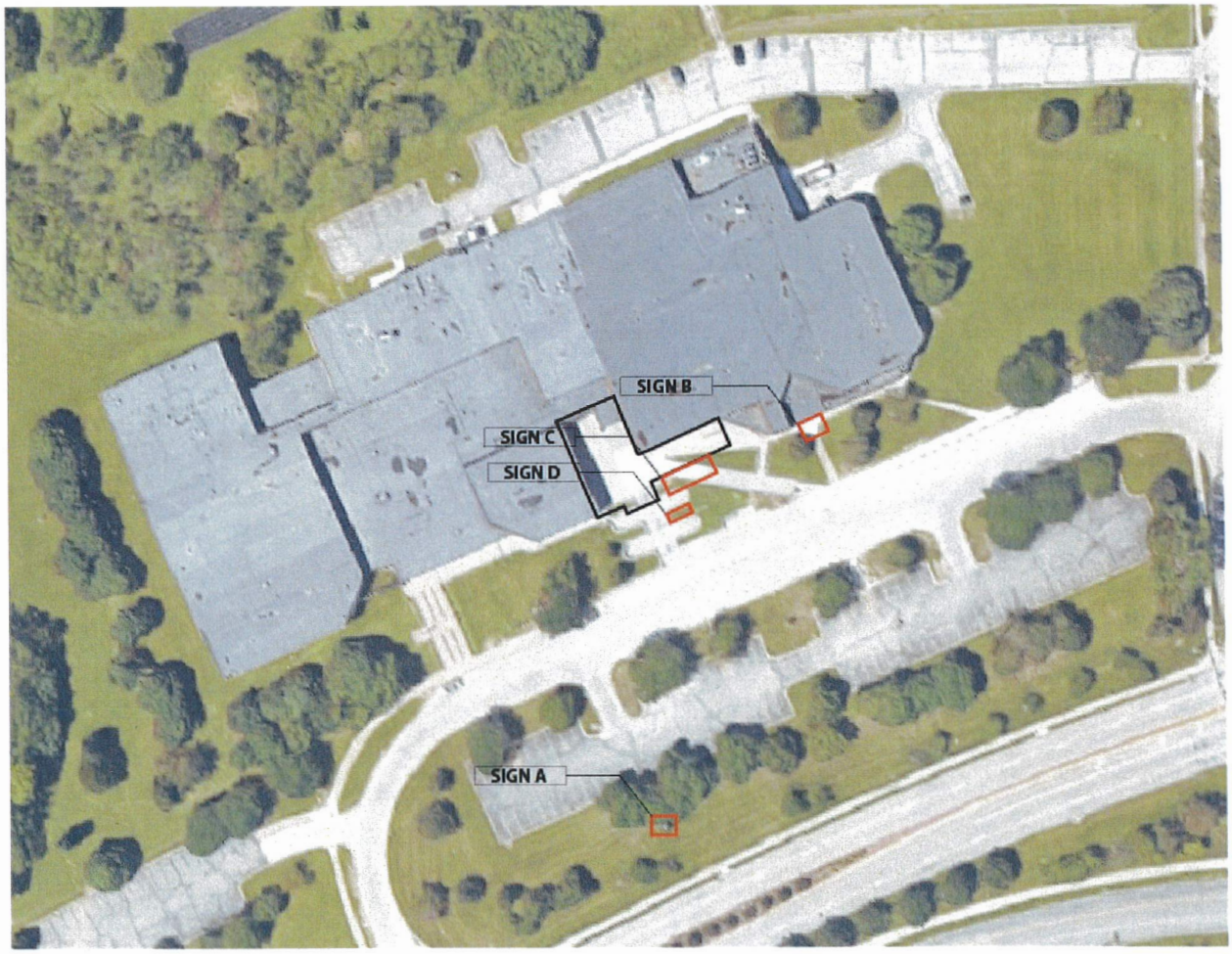
DISCLAIMER

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

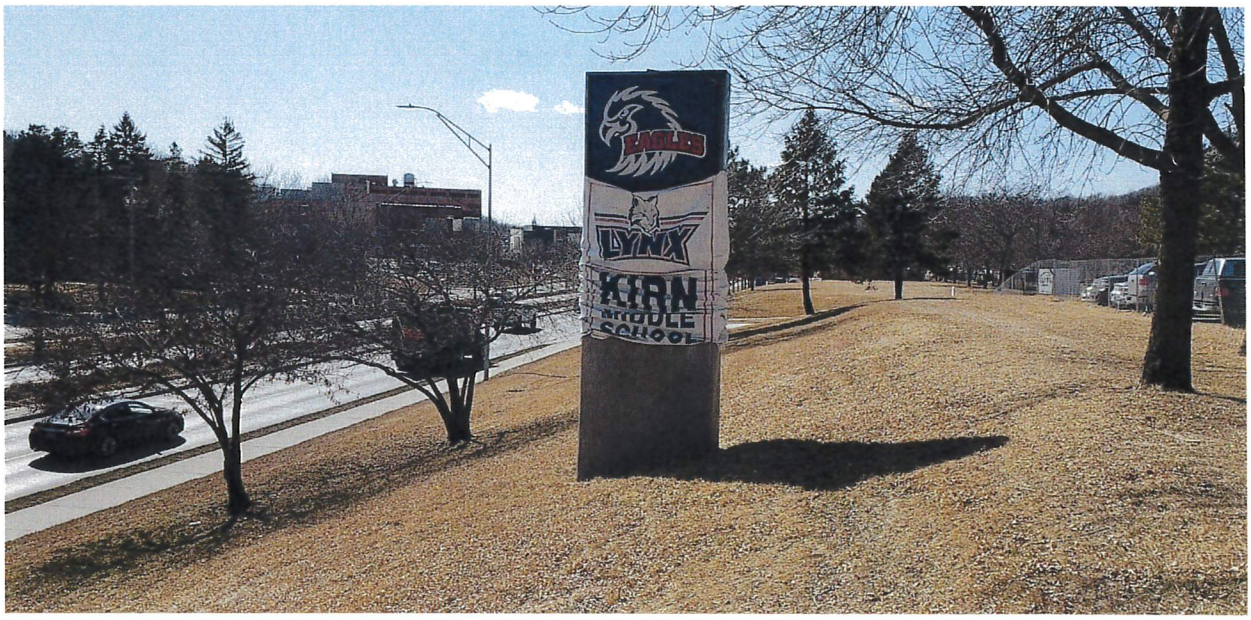


ATTACHMENT B

Kirn Signage Location



Signage A
Area: 53 sf
Condition: Existing to remain



Signage B
Area: 18 sf.
Condition: Existing to remain

Signage C
Area: 64 sf
Condition: Proposed New

Signage D
Area: 16 sf
Condition: Proposed New

RESOLUTION NO. 20-136

A RESOLUTION ADOPTING A SITE-SPECIFIC SIGNAGE PLAN FOR GERALD W. KIRN MIDDLE SCHOOL CAMPUS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST KANESVILLE BOULEVARD AND NORTH AVENUE.

WHEREAS, Council Bluffs Community School District is requesting a site-specific signage plan for Gerald W. Kirn Middle School campus, legally described as a parcel of land in the north half of Section 30, T75N, R43W and in the City of Council Bluffs, all in Pottawattamie County, Iowa more particularly described as follows: that portion of the Auditor's Subdivision in the northwest quarter of the northeast quarter of said Section 30 which lies west of North Avenue, excluding the north 122 feet; and part of Lot 1, excluding State of Iowa Highway 6 right-of-way and all of Lot 2 in J.F. Wilcox Home Subdivision; and Lots 1 through 4, Block 2; Lots 1 through 5, Block 3; and the North 2/3 of Lots 1 through 3, Block 6 in Prospect Place; and Lot 9, Block 1 in Marty's Addition; and that portion of vacated Crittenden, Catalpa, and Maple Streets and adjacent vacated 16' alley west of the west North Avenue right-of-way line from; and

WHEREAS, The proposed signage inventory is included with this report as Attachment 'B.' Existing and proposed signage is outlined below:

<u>*Existing Signage*</u>

- One 18 square foot attached wall sign
- One 53 square foot detached monument sign

Total: 71 square feet

<u>*Proposed Signage*</u>

- One 64 square foot attached wall sign
- One 16 square foot attached wall sign

Total: 80 square feet

The proposed plan includes 151 square feet of total signage; and

WHEREAS, The Community Development Department provided the following comments regarding the proposed signage plan:

A. Per Section 15.33.080, *Exempt Signs*, of the City's Municipal Code (Zoning Ordinance), "*ground, monument, or wall signs for on premise religious assembly or school use only; up to a maximum sign area of thirty-two (32) square feet per sign face.*" Of the signs included in the submitted signage plan, two of the signs are above thirty-two (32) square feet, and thus cannot be approved administratively and require the adoption of a signage plan.

B. The proposed signage plan includes both existing and proposed signage. The proposed signs included in the submitted signage plan are generally appropriate in design, size and height.

C. An adopted site-specific signage plan is appropriate for the Kirn Middle School campus for the following reasons:
- The campus serves multiple community purposes;
- The Kirn Middle School property is over 17.4 acres in size and has frontage on two streets, one of which is a major corridor within the city; and
- The site has a high amount of public traffic to and from the campus on a daily basis.

The proposed signage plan will allow the applicant to adequately meet their current signage needs and appropriately update on site signage as needed.

D. A total of 151 square feet of signage shall be allowed at the subject property as follows:
1. One 18 square foot attached wall sign;
2. One 53 square foot detached monument sign;
3. One 64 square foot attached wall sign; and
4. One 16 square foot attached wall sign.

E. All new signage shall be permitted separately prior to installation.

F. The Community Development Director, or his/her designee, shall have administrative authority to approve signage requests above and beyond the maximum allowed, not to exceed twenty (20) percent of the maximum allowed signage.

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

That the site-specific signage plan for Gerald W. Kirn Middle School campus, as shown in Attachment 'B', and on property legally described above, is hereby adopted.

ADOPTED
AND May 18, 2020.
APPROVED

Planning Case No. #MIS-20-003

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Planning Case No. #MIS-20-003

Council Communication

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

Liquor Licenses
ITEM 8.A.

Council Action: 5/18/2020

Description

1. Big Kel's Pizza & Wings, 40 Arena Way, Ste 11 (NEW)
2. Bucky's #16, 7 North 16th Street
3. Bucky's #17, 1759 Madison Avenue
4. Bucky's #22, 3434 Nebraska Avenue
5. Bucky's #27, 2711 S 24th Street
6. Bucky's #34, 3501 W Broadway
7. Eagles Club, 1530 Avenue F
8. Full Fledged Brewing Company, 40 Arena Way, Ste 40-2
9. Jonesy's Corner, 2752 W Broadway
10. Main Street Tavern, 519 South Main Street
11. O Face Bar, 2400 9th Avenue

Background/Discussion

Jonesy's Corner and the O Face Bar had the following alcohol related calls for service this licensing period:

Jonesy's Corner
05-24-19—At 10:46 pm, Officers were dispatched to Jonesy's Corner for a disturbance inside the bar. While investigating the disturbance, Officers encountered an intoxicated man in the back parking lot, attempting to drive off. The man was ultimately arrested for OWI.
09-16-19—At 12:24 am, Officers were sent to Jonesy's Corner for the report of an intoxicated female urinating outside the building. Incident was handled by the Officers with no reports or arrests made.

O Face Bar
06-16-19—At 1:35 am, Officers were dispatched to the O Face Bar for an intoxicated female in the parking lot causing a disturbance. The female left prior the arrival of the Police.
08-27-19—At 11:37 pm, Officers were dispatched to the O Face Bar for an assault report. Officers learned that an intoxicated female had struck a male in the head with a pool ball. The female was told to leave by bar staff. She was later located in the 100 block of Broadway and arrested for public intoxication and for the assault at the O Face Bar. A Liquor Establishment Report was also completed.
01-26-20—At 11:12 pm, Officers were dispatched to the O Face Bar for an assault. They learned that a female had assaulted a man inside the bar, but had left the area. The female was located at her home and arrested for the assault.
01-29-20—At 2:00 am, Officers were sent to the O Face Bar for a disturbance. Officers arrived and learned that the two parties involved had left. A Liquor Establishment Report was completed.
02-23-20—At 1:55 am, Officers were dispatched to the O Face Bar for a disturbance outside. Everyone left the area prior to the arrival of the Police.

There were no alcohol related calls for service at the other businesses listed.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Applications	Other	5/13/2020

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Applicant LC_V_92515, Big Kel's Pizza & Wings, Council Bluffs

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): Charlie Buffs Inc (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Big Kel's Pizza & Wings
Address of Premise: 40 Arena Way Suite 11
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (402) 994-2221
Cell / Home Phone:

Same Address
Mailing Address: 206 N Millard Street
Mailing Address Line 2: c/o Jayme Cadwallader
City: Council Bluffs
State: Iowa
Zip: 51503

Contact Name: Brian Cadwallader
Phone: (402) 994-2221
Email Address: briancadwallader@gmail.com

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Applicant LE0001922, Bucky's Express #17, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Buck's Corp Inc (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Bucky's Express #17
Address of Premise: 1759 Madison Avenue
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51503
Business Phone: (712) 322-8855
Cell / Home Phone:

Same Address
Mailing Address: 7315 Mercy Road
Mailing Address Line 2:
City: Omaha
State: Nebraska
Zip: 68124

Contact Name: Bob Diesing
Phone: (402) 558-9860
Email Address: bdiesing@buchananenergy.com

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Applicant LE0002627, Bucky's Express #22, Council Bluffs

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The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Buck's Corp Inc. (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Bucky's Express #22
Address of Premise: 3434 Nebraska Ave
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (402) 558-9860
Cell / Home Phone:

Same Address
Mailing Address: 7315 Mercy Road
Mailing Address Line 2:
City: Omaha
State: Nebraska
Zip: 68124

Contact Name: Bob Diesing
Phone: (402) 558-9860
Email Address: bdiesing@buchananenergy.com

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Applicant LE0001920, Bucky's Express #27, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Buck's Corp Inc. (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Bucky's Express #27
Address of Premise: 2711 South 24th Street
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 256-2713
Cell / Home Phone:

Same Address
Mailing Address: 7315 Mercy Road
Mailing Address Line 2:
City: Omaha
State: Nebraska
Zip: 68124

Contact Name: Bob Diesing
Phone: (402) 558-9860
Email Address: bdiesing@buchananenergy.com

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Applicant LE0001921, Buckey's Express #16, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Buck's Corp Inc. (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Buckey's Express #16
Address of Premise: 7 North 16th St
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 329-0009
Cell / Home Phone:

Same Address
Mailing Address: 7315 Mercy Road
Mailing Address Line 2:
City: Omaha
State: Nebraska
Zip: 68124

Contact Name: Bob Diesing
Phone: (402) 558-9860
Email Address: bdiesing@buchananenergy.com

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Applicant LE0001919, Bucky's Express #34, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Buck's Corp Inc (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Bucky's Express #34
Address of Premise: 3501 W. Broadway
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 322-2268
Cell / Home Phone:

Same Address
Mailing Address: 7315 Mercy Road
Mailing Address Line 2:
City: Omaha
State: Nebraska
Zip: 68124

Contact Name: Bob Diesing
Phone: (402) 558-9860
Email Address: bdiesing@buchananenergy.com

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Applicant LA0000310, Eagles Club, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Fraternal Order Of Eagles Aerie #1 (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Eagles Club
Address of Premise: 1530 Avenue 'F'
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501-0000
Business Phone: (712) 328-3637
Cell / Home Phone:

Same Address
Mailing Address: 1530 Avenue F
Mailing Address Line 2:
City: Council Bluffs
State: Iowa
Zip: 51501-0000

Contact Name: Randy Woods
Phone: (712) 328-3637
Email Address: rwoods17@cox.net

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Applicant BB0038405, Full Fledged Brewing Company, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Fundamental Brewing Company, L (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Full Fledged Brewing Company
Address of Premise: 40 Arena Way Ste 40-2
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 828-2015
Cell / Home Phone:

Same Address
Mailing Address: 40 Arena Way Ste 40-2
Mailing Address Line 2:
City: Council Bluffs
State: Iowa
Zip: 51501

Contact Name: Marshall Redmond
Phone: (712) 828-2015
Email Address: marshalldredmond@gmail.com

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Applicant LC0039326, Jonesy's Corner, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Jonesy's Taco House, L.C. (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Jonesy's Corner
Address of Premise: 2752 W Broadway
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 256-7520
Cell / Home Phone: (402) 312-3663

Same Address
Mailing Address: 2752 W Broadway
Mailing Address Line 2:
City: Council Bluffs
State: Iowa
Zip: 51501

Contact Name: Carol Jones
Phone: (402) 312-3663
Email Address: jonescarol@cox.net

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Applicant LC0043482, Main Street Tavern, Council Bluffs

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The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): THE COLOR OF MONEY, LLC (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): Main Street Tavern
Address of Premise: 519 South Main Street
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 256-3613 **Cell / Home Phone:**

Same Address
Mailing Address: 519 South Main Street
Mailing Address Line 2:
City: Council Bluffs **State:** Iowa
Zip: 51501

Contact Name: John Salanitro
Phone: (402) 305-9326 **Email Address:** jsalan4644@msn.com

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Applicant LC0038449, O Face Bar, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Matt & Karen Inc (Sole Proprietorship, Partnership, Corporation, etc.)
Name of Business (D/B/A): O Face Bar
Address of Premise: 2400 9th Ave
Address Line 2:
City: Council Bluffs
County: Pottawattamie
Zip: 51501
Business Phone: (712) 322-9787
Cell / Home Phone: (219) 204-1280

Same Address
Mailing Address: 2400 9th Ave
Mailing Address Line 2:
City: Council Bluffs
State: Iowa
Zip: 51501

Contact Name: Karen Overmeyer
Phone: (219) 204-2922
Email Address: karenovermyer@live.com

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Council Communication

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

Cigarette Permits
ITEM 8.B.

Council Action: 5/18/2020

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Applications	Other	5/13/2020

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Council Bluffs, 42 Degrees Pipes + Tobacco

Physical Location Address 3030 W Broadway #4 City Council Bluffs ZIP 51501

Mailing Address 4883 F St City Omaha State NE ZIP 68117

Business Phone Number 402.216.3052

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP BaDo 3 LLC

Mailing Address 4883 F St City Omaha State NE ZIP 68117

Phone Number _____ Fax Number _____ Email leeann@42degrees.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☑

Types of Products Sold: (Check all that apply)
Cigarettes ☐ Tobacco ☐ Alternative Nicotine Products ☑ Vapor Products ☑

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

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

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

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

Name (please print) Scott Haber

Signature [signature]

Date 4/25/20

Name (please print) _____

Signature _____

Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Generation V

Physical Location Address 2015 W Broadway Ste 2 City Council Bluffs 51501

Mailing Address 17010 Street, 1st floor City Lincoln State NE ZIP 68508

Business Phone Number 760 429 8585

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Generation V, Inc.

Mailing Address 17010 Street, 1st fl City Lincoln State NE ZIP 68508

Phone Number 7604298585 Fax Number _____ Email Sarah@generationv.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☐ Tobacco ☐ Alternative Nicotine Products ☐ Vapor Products ☒

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

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

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

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

Name (please print) Sarah Linden
Signature [signature]
Date 4/30/20

Name (please print) _____
Signature _____
Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 06 / 30 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Andrews Lounge

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

Mailing Address 1210 N. 25th St City Council Bluffs State IA ZIP 51501

Business Phone Number 712-328-2009

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Andrews Lounge LLC

Mailing Address 1210 N. 25th St City Council Bluffs State IA ZIP 51501

Phone Number 712-328-2009 Fax Number N/A Email N/A

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☐ Alternative Nicotine Products ☐ Vapor Products ☐

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

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

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

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

Name (please print) James Andrews Name (please print)

Signature James Andrews Signature

Date 5-28-2020 Date

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of
REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 7 / 1 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Harrah's Casino & Hotel

Physical Location Address One Harrah's Blvd City Council Bluffs ZIP 51501

Mailing Address One Harrah's Blvd City Council Bluffs State IA ZIP 51501

Business Phone Number 712-329-6411

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Harveys Iowa Management Company, LLC

Mailing Address One Harrah's Blvd City Council Bluffs State IA ZIP 51501

Phone Number 712-329-6411 Fax Number _____ Email thowarth@harrahs.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Samer Macad Name (please print) _____

Signature [signature] Signature _____

Date 4/24/20 Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of
REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 7 / 1 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Horseshoe Casino

Physical Location Address 2701 23rd Ave City Council Bluffs ZIP 51501

Mailing Address 2701 23rd Ave City Council Bluffs State IA ZIP 51501

Business Phone Number 712-329-6411

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Harveys Iowa BR Management Co., Inc.

Mailing Address 2701 23rd Ave City Council Bluffs State IA ZIP 51501

Phone Number 712-329-6411 Fax Number _____ Email thowarth@harrahs.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Samir Mourad
Signature [signature]
Date 4/24/20

Name (please print) _____
Signature _____
Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA FAS MART # 552

Physical Location Address 503 9th Avenue City Council Bluffs ZIP 51503

Mailing Address Attn: Licensing Dep. 8565 Magellan Pkwy, Suite 400 City Richmond State VA ZIP 23227

Business Phone Number (712) 323- 3433 (store)

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

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

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

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Donald Bassell, CFO Name (please print)

Signature Signature

Date 04/30/2020 Date

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA FAS MART # 553

Physical Location Address 611 East Broadway City Council Bluffs ZIP 51503

Mailing Address Attn: Licensing Dep. 8565 Magellan Pkwy, Suite 400 City Richmond State VA ZIP 23227

Business Phone Number (712) 323- 7237 (store)

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

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

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

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Donald Bassell, CFO

Signature

Date 04/30/2020

Name (please print)

Signature

Date

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 6 / 30 / 20 through June 30, 2021

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

Business Information:

Trade Name/DBA Brewskis Beverage

Physical Location Address 726 Creektop City Council Bluffs ZIP 51503

Mailing Address 726 Creektop City Council Bluffs State IA ZIP 51503

Business Phone Number 712-323-3800

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Brewskis Enterprises INC

Mailing Address 726 Creektop City Council Bluffs State IA ZIP 51503

Phone Number 7123233800 Fax Number _____ Email mikecouncil6@aol.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☐ Vapor Products ☐

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

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

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

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

Name (please print) Mike Schlueter Pres
Signature [signature]
Date 4-28-20

Name (please print) _____
Signature _____
Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Fareway Stores, Inc. # 73

Physical Location Address 310 McKenzie Avenue City COUNCIL BLUFFS ZIP 51503

Mailing Address 310 McKenzie Avenue City COUNCIL BLUFFS State IA ZIP 51503

Business Phone Number 712 328-4176

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Fareway Stores, Inc.

Mailing Address PO Box 70 City Boone State IA ZIP 50036

Phone Number 515-433-5336 Fax Number 515-433-4416 Email twilson@farewaystores.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Garrett S Piklapp

Signature Garrett S Piklapp

Date 05/01/2020

Name (please print)

Signature

Date

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 06 / 30 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Bucky's #16

Physical Location Address 15 N 16th City Council Bluffs ZIP 51501

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Business Phone Number 402-558-9860

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Buck's Inc

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Phone Number 402-558-9860 Fax Number 402-558-1669 Email accountspayable@buchananenergy.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☑

Types of Products Sold: (Check all that apply)
Cigarettes ☑ Tobacco ☑ Alternative Nicotine Products ☑ Vapor Products ☑

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

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

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

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

Name (please print) Steve Buchanan
Signature _____
Date 4-26-20

Name (please print) _____
Signature _____
Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 06 / 30 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Bucky's #27

Physical Location Address 2713 S. 24th ST City Council Bluffs ZIP 51501

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Business Phone Number 402-558-9860

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Buck's Inc.

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Phone Number 402-558-9860 Fax Number 402-558-1669 Email accountspayable@buchananenergy.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☐

Types of Products Sold: (Check all that apply)
Cigarettes ☑ Tobacco ☑ Alternative Nicotine Products ☑ Vapor Products ☑

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

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

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

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

Name (please print) Steve Buchanan Name (please print) _____

Signature _____ Signature _____

Date 4-26-20 Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 06 / 30 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Bucky's #17

Physical Location Address 1759 Madison City Council Bluffs ZIP 51503

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Business Phone Number 402-558-9860

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Buck's INC

Mailing Address 7315 Mercy Rd City Omaha State NE ZIP 68124

Phone Number 402 558-9860 Fax Number 402-558-1669 Email accountspayable@buchananenergy.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Steve Buchanan Name (please print) _____

Signature _____ Signature _____

Date 4-26-20 Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 6 / 30 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Bucky's #34

Physical Location Address 3501 Broadway City Council Bluffs ZIP 51501

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Business Phone Number 402-558-9860

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Buck's Inc

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Phone Number 402-558-9860 Fax Number 402-558-1669 Email accountspayable@buchananenergy.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Steve Buchanan Name (please print) _____

Signature _____ Signature _____

Date 4-26-20 Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 06 /30 /2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Bucky's #22

Physical Location Address 3434 Nebraska Ave City Council Bluffs ZIP 51501

Mailing Address 7315 Mercy Rd City Omaha State Ne. ZIP 68124

Business Phone Number 402-558-9860

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP Bucky's INC.

Mailing Address 7315 Mercy Rd City Omaha State Ne ZIP 68124

Phone Number 402-558-9860 Fax Number 402-558-1669 Email accountspayable@buchanandnergy.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) Steve Buchanan Name (please print)

Signature Signature

Date 4-26-2021 Date

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of
REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA U Save Foods, Inc. d/b/a Family Fare #791

Physical Location Address 1801 Valley View Drive City Council Bluffs ZIP 51503

Mailing Address 850 76th Street SW City Byron Center State MI ZIP 49315

Business Phone Number 616-878-2785

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP

Mailing Address 850 76th Street SW City Byron Center State MI ZIP 49315

Phone Number 616-878-2785 Fax Number 616-878-2785 Email nancy.kimball@spartannash.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☐ Vapor Products ☐

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

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

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

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

Name (please print) Kathleen M. Mahoney

Signature

Date 4/30 /2020

Name (please print)

Signature

Date

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) _____/_____/_____ through June 30, 2021

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

Business Information:

Trade Name/DBA Green Star Glass and Goodies

Physical Location Address 531 Veterans Memorial Hgwy STE2 City Council Bluffs ZIP 51501

Mailing Address 531 Veterans Mem. Hgwy STE2 City Council Bluffs State IA ZIP 51501

Business Phone Number 712-828-4449

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP GreenStar Glass and Goodies

Mailing Address 531 Vet Mem. Hgwy STE 2 City Council Bluffs State IA ZIP 51501

Phone Number 712-828-4449 Fax Number N/A Email Info@greenstarCB.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☐ Tobacco ☒ Alternative Nicotine Products ☐ Vapor Products ☒

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

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

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

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

Name (please print) Ross Plum Name (please print) _____

Signature [signature] Signature _____

Date 4-21-2020 Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

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

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

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

70-014a (06/22/17)

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 07 / 01 / 2020 through June 30, 2021

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

Business Information:

Trade Name/DBA Cube Ultra Lounge

Physical Location Address 162 West Broadway City Council Bluffs ZIP 51503

Mailing Address 162 West Broadway City Council Bluffs State IA ZIP 51503

Business Phone Number 712-256-7786

Legal Ownership Information:

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

Name of sole proprietor, partnership, corporation, LLC, or LLP German Bierhouse 1842 LLC

Mailing Address 162 West Broadway City Council Bluffs State IA ZIP 51503

Phone Number 712-256-7786 Fax Number _____ Email fhoov@yahoo.com

Retail Information:

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

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

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

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

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

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

Name (please print) FRANK HOOVER Name (please print) _____

Signature _____ Signature _____

Date 4-8-2020 Date _____

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

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: $100.00
- Fill in the date the permit was approved by the council or board: 5.18.2020
- Fill in the permit number issued by the city/county: 804673
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New ☒ Renewal ☐

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

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

70-014a (06/22/17)