

Fairmount Park Concept Plan Review - Vincent Martorello & Sydney Curnes  
Review Agenda



**City Council Meeting Minutes  
July 26, 2021**

REVISED: 07/23/2021 at 9:40 am, to add amended noise variance request

**CALL TO ORDER**

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday July 26, 2021.

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

Council Member absent: Roger Sandau.

Staff present: Richard Wade and Jodi Quakenbush.

**CONSENT AGENDA**

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

Reading, correction and approval of the July 12, 2021 City Council Meeting Minutes.

**Resolution 21-218**

Resolution of intent to vacate and dispose of and setting a Public Hearing for August 9, 2021 at 7:00 p.m. for the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition. Location: Unimproved right-of-way lying south/southwest of 118 Jordan Street. SAV-21-002

**Resolution 21-219**

Resolution setting a public hearing for 7:00 p.m. on August 9, 2021 for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation. Project #PW22-23

**Resolution 21-220**

Resolution accepting the work of Carley Construction, LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Oakland Drive Rehabilitation. Project # PW20-15

Resolution 21-221

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY21

May FY21 Financial Reports

Mayor's Appointment

Library Board of Trustees; Municipal Housing Agency; and Civil Rights Commission.

Melissa Head and Mike Wolf moved and seconded approval of Consent Agenda. Unanimous, 4-0 vote.  
(Absent: Sandau)

**PUBLIC HEARINGS**

Resolution 21-222

Resolution determining an area of the city to be an Economic Development Area, and; Designating such area as appropriate for Urban Renewal Projects; and Adopting the Arbor Creek Urban Renewal Plan. URN-21-005

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-222. Unanimous, 4-0 vote.  
(Absent: Sandau)

**ORDINANCES ON 1ST READING**

Ordinance 6466

Ordinance amending Ordinance No. 5912 and providing that general property taxes shall no longer be divided on certain property located within the Old Airport Road Urban Renewal Project Area (removing "2021 Removal Parcels" from division of taxes only.)

Mike Wolf and Chad Hannan moved and seconded approval of First consideration of Ordinance 6466. Second consideration to be held August 9, 2021 at 7:00 p.m.. Unanimous, 4-0 vote.  
(Absent: Sandau)

Ordinance 6467

Ordinance providing that general property taxes levied and collected each year on all property located within the Arbor Creek Urban Renewal Area, for the benefit of taxing districts, be paid to a special fund for payment of principal and interest, incurred by the City in connection with the Arbor Creek Urban Renewal Area.

Chad Hannan and Joe Disalvo moved and seconded approval of First consideration of Ordinance 6467. Second consideration to be held August 9, 2021 at 7:00 p.m.. Unanimous, 4-0 vote.  
(Absent: Sandau)

## **RESOLUTIONS**

### **Resolution 21-223**

Resolution to apply for the annual Bryne Memorial JAG Grant, Local Solicitation and enter into an Interlocal Agreement with Pottawattamie County to share these funds.

Joe Disalvo and Melissa Head moved and seconded approval of Resolution 21-223. Unanimous, 4-0 vote.  
(Absent: Sandau)

### **Resolution 21-224**

Resolution accepting the bid of Carley Construction, LLC in the amount of \$847,412.70 for the Mid-America Center Parking Lots Rehab, Phase 3. Project # BM22-01

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-224. Unanimous, 4-0 vote.  
(Absent: Sandau)

### **Resolution 21-225**

Resolution to award contract to Dostals Construction Co. Inc. for the construction of Eastern Hills Trail Stop Park.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-225. Unanimous, 4-0 vote.  
(Absent: Sandau)

### **Resolution 21-226**

Resolution to accept property donated by Carlotta Romero, generally described as a Part of Lot 2 in Subdivision of Out Lot Folsom Subdivision

Mike Wolf and Joe Disalvo moved and seconded approval of Resolution 21-226. Unanimous, 4-0 vote.  
(Absent: Sandau)

### **Resolution 21-227**

Resolution approving post-issuance compliance policy.

Chad Hannan and Melissa Head moved and seconded approval of Resolution 21-227. Unanimous, 4-0 vote.  
(Absent: Sandau)

#### Resolution 21-228

Resolution authorizing the purchase of computing hardware and software.

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 21-228. Unanimous, 4-0 vote.  
(Absent: Sandau)

### **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

#### Liquor Licenses

- 1) Caddy's Kitchen & Cocktails, 103 E Broadway
- 2) Family Dollar, 2801 West Broadway
- 3) Family Dollar, 757 West Broadway (New)
- 4) Harrah's Council Bluffs Casino & Hotel, One Harrah's Blvd.
- 5) The Hub Fly Zone, 7 South 4th Street
- 6) Jonesy's Taco House, 1117 16th Avenue
- 7) Puerto Vallarta, 3312 W Broadway
- 8) Queen of Apostles Church, 3304 4th Avenue
- 9) Red Lobster, 3040 Dial Drive
- 10) Sweetstock (Special Event)
- 11) Wal-Mart, 3200 Manawa Drive

Chad Hannan and Joe Disalvo moved and seconded approval of Applications for permits and cancellations, Item 7A, Liquor Licenses 1-11. Unanimous, 4-0 vote.  
(Absent: Sandau)

#### Amended Noise Variance Request

Melissa Head and Chad Hannan moved and seconded approval of Applications for permits and cancellations, Item 7B, Amended noise variance request. Unanimous, 3-0 vote.  
(Abstain: Disalvo)  
(Absent: Sandau)

### **CITIZENS REQUEST TO BE HEARD**

Heard from Bruce Kelly, 864 McKenzie Avenue, regarding storm, 4th of July, extra lane on Kanesville and Bike Trail.  
(Absent: Sandau)

### **OTHER BUSINESS**

### **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:07 p.m.



(Absent: Sandau)

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: Jodi Quakenbush

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

Council Action: 7/26/2021

<b>Description</b>
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<b>Background/Discussion</b>
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<b>Recommendation</b>
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### Council Communication

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

Reading, correction and approval of the July 12,  
2021 City Council Meeting Minutes.  
ITEM 3.B.

Council Action: 7/26/2021

#### Description

#### Background/Discussion

#### Recommendation

#### ATTACHMENTS:

Description

[7-12-21 M](#)

Type

Minutes

Upload Date

7/21/2021



## **City Council Meeting Minutes July 12, 2021**

### **CALL TO ORDER**

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday July 12, 2021.

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

Council Member Joe Disalvo joined at 7:05 pm.

Staff present: Richard Wade and Jodi Quakenbush

### **CONSENT AGENDA**

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

Reading, correction and approval of the June 28, 2021 and June 30, 2021 City Council Meeting Minutes.

Mayor's Appointment

Roger Sandau and Chad Hannan moved and seconded approval of Consent Agenda. Unanimous, 4-0 vote. (Absent: Disalvo)

### **PUBLIC HEARINGS**

Ordinance 6462

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning parts of the NE 1/4 and SE 1/4 of Section 15-74-44 and parts of the SW 1/4 and SE 1/4 of Section 14-74-44, more specifically described in the Council packet, from A-2/Parks, Estates, and Agricultural District to I-2/General Industrial District, as defined in Chapter 15.21. Location: 4445 Gifford Road and undeveloped land lying immediately south and west of Gifford Road. ZC-21-006

Chad Hannan and Mike Wolf moved and seconded approval of Second consideration of Ordinance 6462. Unanimous, 5-0 vote.

Chad Hannan and Melissa Head moved and seconded approval of Motion to waive third consideration. Ordinance passes to law. Unanimous, 5-0 vote.

Resolution 21-208

Resolution approving and authorizing execution of a purchase, sale, and development agreement by and between the City of Council Bluffs and 34th and 1st Holdings, LLC.

Roger Sandau and Chad Hannan moved and seconded approval of Resolution 21-208. Unanimous, 5-0 vote.

Resolution 21-209

Resolution determining an area of the city to be a blighted area, and that the rehabilitation, conservation, redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2021 Amendment to the West Broadway Urban Renewal Plan.

Mike Wolf and Melissa Head moved and seconded approval of Resolution 21-209. Passed, 5-0 vote.

Resolution 21-210

Resolution to dispose of City property described as Lot 2, Block 33, Everetts Addition. Location: Property formerly addressed as 1619 7th Avenue. OTB-21-007

Mike Wolf and Melissa Head moved and seconded approval of Resolution 21-210. Unanimous, 5-0 vote.

**ORDINANCES ON 2ND READING**

Ordinance 6463

Ordinance amending the South Pointe Urban Revitalization Area within the City of Council Bluffs. Location: The property currently addressed as 4445 Gifford Road and undeveloped land lying south of said address. URV-21-008

Mike Wolf and Roger Sandau moved and seconded approval of Second consideration of Ordinance 6463. Unanimous, 5-0 vote.

Chad Hannan and Melissa Head moved and seconded approval of Motion to waive third consideration. Ordinance passes to law.. Unanimous, 5-0 vote.

#### Ordinance 6464

Ordinance establishing the River Road Urban Revitalization Area within the City of Council Bluffs. Location: Undeveloped land lying north of 2849 River Road. URV-21-009

Roger Sandau and Mike Wolf moved and seconded approval of Second consideration of Ordinance 6464. Unanimous, 5-0 vote.

Chad Hannan and Melissa Head moved and seconded approval of Motion to waive third consideration. Ordinance passes to law.. Unanimous, 5-0 vote.

#### Ordinance 6465

Ordinance providing that general property taxes levied and collected each year on all property located within the South Avenue Urban Renewal Area, in City of Council Bluffs, County of Pottawattamie, State of Iowa, by and for the benefit of the State of Iowa, City of Council Bluffs, County of Pottawattamie, Council Bluffs Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the South Avenue Urban Renewal Area (The South Avenue Urban Renewal Plan).

Mike Wolf and Joe Disalvo moved and seconded approval of Second consideration of Ordinance 6465. Unanimous, 5-0 vote.

Chad Hannan and Melissa Head moved and seconded approval of Motion to waive third consideration. Ordinance passes to law.. Unanimous, 5-0 vote.

### **ORDINANCES ON 3RD READING**

#### Ordinance 6459

Ordinance to amend Title 9 Traffic by amending Chapter 9.09.020 "Definitions-Motorized Scooters, Electrified Bicycles, and Other Personal Transport Vehicles" and Chapter 9.09.030 "Prohibited Operation" of the 2020 Municipal Code.

Roger Sandau and Chad Hannan moved and seconded approval of Third consideration of Ordinance 6459. Passed, 5-0 vote.

### **RESOLUTIONS**

Resolution 21-203 Amended (Continued from 6-28-21)

Resolution to establish a new authorized strength within the Council Bluffs Police Department

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 21-203. Unanimous, 5-0 vote.

#### Resolution 21-211

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

Melissa Head and Mike Wolf moved and seconded approval of Resolution 21-211. Unanimous, 5-0 vote.

#### Resolutions 21-212, 21-213, 21-214 and 21-215

Resolution 21-212, authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and the Pottawattamie County Development Corporation D/B/A 712 Initiative for Workforce Housing Tax Incentive Program (WHTIP) benefits.

Resolution 21-213, authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and Turn the Paige Development for Workforce Housing Tax Incentive Program (WHTIP) benefits.

Resolution 21-214, authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and Neil Drickey for Workforce Housing Tax Incentive Program (WHTIP) benefits.

Resolution 21-215, authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and Immanuel Pathways for Workforce Housing Tax Incentive Program (WHTIP) benefits.

Melissa Head and Joe Disalvo moved and seconded approval of Resolutions 21-212, 21-213, 21-214 and 21-215. Passed, 5-0 vote.

#### Resolution 21-216

Resolution rejecting all bids for the Southwest and 6th Avenue Pump Stations Control Panel Replacement and Generator Set Infrastructure project. Project # PW21-14B

Mike Wolf and Melissa Head moved and seconded approval of Resolution 21-216. Unanimous, 5-0 vote.

#### Resolution 21-217

Resolution authorizing the Mayor to execute the First Amendment to the Management Agreement with Landscapes Management Company, LLC for the operation, management and maintenance of Dodge Riverside Golf Course.

Chad Hannan and Mike Wolf moved and seconded approval of Resolution 21-217. Unanimous, 5-0 vote.

#### **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

Liquor Licenses: 1) Dollar General #1574; 2) 2731 east Kanseville Blvd; 3) Full Fledged Brewing Company, 40 Arena Way; 4) The Olive Garden Italian Restaurant #1856, 3707 Denmark Drive; 5) Pilot Travel Center #329, 2647 South 24th Street; 6) Red Lobster #0779, 3040 Dial Drive; 7) Super Convenience Store, 2547 2nd Avenue and Cigarette Permits

Joe Disalvo and Roger Sandau moved and seconded approval of Applications for permits and Cancelations, 8A 1-6 & 8B. Unanimous, 5-0 vote.

Melissa Head and Roger Sandau moved and seconded approval of Motion to administratively approve noise variance request for The Porch's live music until midnight on the dates requested. Unanimous, 5-0 vote.

#### **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:16 p.m.

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

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk



## Council Communication

Department: Community Development  
Case/Project No.: SAV-21-002  
Submitted by: Moises Monrroy, Planner

Resolution 21-218  
ITEM 3.C.

Council Action: 7/26/2021

### Description

Resolution of intent to vacate and dispose of and setting a Public Hearing for August 9, 2021 at 7:00 p.m. for the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition. Location: Unimproved right-of-way lying south/southwest of 118 Jordan Street. SAV-21-002

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/15/2021
<a href="#">Attachment A - Location and Zoning Map</a>	Map	7/15/2021
<a href="#">Attachment B - Front Yard Setback Illustration</a>	Other	7/15/2021
<a href="#">Notice of Public Hearing</a>	Notice	7/15/2021
<a href="#">Resolution 21-218</a>	Resolution	7/21/2021

### City Council Communication

Department: Community Development  Case #SAV-21-002  Applicant(s)/Property Owner(s): Kenneth J. and Corinne Peterson 118 Jordan Street Council Bluffs, IA 51503	Reso. of Intent No. _____  Reso. to Dispose No. _____	Resolution of Intent: 7/26/21  Resolution to Dispose: 8/9/21  Planning Commission: 7/13/21
<b>Subject/Title</b> <b>Request:</b> Public hearing on the request of Kenneth and Corinne Petersen to vacate and dispose of the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition, City of Council Bluffs, Pottawattamie County, Iowa.  <b>Location:</b> Unimproved right-of-way lying south/southwest of 118 Jordan Street		
<b>Background/Discussion</b> <p>The Community Development Department has received an application from Kenneth J. and Corinne Peterson to vacate and dispose of the westerly 85 feet of unimproved Jordan Street right-of-way abutting Lots 11 and 12, Block 13, Galesburg Addition, along with the northerly 7.5 feet of vacated Jordan Street right-of-way adjoining, and Block 18, Galesburg Addition, along with the southerly 7.5 feet of vacated Jordan Street right-of-way adjoining, City of Council Bluffs, Pottawattamie County, Iowa. The portion of the subject right-of-way proposed to be vacated is unimproved and measures approximately 40 feet in width by 85 feet in length. The applicant owns property north of the subject right-of-way, which is addressed at 118 Jordan Street and legally described as Lots 11 and 12, Block 13, Galesburg Addition, along with the northerly 7.5 feet of vacated Jordan Street right-of-way adjoining.</p> <p>The purpose of this request is to allow the applicants to acquire this unimproved section of Jordan Street right-of-way and consolidate it with their existing residential property for maintenance and future development purposes. For the purposes of determining minimum setback requirements, the required front yard for 118 Jordan Street shall be as shown in Attachment ‘B,’ if the proposed vacation is approved.</p> <p>On August 25, 2003, the City Council amended the adopted <i>Policy and Procedures for Alley, Street and Right-of-way Vacations</i>. The objectives of the amended Policy are as follows:</p> <ol style="list-style-type: none"> <li>1. <i>To provide due process and citizen participation in the application and review process for vacations.</i>            There are two property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:             North – Residential property owned by Kenneth J. and Corinne Peterson (118 Jordan Street)            South – Prospect Park, which is owned by the City of Council Bluffs</li> </ol> <p>The City of Council Bluffs is not interested in acquiring their respective portion of the subject right-of-way. As such, the applicants were mailed a petition asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the entire section of Jordan Street adjacent to their property, if vacated. Their response can be found in Comment #10 below.</p>		

2. *To ensure that no property owner is deprived of required and reasonable access.*  
Both abutting properties will continue to have frontage along Jordan Street. However, one existing lot of record owned by the applicant—Lot 12, Block 13, Galesburg Addition—will be landlocked if the proposed vacation is approved. If Jordan Street is vacated, a final plat will need to be executed to combine the residential property owned by the applicant with the portion of Jordan Street right-of-way proposed to be vacated and create a one lot of record.
3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*  
This request will not create a dead-end right-of-way as Jordan Street is already platted as a dead-end street.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*  
The portion of Jordan Street proposed to be vacated 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 Permits and Inspections Division stated they have no comments on the request.
  - The Fire Department stated they have no comments on the request.
  - The Parks and Recreation Department stated they have no comments on the request.
  - Council Bluffs Water Works stated they have no public mains or appurtenances within the section of right-of-way proposed to be vacated. They also stated they have no objections to the request.
  - MidAmerican Energy Company stated they are not opposed to the request. They also stated that an easement would have to be maintained in order for access and maintenance purposes as they have two poles and two spans of overhead secondary conductor within the subject right-of-way.
  - Lumen Technologies stated that they have aerial lines located within or near the subject right-of-way that service the applicant's dwelling.
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 westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street. Said right-of-way is platted as a dead end road and is not fully improved. Furthermore, this section of Jordan Street is not used for traffic circulation and does not provide direct access to any abutting property.
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.*  
The applicants were notified about this vacation request. Their response is included below:
  - Kenneth J. and Corinne Peterson stated they are in favor of the request and are willing to acquire the portion of right-of-way adjacent to his property for the sum of \$540.00.

### **Recommendation**

The Community Development Department recommends approval of the request to vacate and dispose of the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

1. An easement shall be retained over the subject right-of-way for utility access and maintenance purposes;
2. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s); and
3. A final plat shall be executed by the City to combine the residential property owned by the applicant with the subject right-of-way and create a one lot of record prior to the disposal of the subject right-of-way.

### **Public Hearing**

Staff speakers for the request:

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

Speakers in favor:

1. Kenneth Petersen, 118 Jordan Street, Council Bluffs, IA 51503

Speakers against: None

### **Planning Commission Recommendation**

The Planning Commission recommended approval to vacate and dispose of the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

1. An easement shall be retained over the subject right-of-way for utility access and maintenance purposes;
2. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s); and
3. A final plat shall be executed by the City to combine the residential property owned by the applicant with the subject right-of-way and create a one lot of record prior to the disposal of the subject right-of-way.

VOTE: AYE – Danielsen, Halm, Haner, Hutcheson, Opperman, Rew, Stroebele and Van Houten.

NAY - None ABSTAIN - None ABSENT – Bass, Rater, and Scott. VACANT - None Motion: Carried

### **Attachments**

Attachment A: Location and Zoning Map

Attachment B: Front-Yard Setback Illustration

Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #SAV-21-002 LOCATION/ZONING MAP

## Legend

 Subject Right-of-Way

0 15 30  
1 Inch = 30 Feet



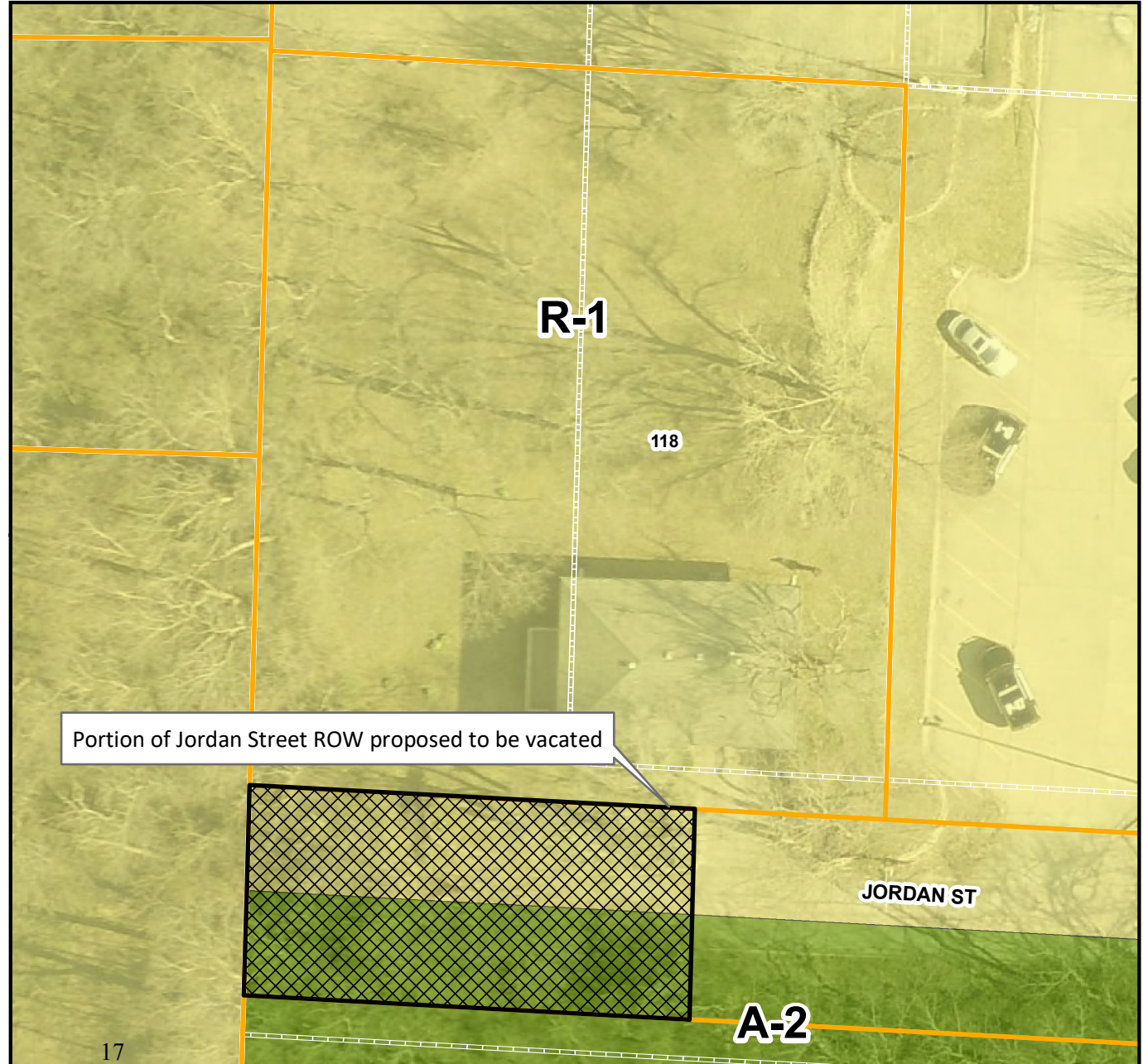
Last Amended: 6/21/2021



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

### DISCLAIMER

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




# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #SAV-21-002 FRONT YARD SETBACK ILLUSTRATION

### Legend

-  Subject Right-of-Way
-  Required Front Yard Setback

0 15 30  
1 Inch = 30 Feet

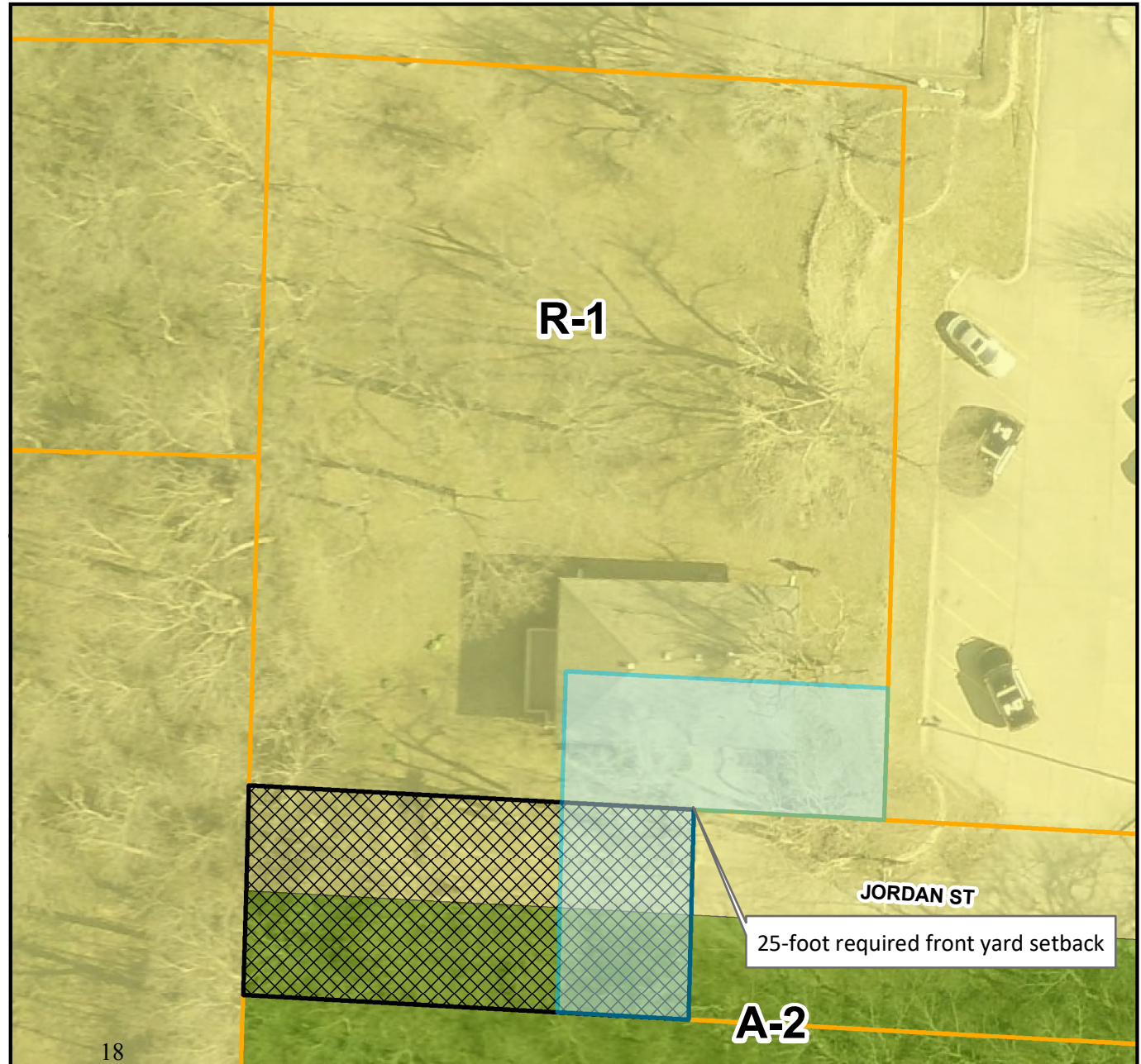


Last Amended: 7/1/2021



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

**DISCLAIMER**  
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**NOTICE OF PUBLIC HEARING  
ON INTENT TO VACATE CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Kenneth and Corinne Petersen to vacate and dispose of the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition, City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that the public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 9<sup>th</sup> day of August, 2021 in the City Council Chambers, 2<sup>nd</sup> 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.

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Jodi Quakenbush, City Clerk

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

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**RESOLUTION NO. 21-218**

**A RESOLUTION OF INTENT TO VACATE AND DISPOSE OF THE WESTERLY 85 FEET OF JORDAN STREET RIGHT-OF-WAY LYING WEST OF HARRISON STREET AND BETWEEN BLOCKS 13 AND 18, GALESBURG ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** Kenneth J. and Corinne Peterson requests the vacation of the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

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

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

That this City does hereby express its intent to dispose of City owned property described as the Westerly 85 feet of Jordan Street right-of-way lying west of Harrison Street and between Blocks 13 and 18, Galesburg Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That a public hearing on the City's intent to dispose of this property is hereby set for August 9, 2021.

ADOPTED  
AND  
APPROVED: July 26, 2021.

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST: \_\_\_\_\_  
Jodi Quakenbush, City Clerk



## Council Communication

Department: Public Works Admin  
Case/Project No.: PW22-23  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 21-219  
ITEM 3.D.

Council Action: 7/26/2021

### Description

Resolution setting a public hearing for 7:00 p.m. on August 9, 2021 for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation. Project #PW22-23

### Background/Discussion

The sanitary sewer in the 2100 Block of Avenue H and the sewer in N. 22nd Street from the alley to Avenue H is a reinforced concrete pipe constructed over 60 years ago.

During a recent lateral connection repair, it was discovered that the sanitary sewer main was in very poor condition. The reinforced concrete pipe has disintegrated to the extent that in some locations the pipe is non-existent. The sewer replacement will require the removal and replacement of the street pavement.

This project requires immediate attention and is being added to the FY22 CIP with costs to be paid with Sales Tax Funds. The estimated construction cost is \$640,000.

The project schedule is as follows:	Set Public Hearing	July 26, 2021
	Hold Public Hearing	August 9, 2021
	Bid Letting	September 2, 2021
	Award	September 13, 2021
	Construction Start	September\October 2021

### Recommendation

Approval of this resolution. This project completes necessary sewer repairs along Avenue H and N. 22nd Street.

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Map</a>	Map	7/16/2021
<a href="#">Notice of Public Hearing</a>	Notice	7/16/2021
<a href="#">Resolution 21-219</a>	Resolution	7/21/2021



PW 22-23  
2100 BLOCK AVE. H  
SANITARY SEWER REHAB.



Legend

 PW22-23



Notice of Public Hearing  
on the  
Plans, Specifications, Form of Contract and Cost Estimate  
for the  
2100 Block of Avenue H Sanitary Sewer Rehabilitation  
Project #PW22-23

A public hearing will be held on August 9, 2021, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, form of contract and cost estimate for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation project. The project will include construction of 1,817 square yards of concrete pavement, 115 lineal feet of storm sewer and 590 lineal feet of sanitary sewer. At said hearing, any interested person may appear and file objections to such plans and specifications.

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

**RESOLUTION**  
**NO 21-219**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE  
AND SETTING A PUBLIC HEARING ON THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
2100 BLOCK OF AVENUE H SANITARY SEWER REHABILITATION  
PROJECT #PW22-23**

WHEREAS, the City wishes to make improvements known as the  
2100 Block of Avenue H Sanitary Sewer Rehabilitation  
within the City, as therein described; and

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

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

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of  
contract and cost estimate for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation.

AND BE IT FURTHER RESOLVED

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

ADOPTED  
AND  
APPROVED

July 26, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.: PW20-15  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 21-220  
ITEM 3.E.

Council Action: 7/26/2021

### Description

Resolution accepting the work of Carley Construction, LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Oakland Drive Rehabilitation. Project # PW20-15

### Background/Discussion

Oakland Drive is a narrow roadway with a steep grade and tight switchback curve which connects Military Avenue to Oak Park Road and Oakland Avenue. It is the only roadway that provides access for residents along Oak Park Road. Oakland Drive had no storm sewers and the pavement was in poor condition. The sanitary sewer was clay pipe from the 1950's and needed to be replaced.

The project included the reconstruction of Oakland Drive from Military Avenue to Lafayette Avenue and Lafayette Avenue from Oakland Drive to Oakland Avenue. Reconstruction included new pavement, storm sewer, sanitary sewer, and water main. The storm sewer from Military Avenue, north of Avenue G, to Curtis Street was reconstructed to increase the capacity of the storm sewer. The storm sewer is the collector line for Oakland Drive, was under sized, and surcharged during rain events.

The project was included in the FY20 CIP with funding from Local Option Sales Tax and Road Use Funds and included a budget of \$1,500,000.

	Division I General	Division II Pavement	Division III Storm Sewer	Division IV Sanitary Sewer	Division V Water Main	Total
Original Contract Amount	\$110,735.00	\$632,973.00	\$218,592.00	\$113,746.00	\$105,505.00	\$1,181,551.00
Change Orders (-6.29%)	(\$57,088.50)	(\$855.60)	\$2,745.20	(\$4,902.60)	(\$14,178.00)	(\$74,279.50)
Final Contract Amount	\$53,646.50	\$632,117.40	\$221,337.20	\$108,843.40	\$91,327.00	\$1,107,271.50
Less Previous Payments	\$50,964.18	\$600,511.53	\$210,270.34	\$103,401.23	\$86,760.65	\$1,051,907.93
Retainage Due Contractor	\$2,682.32	\$31,605.87	\$11,066.86	\$5,442.17	\$4,566.35	\$55,363.57

The Contractor did not complete the project on time and received one non-compliance notice. Liquidated damages in the amount of \$14,250 were assessed.

### Recommendation

Approval of this resolution accepting the work of Carley Construction as complete and authorizing release of retainage after 30 days.

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Resolution 21-220</a>	Resolution	7/21/2021

**RESOLUTION**  
**NO 21-220**

**RESOLUTION ACCEPTING THE WORK OF  
CARLEY CONSTRUCTION, LLC IN CONNECTION WITH  
THE OAKLAND DRIVE REHABILITATION  
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE  
A CITY CHECK IN THE AMOUNT OF \$55,363.57  
PROJECT #PW20-15**

WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Carley Construction, LLC, Council Bluffs, IA for the Oakland Drive Rehabilitation; 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 \$55,363.57 to Carley Construction, LLC, 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 \$55,363.57 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 \$55,363.57 payable to Carley Construction, LLC from budget codes Division I, S36000-676000; Division II, S36000-676200; Division III, S36000-676500; Division IV, S36000-676700; Division V, S36000-678000; Project #2015X.

AND BE IT FURTHER RESOLVED

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

ADOPTED  
AND  
APPROVED

July 26, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

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

Resolution 21-221  
ITEM 3.F.

Council Action: 7/26/2021

### Description

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY21

### Background/Discussion

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

This resolution is brought forward for approval of FY21 actual interfund transfer to date.

### Recommendation

Approve this Resolution

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Fund transfers FY21 YTD Actuals</a>	Other	7/16/2021
<a href="#">Resolution 21-221</a>	Resolution	7/21/2021

**Fund Transfers**  
**Council Meeting: 07/26/21**

Transfer From		Transfer To				
Fund Category	Fund Name	Fund Category	Fund Name	Amount	Purpose	Effective FY
General	Gaming	Capital Projects	Capital Projects	377,400	Funding for CIP BM19-01 Entertainment District Parking Lot Phase I-remaining funding from TIF	FY21
Tax Increment Financing (TIF)	W. Broadway TIF	Debt Service	Debt Service	168,377	Transfer TIF revenue for 2016B bond payment relates to Echo	FY21
Tax Increment Financing (TIF)	W. Broadway TIF	Debt Service	Debt Service	143,893	Transfer TIF revenue for 2012C bond payment relates to Bunge	FY21
Tax Increment Financing (TIF)	Playland Park TIF	Debt Service	Debt Service	117,423	Transfer TIF revenue for 2010C bond payment relates to River's Edge project	FY21
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	159,765	Final Funding for CIP PW17-16A E Beltway Eastern Hills Drive	FY21
Capital Projects	Bond Fund	Capital Projects	Capital Projects	1,500,000	Funding for CIP PW21-23 IDNR Lake Manawa Sand (original funding was LOST/Flood Mitigation)	FY21
General	Gaming	Capital Projects	Capital Projects	205,118	Final Funding for CIP BM20-02 MAC Restroom Remodel	FY21
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	999,154	Final Funding for CIP PW21-09 E Manawa Sewer Rehab PH IX	FY21



**Resolution 21-221**

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY21.

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

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

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

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

Adopted and Approved: July 26, 2021

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Matthew J. Walsh, Mayor

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Jodi Quakenbush, City Clerk

**Council Communication**

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

May FY21 Financial Reports  
ITEM 3.G.

Council Action: 7/26/2021

<b>Description</b>
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<b>Background/Discussion</b>
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<b>Recommendation</b>
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**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Expenditures by Vendor</a>	Other	7/16/2021
<a href="#">Expenditures by Amount</a>	Other	7/16/2021
<a href="#">Receipts and Expenditures by Fund</a>	Other	7/16/2021

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

VENDOR	AMOUNT	DESCRIPTION	BUSINESS PURPOSE
10 MEN LLC	\$245,878.20	PROFESSIONAL SVCS	City Expenditure
AARP HEALTH CARE OPTIONS	\$174.03	REFUND	City Expenditure
ABBY SHOWERS	\$75.00	REFUND	City Expenditure
ABLE LOCKSMITHS	\$1,125.00	PROFESSIONAL SVCS	City Expenditure
ACTION TARGET	\$430,955.77	EQUIPMENT/PARTS	City Expenditure
ACUSHNET COMPANY	\$7,678.01	DODGE OPERATING EXPENSE	Dodge Expenditure
ADIDAS AMERICA INC	\$1,341.10	DODGE OPERATING EXPENSE	Dodge Expenditure
ADVANCED DATA PROCESSING, INC	\$17,788.75	AMBULANCE BILLING FEE	City Expenditure
AG SOLUTIONS GROUP LLC	\$506.68	EQUIPMENT/PARTS	City Expenditure
AGRIVISION EQUIPMENT GROUP	\$577.22	EQUIPMENT/PARTS	City Expenditure
AHLERS & COONEY P.C	\$3,008.00	LEGAL SERVICES	City Expenditure
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$1,835.00	MEDICAL SUPPLIES	City Expenditure
ALICE JOHNSON	\$10,000.00	BUSINESS ASSISTANCE	City Expenditure
ALLEY POYNER MACCHIETTO ARCHITECTURE INC	\$2,684.00	REPAIRS & MAINTENANCE	City Expenditure
ALY NICHOLS	\$34.68	REIMB EMPLOYEE EXPENSE	City Expenditure
AMERICAN MESSAGING SERVICES LLC	\$35.16	TELEPHONE	City Expenditure
AMERICAN NATIONAL BANK	\$69.00	BANK SERVICES	City Expenditure
AMERITAS LIFE INS CORP	\$77.64	DODGE OPERATING EXPENSE	Dodge Expenditure
ANTHONY WOJTALEWICZ	\$149.00	REIMB EMPLOYEE EXPENSE	City Expenditure
AQUA-CHEM INCORPORATED	\$323.70	SUPPLIES	City Expenditure
ARC DOCUMENT SOLUTIONS	\$1,803.04	PRINTING/BINDING	City Expenditure
ARNOLD MOTOR SUPPLY, LLP	\$3,550.49	EQUIPMENT/PARTS	City Expenditure
ARROW TOWING	\$6,945.00	TOWING/STORAGE/AUCTION	City Expenditure
ATHLETICO EXCEL NEBRASKA LLC	\$215.00	PROFESSIONAL SVCS	City Expenditure
BAKER & TAYLOR INC	\$8,349.87	BOOKS/PERIODICALS/SUB	City Expenditure
BARCO MUNICIPAL PRODUCTS INC	\$492.72	SUPPLIES	City Expenditure
BARKER LEMAR AND ASSOCIATES INC	\$1,000.00	CONSULTANT	City Expenditure
BARNHART CRANE & RIGGING	\$9,565.49	EQUIPMENT/PARTS	City Expenditure
BARRY LARSON & SON INC	\$82,748.70	CONSTRUCTION	City Expenditure
BASEBALL FANATICS LLC	\$1,125.00	PROFESSIONAL SVCS	City Expenditure
BERT GURNEY & ASSOCIATES INC	\$4,790.42	EQUIPMENT/PARTS	City Expenditure
BGNE INC.	\$546.83	SUPPLIES	City Expenditure
BLACK HILLS UTILITY HOLDINGS, INC.	\$14,261.37	NATURAL GAS	City Expenditure
BLACKSTONE AUDIO INC	\$779.13	BOOKS/PERIODICALS/SUB	City Expenditure
BLAKE S BATT	\$80.00	PROFESSIONAL SVCS	City Expenditure
BLUFFS ELECTRIC INC	\$1,419.88	ELECTRICAL REPAIR	City Expenditure
BLUFFS PAVING & UTILITY INC	\$6,859.22	CONSTRUCTION	City Expenditure
BLUFFS TAXI & COURIER	\$2,281.25	TRANSIT SERVICES	City Expenditure
BOBCAT OF OMAHA	\$2,999.13	EQUIPMENT/PARTS	City Expenditure
BOFA	\$162.43	MAC OPERATNG EXPENSE	MAC Expenditure
BOMGAARS SUPPLY INC	\$191.42	SUPPLIES	City Expenditure
BOUND TO STAY BOUND BOOKS INC	\$271.75	BOOKS/PERIODICALS/SUB	City Expenditure
BROOMERS INC	\$450.00	RE GARAGE OPERATING	RE Garage Expenditure
BURTON PLUMBING	\$17,785.89	PLUMBING NEW OR REPAIR	City Expenditure
C & J INDUSTRIAL SUPPLY	\$439.50	JANITORIAL SERVICE	City Expenditure
CABANA COFFEE	\$1,681.66	MAC OPERATNG EXPENSE	MAC Expenditure
CAESARS ENTERTAINMENT	\$50,000.00	MAC OPERATNG EXPENSE	MAC Expenditure
CAHOY PUMP SERVICE INC	\$19,927.00	REPAIRS & MAINTENANCE	City Expenditure
CANON SOLUTIONS AMERICA INC	\$112.21	COPY/PRINTER MAINTANCE	City Expenditure
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$6,133.70	EQUIPMENT/PARTS	City Expenditure
CART TRAC LLC	\$3,550.00	DODGE OPERATING EXPENSE	Dodge Expenditure
CAVENDISH SQUARE PUBLISHING LLC	\$195.54	BOOKS/PERIODICALS/SUB	City Expenditure
CBTZGJ ENTERPRISES	\$1,650.00	PROFESSIONAL SVCS	City Expenditure
CENGAGE LEARNING INC	\$27.19	BOOKS/PERIODICALS/SUB	City Expenditure
CENTER POINT LARGE PRINT	\$269.64	BOOKS/PERIODICALS/SUB	City Expenditure
CENTURYLINK	\$664.05	TELEPHONE	City Expenditure
CERTIFIED POWER INC	\$55.71	EQUIPMENT/PARTS	City Expenditure
CERTIFIED TRANSMISSION	\$2,355.55	REPAIRS & MAINTENANCE	City Expenditure
CFI TIRE SERVICE	\$582.00	TIRE REPLACEMENT/REPAIR	City Expenditure
CHADLIN PARROTT	\$236.10	REIMB EMPLOYEE EXPENSE	City Expenditure
CHAMPLIN TIRE RECYCLING INC	\$3,978.00	TIRE DISPOSAL	City Expenditure
CHEMSEARCH FE	\$528.39	SUPPLIES	City Expenditure

CHILD SUPPORT SERVICES DIVISION	\$514.32	PAYROLL RELATED	City Expenditure
CHIN REVIVAL BAPTIST CHURCH	\$500.00	REFUND	City Expenditure
CHRONOGOLF BY LIGHTSPEED	\$2,465.14	DODGE OPERATING EXPENSE	Dodge Expenditure
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,032.62	PAYROLL RELATED	City Expenditure
CITY OF COUNCIL BLUFFS-FLEX	\$8,180.12	PAYROLL RELATED	City Expenditure
CITY TREASURER	\$4,940.91	DODGE OPERATING EXPENSE	Dodge Expenditure
CIVICPLUS	\$567.06	HARDWARE/SOFTWARE	City Expenditure
CLEAR TITLE & ABSTRACT LLC	\$975.00	PROFESSIONAL SVCS	City Expenditure
COLLECTION SERVICES CENTER	\$8,186.68	PAYROLL RELATED	City Expenditure
COMPUTER CABLE CONNECTION	\$185.00	HARDWARE/SOFTWARE	City Expenditure
CORNELIUS FISCHER	\$86.04	REFUND	City Expenditure
CORNHUSKER INTERNATIONAL TRUCKS	\$808.59	EQUIPMENT/PARTS	City Expenditure
COUNCIL BLUFFS AIRPORT AUTHORITY	\$308,633.25	AIRPORT AUTH TAX	City Expenditure
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$100,000.00	GRANT REIMBURSEMENT	City Expenditure
COUNCIL BLUFFS WATER WORKS	\$7,502.26	WATER	City Expenditure
COUNCIL BLUFFS WINSUPPLY	\$11,847.91	SUPPLIES	City Expenditure
COX BUSINESS	\$126.18	DODGE OPERATING EXPENSE	Dodge Expenditure
COX BUSINESS SERVICES	\$277.41	RE GARAGE OPERATING	RE Garage Expenditure
COX COMMUNICATION INC	\$16,530.78	PHONE/INTERNET SVC	City Expenditure
COX SUBSCRIPTIONS	\$9,304.03	SUBSCRIPTION	City Expenditure
CREDIT MANAGEMENT, LP	\$3,825.72	COLLECTION FEE	City Expenditure
CUBIC CORPORATION AND SUBSIDIARIES	\$11,800.00	HARDWARE/SOFTWARE	City Expenditure
CUMMINS INC	\$549.24	EQUIPMENT/PARTS	City Expenditure
D & K PRODUCTS	\$720.28	DODGE OPERATING EXPENSE	Dodge Expenditure
DAILY NONPAREIL	\$2,910.93	ADVERTISEMENT	City Expenditure
DALES TRASH SERVICE INC	\$3,765.00	RENTAL EXPS	City Expenditure
DANKO EMERGENCY EQUIPMENT CO	\$83.97	SUPPLIES	City Expenditure
DAVID C ANDERSEN	\$279.00	CONSTRUCTION	City Expenditure
DAVID MASS	\$414.00	REFUND	City Expenditure
DAVID W WOODY	\$125.60	SUPPLIES	City Expenditure
DEX MEDIA, INC.	\$1,023.00	ADVERTISEMENT	City Expenditure
DIAMOND MOWERS INC	\$618.09	REPAIRS & MAINTENANCE	City Expenditure
DIVE RESCUE, INC.	\$415.20	TRAINING	City Expenditure
DMG INC	\$301.59	ELECTRICAL REPAIR	City Expenditure
DODGE BANK & CR CARD FEES	\$2,837.39	DODGE OPERATING EXPENSE	Dodge Expenditure
DODGE RIVERSIDE PAYROLL	\$74,805.95	DODGE OPERATING EXPENSE	Dodge Expenditure
DODGE RIVERSIDE SALES TAX	\$10,340.00	DODGE OPERATING EXPENSE	Dodge Expenditure
DOLL DISTRIBUTING	\$4,559.52	DODGE OPERATING EXPENSE	Dodge Expenditure
DOLL DISTRIBUTING	\$628.18	MAC OPERATNG EXPENSE	MAC Expenditure
DONALD MADISON	\$225.00	REFUND	City Expenditure
DRAKE-WILLIAMS STEEL INC	\$1,000.00	REPAIRS & MAINTENANCE	City Expenditure
DULTMEIER SALES LLC	\$840.00	SUPPLIES	City Expenditure
DXP ENTERPRISES INC	\$3,989.91	EQUIPMENT/PARTS	City Expenditure
ECHO GROUP	\$5,030.44	SUPPLIES	City Expenditure
ECOLAB INC	\$793.76	SUPPLIES	City Expenditure
ECOSOLUTIONS INC	\$533.68	SUPPLIES	City Expenditure
ECO-STORAGE INVESTMENTS INC	\$31,525.23	SOLID WASTE DISPOSAL	City Expenditure
EDWARDS CHEVROLET-CADILLAC INC	\$5,070.05	EQUIPMENT/PARTS	City Expenditure
EFTPS	\$528,786.47	PAYROLL RELATED	City Expenditure
EHRHART GRIFFIN & ASSOCIATES INC	\$39,475.75	CONSULTANT	City Expenditure
ELAVON INC	\$6,560.79	FEES	City Expenditure
ELBA E CERA	\$105.00	PROFESSIONAL SVCS	City Expenditure
ELECTRIC PUMP	\$1,365.34	EQUIPMENT/PARTS	City Expenditure
EMERGENCY APPARATUS MAINTENANCE	\$934.34	EQUIPMENT/PARTS	City Expenditure
EMPLOYERS MUTUAL CASUALTY COMPANY	\$72,778.06	INSURANCE	City Expenditure
ENTERPRISE FM TRUST	\$699.88	RENTAL EXPS	City Expenditure
ERRIN GUNDERSON	\$2,465.68	MOWING/GROUNDS MAINT	City Expenditure
ETHOSOFT INC	\$5,000.00	HARDWARE/SOFTWARE	City Expenditure
EXCHANGE BANK LEASING DIV	\$8,766.41	DODGE OPERATING EXPENSE	Dodge Expenditure
FACTORY MOTOR PARTS	\$809.67	EQUIPMENT/PARTS	City Expenditure
FCX PERFORMANCE	\$471.75	SUPPLIES	City Expenditure
FELD FIRE	\$60,464.46	EQUIPMENT/PARTS	City Expenditure
FELSBURG HOLT & ULLEVIG INC	\$1,732.79	PROFESSIONAL SVCS	City Expenditure
FIRESPRING PRINT INC	\$19.90	PRINTING/BINDING	City Expenditure
FIRST NATIONAL BANK PCARDS	\$3,403.04	DODGE OPERATING EXPENSE	Dodge Expenditure
FLEET US LLC	\$4,050.00	SUPPLIES	City Expenditure
FORCE EQUIPMENT	\$267.04	EQUIPMENT/PARTS	City Expenditure
FORRISTCRETE CUSTOM CONCRETE LLC	\$10,981.00	CONSTRUCTION	City Expenditure
FORTE PAYMENT SYSTEMS INC	\$1,508.01	EQUIPMENT/PARTS	City Expenditure
FOSTERS INC	\$471.07	EQUIPMENT/PARTS	City Expenditure

FOUNDERS SERIES LOCKTON CO LLC	\$3,580.81	DODGE OPERATING EXPENSE	Dodge Expenditure
FOX HOLDINGS, INC.	\$4,550.00	REPAIRS & MAINTENANCE	City Expenditure
FUNNEL CAKE	\$901.49	MAC OPERATNG EXPENSE	MAC Expenditure
GALLS PARENT HOLDING, LLC	\$4,890.55	EQUIPMENT/PARTS	City Expenditure
GARAGE DOOR SERVICES	\$130.00	REPAIRS & MAINTENANCE	City Expenditure
GELCO SUPPLY INC	\$1,833.77	EQUIPMENT/PARTS	City Expenditure
GENERAL FIRE & SAFETY EQUIPMENT COMPANY OF	\$1,360.50	EQUIPMENT/PARTS	City Expenditure
GENIE PEST CONTROL	\$70.00	DODGE OPERATING EXPENSE	Dodge Expenditure
GENIE SERVICES LLC	\$180.00	PEST CONTROL	City Expenditure
GM DODGE CHARITABLE TRUST	\$788.74	DODGE TRUST REIMBURSEMENT	City Expenditure
GRAYBAR ELECTRIC	\$3,051.72	SUPPLIES	City Expenditure
GREAT AMERICA FINANCIAL SERV	\$166.71	DODGE OPERATING EXPENSE	Dodge Expenditure
GRIBBLE BOLES STEWART & WITOSKY LLC	\$200,000.00	LEGAL CLAIM	City Expenditure
GRP & ASSOCIATES	\$197.00	SUPPLIES	City Expenditure
HARBIN CONSTRUCTION INC	\$30,938.50	CONSTRUCTION	City Expenditure
HART GOLF	\$737.00	DODGE OPERATING EXPENSE	Dodge Expenditure
HAWKEYE TRUCK EQUIPMENT	\$477.27	EQUIPMENT/PARTS	City Expenditure
HDR ENGINEERING INC	\$45,962.45	PROFESSIONAL SVCS	City Expenditure
HEARTLAND CO-OP	\$589.97	FUEL	City Expenditure
HEARTLAND DOCUMENT SERVICES INC.	\$1,289.00	JANITORIAL SERVICE	City Expenditure
HEARTLAND TIRES & TREADS INC	\$9,801.37	TIRE REPLACEMENT/REPAIR	City Expenditure
HEARTLAND TOXICOLOGY	\$145.00	PROFESSIONAL SVCS	City Expenditure
HEIMAN INC.	\$225.22	SAFETY EQUIP & MAINTENANCE	City Expenditure
HENNINGSEN CONSTRUCTION INC	\$12,314.59	CONSTRUCTION	City Expenditure
HGM ASSOCIATES INC	\$171,414.30	CONSULTANT	City Expenditure
HISTORIC GENERAL DODGE HOUSE INC	\$18,750.00	CONTRIBUTIONS	City Expenditure
HUB CHEER LLC	\$10,000.00	BUSINESS ASSISTANCE	City Expenditure
HUBER CHEVROLET CO INC	\$484.23	EQUIPMENT/PARTS	City Expenditure
HUFFMAN ENGINEERING INC	\$1,877.20	CONSTRUCTION	City Expenditure
ICMA RETIREMENT TRUST - 457	\$14,470.18	PAYROLL RELATED	City Expenditure
IMPACT7G INC	\$13,156.41	PROFESSIONAL SVCS	City Expenditure
INFOSAFE SHREDDING LLC	\$100.00	PROFESSIONAL SVCS	City Expenditure
IOWA ALCOHOLIC BEVERAGES DIV	\$2,028.00	DODGE OPERATING EXPENSE	Dodge Expenditure
IOWA CIVIL RIGHTS COMMISSION	\$81.00	TRAINING	City Expenditure
IOWA DEPARTMENT OF HUMAN SERVICES	\$2,193.96	AMBULANCE BILLING FEE	City Expenditure
IOWA DEPARTMENT OF REVENUE	\$281.90	PAYROLL RELATED	City Expenditure
IOWA DEPT OF REVENUE	\$114,186.00	PAYROLL RELATED	City Expenditure
IOWA DEPT OF REVENUE	\$12,769.00	MAC OPERATNG EXPENSE	MAC Expenditure
IOWA DIV ALCHOLIC BEV	\$2,528.00	MAC OPERATNG EXPENSE	MAC Expenditure
IOWA GOLF ASSOCIATION	\$88.00	DODGE OPERATING EXPENSE	Dodge Expenditure
IOWA LAW ENFORCEMENT ACADEMY	\$250.00	TRAINING	City Expenditure
IOWA PRISON INDUSTRIES	\$4,340.00	SUPPLIES	City Expenditure
IOWA TOTAL CARE	\$1,303.49	REFUND	City Expenditure
IOWA WASTE SERVICES HOLDINGS INC	\$36,771.82	SOLID WASTE DISPOSAL	City Expenditure
IOWA WORKFORCE DEVELOPMENT	\$13,000.00	FEES	City Expenditure
IPERS	\$202,904.29	PAYROLL RELATED	City Expenditure
IPFS CORPORATION	\$598.11	DODGE OPERATING EXPENSE	Dodge Expenditure
J FULCHER INC	\$755.05	EQUIPMENT/PARTS	City Expenditure
JEBRO INCORPORATED	\$90.00	EQUIPMENT/PARTS	City Expenditure
JEFF'S WASH & GLO LTD	\$400.00	REPAIRS & MAINTENANCE	City Expenditure
JEO CONSULTING GROUP INC	\$37,430.00	CONSULTANT	City Expenditure
JEREMY A FRANKS	\$20.00	REFUND	City Expenditure
JEREMY RYAN SMITH	\$30.00	PROFESSIONAL SVCS	City Expenditure
JIM HAWK TRUCK TRAILERS INC.	\$373.66	EQUIPMENT/PARTS	City Expenditure
JONES AUTOMOTIVE	\$12,404.27	EQUIPMENT/PARTS	City Expenditure
JUDDS BROS CONSTRUCTION CO	\$15,667.25	CONSTRUCTION	City Expenditure
KANDY D HARMAN	\$180.00	CONSULTANT	City Expenditure
KARL CHEVROLET, INC.	\$188,730.00	VEHICLES	City Expenditure
KAY H TURNER	\$3,100.00	HARDWARE/SOFTWARE	City Expenditure
KAYS CUSTOMS LLC	\$4,320.00	SERVICE LABOR	City Expenditure
KESTREL TELLEVATE LLC	\$1,500.00	CONSULTANT	City Expenditure
KIESLER POLICE SUPPLY INC	\$3,468.04	SUPPLIES	City Expenditure
KIMBERLY K RIEBE	\$21.28	REIMB EMPLOYEE EXPENSE	City Expenditure
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE	City Expenditure
KRONOS INCORPORATED	\$2,000.00	HARDWARE/SOFTWARE	City Expenditure
LANDSCAPES GOLF MANAGEMENT	\$7,817.86	DODGE OPERATING EXPENSE	Dodge Expenditure
LARRY VANFOSSAN	\$108.00	REFUND	City Expenditure
LARSEN SUPPLY COMPANY INC	\$348.88	SUPPLIES	City Expenditure
LARSON BACKHOE SERVICES INC	\$15,997.53	CONSTRUCTION	City Expenditure
LAWSON PRODUCTS INC	\$2,110.19	SUPPLIES	City Expenditure

LESLIE ELIZABETH GODDARD	\$250.00	CONTRACT AGREEMENT	City Expenditure
LIFE ASSIST INC	\$1,554.60	MEDICAL SUPPLIES	City Expenditure
LOGAN CONTRACTORS SUPPLY INC	\$211.70	SUPPLIES	City Expenditure
LORETTA GOESCHEL	\$67.20	REIMB EMPLOYEE EXPENSE	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$4,020.00	PAYROLL RELATED	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$280.00	PAYROLL RELATED	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$4,450.00	PAYROLL RELATED	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$1,250.00	PAYROLL RELATED	City Expenditure
LYMAN RICHEY SAND & GRAVEL	\$1,001.11	DODGE OPERATING EXPENSE	Dodge Expenditure
LYMAN RICHEY SAND & GRAVEL COMPANY	\$61,218.50	STREET MAINTENANCE SUPLS	City Expenditure
M & R WELDING	\$107.00	WELDING SUPPLIES/SERVICE	City Expenditure
MAC V INC.	\$10,945.00	REPAIRS & MAINTENANCE	City Expenditure
MACQUEEN EQUIPMENT, INC.	\$131.14	EQUIPMENT/PARTS	City Expenditure
MARCO HOLDINGS, LLC	\$4,129.58	COPY/PRINTER MAINTANCE	City Expenditure
MARK A WARNEKE	\$2,300.00	REPAIRS & MAINTENANCE	City Expenditure
MARK ARCHIBALD	\$43.91	REIMB EMPLOYEE EXPENSE	City Expenditure
MARK MICHALSKI	\$80.00	PROFESSIONAL SVCS	City Expenditure
MARTIN RESOURCE MANAGEMENT	\$74.00	SUPPLIES	City Expenditure
MARVIN K MADDEN	\$73.99	REFUND	City Expenditure
MATHESON TRI GAS INC.	\$111.55	SUPPLIES	City Expenditure
MATTHEW CONAHAN	\$180.12	REIMB EMPLOYEE EXPENSE	City Expenditure
MATTHEW MARDESEN	\$254.80	REIMB EMPLOYEE EXPENSE	City Expenditure
MATTHEW PRUETT	\$30.00	REIMB EMPLOYEE EXPENSE	City Expenditure
MAX I WALKER UNIFORM & APPAREL	\$1,221.82	UNIFORMS	City Expenditure
MCMULLEN FORD INC	\$2,491.77	EQUIPMENT/PARTS	City Expenditure
MECO-HENNE CONTRACTING INC	\$115,649.20	CONSTRUCTION	City Expenditure
MELLEN & ASSOCIATES INC	\$5,369.13	EQUIPMENT/PARTS	City Expenditure
METOLIUS LLC	\$1,670.00	DODGE OPERATING EXPENSE	Dodge Expenditure
MFPRSI	\$475,188.85	PAYROLL RELATED	City Expenditure
MICHAEL A ROBERTS	\$30.57	REIMB EMPLOYEE EXPENSE	City Expenditure
MICHAEL HUTCHINSON	\$15,000.00	LEGAL CLAIM	City Expenditure
MICHAEL O'BRADOVICH	\$2,400.00	PROFESSIONAL SVCS	City Expenditure
MICHAEL TODD AND COMPANY INC	\$1,024.90	EQUIPMENT/PARTS	City Expenditure
MID AMERICAN ENERGY CO	\$962.45	RE GARAGE OPERATING	RE Garage Expenditure
MID IOWA SOLID WASTE EQUIPMENT CO INC	\$1,325.15	EQUIPMENT/PARTS	City Expenditure
MID PLAINS INSULATION CO INC	\$1,033.15	CONSTRUCTION	City Expenditure
MID STATES BANK	\$94.64	MAC OPERATNG EXPENSE	MAC Expenditure
MIDAMERICAN ENERGY COMPANY	\$106,510.43	ELECTRICITY	City Expenditure
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT	City Expenditure
MIDSTATES BANK, NA	\$496.56	BANK SERVICES	City Expenditure
MIDWEST MEDICAL & SAFETY INC	\$87.20	MEDICAL SUPPLIES	City Expenditure
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$400.00	PROFESSIONAL SVCS	City Expenditure
MIDWEST TAPE, LLC	\$8,091.11	DVD/AUDIO/CD	City Expenditure
MIDWEST TITLE INC	\$238,281.12	PROPERTY ACQUISITION	City Expenditure
MIDWEST TURF & IRRIGATION	\$4,563.99	EQUIPMENT/PARTS	City Expenditure
MIDWEST TURF & IRRIGATION	\$1,231.21	DODGE OPERATING EXPENSE	Dodge Expenditure
MILLARD SPRINKLER	\$2,853.05	RE GARAGE OPERATING	RE Garage Expenditure
MUTUAL OF OMAHA	\$47.29	REFUND	City Expenditure
NAPA AUTO PARTS	\$4,563.73	EQUIPMENT/PARTS	City Expenditure
NATIONAL CONCRETE CUTTING INC	\$57.12	REPAIRS & MAINTENANCE	City Expenditure
NATIONAL WASTE LP	\$7,458.38	EQUIPMENT/PARTS	City Expenditure
NATIONWIDE RETIREMENT SOLUTIONS INC	\$68,540.06	PAYROLL RELATED	City Expenditure
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	PAYROLL RELATED	City Expenditure
NEBRASKA GOLF AND TURF	\$896.11	DODGE OPERATING EXPENSE	Dodge Expenditure
NEBRASKA-IOWA INDUSTRIAL FASTENERS	\$3.16	SUPPLIES	City Expenditure
NEW VISIONS HOMELESS SERVICES	\$22,971.21	GRANT REIMBURSEMENT	City Expenditure
NIXON CONSTRUCTION INC	\$14,560.00	CONTRACT AGREEMENT	City Expenditure
NMC INC.	\$12,959.78	EQUIPMENT/PARTS	City Expenditure
NO TECH ENTERPRISE INC	\$1,360.04	RE GARAGE OPERATING	RE Garage Expenditure
NODDLE DEVELOPMENT CO	\$2,339.00	RE GARAGE OPERATING	RE Garage Expenditure
NODDLE SERVICES LLC	\$187.25	RE GARAGE OPERATING	RE Garage Expenditure
NSG LOGISTICS LLC	\$23,752.37	SUPPLIES	City Expenditure
OCLC INC	\$2,511.72	SUBSCRIPTION	City Expenditure
ODEYS INC	\$1,154.00	EQUIPMENT/PARTS	City Expenditure
OKLAHOMA JOE	\$3,231.85	MAC OPERATNG EXPENSE	MAC Expenditure
OMAHA TRUCK CENTER COMPANY INC.	\$295.45	EQUIPMENT/PARTS	City Expenditure
OMNI ENGINEERING	\$9,491.29	STREET MAINTENANCE SUPLS	City Expenditure
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$637.50	CONSULTANT	City Expenditure
O'REILLY AUTOMOTIVE INC	\$38.64	EQUIPMENT/PARTS	City Expenditure
ORIENTAL TRADING COMPANY INC	\$109.66	SUPPLIES	City Expenditure

OUTDOOR POWER GROUP INC	\$81.78	EQUIPMENT/PARTS	City Expenditure
OVERDRIVE INC	\$2,246.63	BOOKS/PERIODICALS/SUB	City Expenditure
PARAMOUNT LINEN & UNIFORMS	\$199.26	DODGE OPERATING EXPENSE	Dodge Expenditure
PATRICK STIBBS	\$4,750.00	ADVERTISEMENT	City Expenditure
PAYROLL	\$1,927,379.03	CITY EMPLOYEE PAYROLL	City Expenditure
PAYROLL	\$68,859.22	MAC OPERATNG EXPENSE	MAC Expenditure
PEERLESS WIPING CLOTH CO	\$775.00	SUPPLIES	City Expenditure
PEPSI BEVERAGES CO	\$2,439.18	DODGE OPERATING EXPENSE	Dodge Expenditure
POTTAWATTAMIE COUNTY CLERK OF COURT	\$10.00	COURT COSTS	City Expenditure
POTTAWATTAMIE COUNTY SHERIFF	\$8,500.00	INMATE COST	City Expenditure
POTTAWATTAMIE COUNTY TREASURER	\$2,310.00	FEES	City Expenditure
PREMIER GLAZERS BEVS	\$2,249.75	DODGE OPERATING EXPENSE	Dodge Expenditure
PREMIER MIDWEST BEVERAGE	\$96.40	MAC OPERATNG EXPENSE	MAC Expenditure
PRIME COMMUNICATIONS INC	\$4,022.84	RE GARAGE OPERATING	RE Garage Expenditure
PRINTCO GRAPHICS	\$4,740.73	PRINTING/BINDING	City Expenditure
PROJECT ADVOCATES	\$12,820.00	CONTRACT AGREEMENT	City Expenditure
RACOM CORPORATION	\$23,099.47	EQUIPMENT/PARTS	City Expenditure
RASMUSSEN MECHANICAL SERVICES INC	\$7,088.89	EQUIPMENT/PARTS	City Expenditure
RELiance STANDARD LIFE INSURANCE CO	\$19,948.94	PAYROLL RELATED	City Expenditure
RELIANT FIRE APPARATUS INC	\$266.68	EQUIPMENT/PARTS	City Expenditure
REX R PETERSEN JR	\$406.00	PROFESSIONAL SVCS	City Expenditure
RICOH USA INC	\$46.79	LEASE	City Expenditure
RIVERS EDGE BANK FEES	\$5.60	RE GARAGE OPERATING	RE Garage Expenditure
RIVERS EDGE MASTER PROPERTY OWNERS ASSOC	\$1,122.83	RE GARAGE OPERATING	RE Garage Expenditure
RLKM INC	\$471.16	REPAIRS & MAINTENANCE	City Expenditure
ROBERT DEPEW	\$299.54	REFUND	City Expenditure
ROSANNA M THURMAN	\$1,950.00	CONSULTANT	City Expenditure
ROSE EQUIPMENT, LLC	\$576.10	EQUIPMENT/PARTS	City Expenditure
RPL UTILITY LLC	\$894,484.76	CONSTRUCTION	City Expenditure
RUETER & ZENOR CO	\$3,320.94	EQUIPMENT/PARTS	City Expenditure
RYNE JEFFRIES	\$11,730.00	CONSTRUCTION	City Expenditure
SAFETY GUARD INC	\$2,100.00	REPAIRS & MAINTENANCE	City Expenditure
SAFETY KLEEN SYSTEMS, INC	\$150.00	SERVICE LABOR	City Expenditure
SAFETY SKILLS LLC	\$284.40	DODGE OPERATING EXPENSE	Dodge Expenditure
SANDRY FIRE SUPPLY LLC	\$7,634.20	SUPPLIES	City Expenditure
SAPP BROTHERS INC	\$38,807.83	FUEL	City Expenditure
SCHINDLER ELEVATOR CORPORATION	\$361.48	REPAIRS & MAINTENANCE	City Expenditure
SECURITY EQUIPMENT INCORPORATED	\$100.00	ALARM SECURITY	City Expenditure
SECURITY NATIONAL BANK OF OMAHA	\$5,579.00	BANK SERVICES	City Expenditure
SHURLAWN INC	\$130.00	RE GARAGE OPERATING	RE Garage Expenditure
SIEMENS INDUSTRY INC	\$549.80	EQUIPMENT/PARTS	City Expenditure
SILVERSTONE GROUP INC.	\$1,330.17	INSURANCE	City Expenditure
SIOUX CITY TRUCK SALES INC	\$55.90	EQUIPMENT/PARTS	City Expenditure
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$8,112.73	LANDSCAPING SUPPLIES	City Expenditure
SJ ELECTRO SYSTEMS INC	\$5,761.00	EQUIPMENT/PARTS	City Expenditure
SKARSHAUG TESTING LABORATORY INC	\$222.52	CONTRACT AGREEMENT	City Expenditure
SLM INC	\$4,100.00	SUPPLIES	City Expenditure
SNYDER & ASSOCIATES INC	\$40,069.21	CONSULTANT	City Expenditure
SOIL DYNAMICS COMPOSTING FARM INC	\$2,526.00	PROFESSIONAL SVCS	City Expenditure
SOUTHWEST IOWA NARCOTICS	\$15,450.00	FEES	City Expenditure
SOUTHWEST IOWA PLANNING COUNCIL	\$23,603.67	TRANSIT SERVICES	City Expenditure
ST LUKE'S HEALTH RESOURCES	\$210.00	CONSULTANT	City Expenditure
STATE OF IOWA	\$1,275.00	TRAINING	City Expenditure
STEPP MANUFACTURING CO INC	\$1,816.19	EQUIPMENT/PARTS	City Expenditure
STERN OIL CO INC	\$583.03	SUPPLIES	City Expenditure
STUDIO 15 COMMERCIAL INTERIORS INC	\$16,436.06	PROFESSIONAL SVCS	City Expenditure
SUNBELT RENTALS INC	\$7,306.90	EQUIPMENT/PARTS	City Expenditure
SUSPENSION SHOP INC	\$2,102.24	EQUIPMENT/PARTS	City Expenditure
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS	City Expenditure
SYLVIA ROUNDTREE	\$652.00	REFUND	City Expenditure
SYSCO LINCOLN	\$3,425.52	DODGE OPERATING EXPENSE	Dodge Expenditure
T HALL ABC INC	\$1,129.00	SUPPLIES	City Expenditure
TECH INC	\$34.62	SUPPLIES	City Expenditure
TED'S MOWER SALES & SERVICE INC	\$168.57	EQUIPMENT/PARTS	City Expenditure
THE DAVEY TREE EXPERT COMPANY	\$1,787.50	TREE WORK	City Expenditure
THE HUB FLY ZONE INC	\$10,000.00	BUSINESS ASSISTANCE	City Expenditure
THE RETROFIT COMPANIES INC	\$3,006.25	SERVICE LABOR	City Expenditure
THE SCHEMMER ASSOCIATES INC	\$549.50	CONSULTANT	City Expenditure
THE WALMAN OPTICAL COMPANY	\$208.00	SAFETY EQUIP & MAINTENANCE	City Expenditure
THERESA DEWITT	\$104.72	REIMB EMPLOYEE EXPENSE	City Expenditure

THERMO KING CHRISTENSEN	\$234.00	SUPPLIES	City Expenditure
TIFFEY LYNEL	\$4.45	REFUND	City Expenditure
TK ELEVATOR CORPORATION	\$451.96	PROFESSIONAL SVCS	City Expenditure
TOYNE INC	\$1,533.72	EQUIPMENT/PARTS	City Expenditure
TRAFFIC & PARKING CONTROL CO	\$122.38	HARDWARE/SOFTWARE	City Expenditure
TRAFFIC CONTROL CORP	\$3,500.00	EQUIPMENT/PARTS	City Expenditure
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$100,351.00	BUS SERVICE	City Expenditure
TRAVIS BRADLEY	\$193.68	REIMB EMPLOYEE EXPENSE	City Expenditure
TREASURER STATE OF IOWA/SALES TAX	\$53,941.00	SALES TAX	City Expenditure
TRUCK EQUIPMENT INC	\$3,386.00	EQUIPMENT/PARTS	City Expenditure
TWO RIVERS INSURANCE COMPANY, INC.	\$665.10	EMPLOYEE INSURANCE	City Expenditure
TYLER TECHNOLOGIES INC	\$16,527.61	HARDWARE/SOFTWARE	City Expenditure
U.S. VENTURE, INC.	\$7,503.58	EQUIPMENT/PARTS	City Expenditure
UMB BANK N.A.	\$8,444,771.02	BOND PAYMENT	City Expenditure
UMR	\$764.67	DODGE OPERATING EXPENSE	Dodge Expenditure
UNION BANK & TRUST/OMNIFY	\$9.00	DODGE OPERATING EXPENSE	Dodge Expenditure
UNITED HEALTHCARE	\$300.84	REFUND	City Expenditure
UNITED PARCEL SERVICE	\$195.49	FREIGHT/POSTAGE	City Expenditure
VALLEY CORPORATION	\$18,835.39	CONSTRUCTION	City Expenditure
VANTAGE CUSTOM CLASSICS INC	\$468.37	DODGE OPERATING EXPENSE	Dodge Expenditure
VERIZON WIRELESS SERVICES LLC	\$5,811.01	CELL PHONE	City Expenditure
VIRGIL FRANKLIN SCHICKNER	\$17.43	REFUND	City Expenditure
VOICE & DATA SYSTEMS INC	\$228.00	TELEPHONE	City Expenditure
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$8,115.00	PAYROLL RELATED	City Expenditure
VULCAN INDUSTRIES INCORPORATED	\$2,250.00	SUPPLIES	City Expenditure
W.W. GRAINGER, INC.	\$3,177.77	EQUIPMENT/PARTS	City Expenditure
WANDA J MCNEAL	\$100.00	REFUND	City Expenditure
WASTE CONNECTION OF IOWA	\$267.00	DODGE OPERATING EXPENSE	Dodge Expenditure
WASTE CONNECTIONS OF IOWA	\$308,802.66	HOUSEHOLD TRASH	City Expenditure
WELDON PARTS INC	\$134.15	EQUIPMENT/PARTS	City Expenditure
WEST BEND MUTUAL INSURANCE COMPANY	\$502.00	INSURANCE	City Expenditure
WEST PUBLISHING CORPORATION	\$880.01	SUBSCRIPTION	City Expenditure
WESTERN ENGINEERING COMPANY INC	\$639.00	CONSTRUCTION	City Expenditure
WILLIAM E CARPENTER JR	\$162.40	REIMB EMPLOYEE EXPENSE	City Expenditure
WOODHOUSE FORD CHRYLSEY INC	\$1,580.77	EQUIPMENT/PARTS	City Expenditure
YAMAHA MOTOR FINANCE	\$652.24	DODGE OPERATING EXPENSE	Dodge Expenditure
YMCA OF GREATER OMAHA	\$490.00	DUES/MEMBERSHIP	City Expenditure
ZIMCO SUPPLY CO	\$431.20	DODGE OPERATING EXPENSE	Dodge Expenditure
ZIMCO SUPPLY COMPANY	\$6,114.20	SUPPLIES	City Expenditure
<b>TOTAL</b>	<b>17,112,848.78</b>		



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

VENDOR	AMOUNT	DESCRIPTION	BUSINESS PURPOSE
UMB BANK N.A.	\$8,444,771.02	BOND PAYMENT	City Expenditure
PAYROLL	\$1,927,379.03	CITY EMPLOYEE PAYROLL	City Expenditure
RPL UTILITY LLC	\$894,484.76	CONSTRUCTION	City Expenditure
EFTPS	\$528,786.47	PAYROLL RELATED	City Expenditure
MFPRSI	\$475,188.85	PAYROLL RELATED	City Expenditure
ACTION TARGET	\$430,955.77	EQUIPMENT/PARTS	City Expenditure
WASTE CONNECTIONS OF IOWA	\$308,802.66	HOUSEHOLD TRASH	City Expenditure
COUNCIL BLUFFS AIRPORT AUTHORITY	\$308,633.25	AIRPORT AUTH TAX	City Expenditure
10 MEN LLC	\$245,878.20	PROFESSIONAL SVCS	City Expenditure
MIDWEST TITLE INC	\$238,281.12	PROPERTY ACQUISITION	City Expenditure
IPERS	\$202,904.29	PAYROLL RELATED	City Expenditure
GRIBBLE BOLES STEWART & WITOSKY LLC	\$200,000.00	LEGAL CLAIM	City Expenditure
KARL CHEVROLET, INC.	\$188,730.00	VEHICLES	City Expenditure
HGM ASSOCIATES INC	\$171,414.30	CONSULTANT	City Expenditure
MECO-HENNE CONTRACTING INC	\$115,649.20	CONSTRUCTION	City Expenditure
IOWA DEPT OF REVENUE	\$114,186.00	PAYROLL RELATED	City Expenditure
MIDAMERICAN ENERGY COMPANY	\$106,510.43	ELECTRICITY	City Expenditure
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$100,351.00	BUS SERVICE	City Expenditure
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$100,000.00	GRANT REIMBURSEMENT	City Expenditure
BARRY LARSON & SON INC	\$82,748.70	CONSTRUCTION	City Expenditure
DODGE RIVERSIDE PAYROLL	\$74,805.95	DODGE OPERATING EXPENSE	Dodge Expenditure
EMPLOYERS MUTUAL CASUALTY COMPANY	\$72,778.06	INSURANCE	City Expenditure
PAYROLL	\$68,859.22	MAC OPERATNG EXPENSE	MAC Expenditure
NATIONWIDE RETIREMENT SOLUTIONS INC	\$68,540.06	PAYROLL RELATED	City Expenditure
LYMAN RICHEY SAND & GRAVEL COMPANY	\$61,218.50	STREET MAINTENANCE SUPLS	City Expenditure
FELD FIRE	\$60,464.46	EQUIPMENT/PARTS	City Expenditure
TREASURER STATE OF IOWA/SALES TAX	\$53,941.00	SALES TAX	City Expenditure
CAESARS ENTERTAINMENT	\$50,000.00	MAC OPERATNG EXPENSE	MAC Expenditure
HDR ENGINEERING INC	\$45,962.45	PROFESSIONAL SVCS	City Expenditure
SNYDER & ASSOCIATES INC	\$40,069.21	CONSULTANT	City Expenditure
EHRHART GRIFFIN & ASSOCIATES INC	\$39,475.75	CONSULTANT	City Expenditure
SAPP BROTHERS INC	\$38,807.83	FUEL	City Expenditure
JEO CONSULTING GROUP INC	\$37,430.00	CONSULTANT	City Expenditure
IOWA WASTE SERVICES HOLDINGS INC	\$36,771.82	SOLID WASTE DISPOSAL	City Expenditure
ECO-STORAGE INVESTMENTS INC	\$31,525.23	SOLID WASTE DISPOSAL	City Expenditure
HARBIN CONSTRUCTION INC	\$30,938.50	CONSTRUCTION	City Expenditure
NSG LOGISTICS LLC	\$23,752.37	SUPPLIES	City Expenditure
SOUTHWEST IOWA PLANNING COUNCIL	\$23,603.67	TRANSIT SERVICES	City Expenditure
RACOM CORPORATION	\$23,099.47	EQUIPMENT/PARTS	City Expenditure
NEW VISIONS HOMELESS SERVICES	\$22,971.21	GRANT REIMBURSEMENT	City Expenditure
RELIANCE STANDARD LIFE INSURANCE CO	\$19,948.94	PAYROLL RELATED	City Expenditure
CAHOY PUMP SERVICE INC	\$19,927.00	REPAIRS & MAINTENANCE	City Expenditure
VALLEY CORPORATION	\$18,835.39	CONSTRUCTION	City Expenditure
HISTORIC GENERAL DODGE HOUSE INC	\$18,750.00	CONTRIBUTIONS	City Expenditure
ADVANCED DATA PROCESSING, INC	\$17,788.75	AMBULANCE BILLING FEE	City Expenditure
BURTON PLUMBING	\$17,785.89	PLUMBING NEW OR REPAIR	City Expenditure
COX COMMUNICATION INC	\$16,530.78	PHONE/INTERNET SVC	City Expenditure
TYLER TECHNOLOGIES INC	\$16,527.61	HARDWARE/SOFTWARE	City Expenditure
STUDIO 15 COMMERCIAL INTERIORS INC	\$16,436.06	PROFESSIONAL SVCS	City Expenditure
LARSON BACKHOE SERVICES INC	\$15,997.53	CONSTRUCTION	City Expenditure
JUDDS BROS CONSTRUCTION CO	\$15,667.25	CONSTRUCTION	City Expenditure
SOUTHWEST IOWA NARCOTICS	\$15,450.00	FEES	City Expenditure
MICHAEL HUTCHINSON	\$15,000.00	LEGAL CLAIM	City Expenditure
NIXON CONSTRUCTION INC	\$14,560.00	CONTRACT AGREEMENT	City Expenditure
ICMA RETIREMENT TRUST - 457	\$14,470.18	PAYROLL RELATED	City Expenditure
BLACK HILLS UTILITY HOLDINGS, INC.	\$14,261.37	NATURAL GAS	City Expenditure
IMPACT7G INC	\$13,156.41	PROFESSIONAL SVCS	City Expenditure
IOWA WORKFORCE DEVELOPMENT	\$13,000.00	FEES	City Expenditure
NMC INC.	\$12,959.78	EQUIPMENT/PARTS	City Expenditure
PROJECT ADVOCATES	\$12,820.00	CONTRACT AGREEMENT	City Expenditure
IOWA DEPT OF REVENUE	\$12,769.00	MAC OPERATNG EXPENSE	MAC Expenditure
JONES AUTOMOTIVE	\$12,404.27	EQUIPMENT/PARTS	City Expenditure

HENNINGSSEN CONSTRUCTION INC	\$12,314.59	CONSTRUCTION	City Expenditure
COUNCIL BLUFFS WINSUPPLY	\$11,847.91	SUPPLIES	City Expenditure
CUBIC CORPORATION AND SUBSIDIARIES	\$11,800.00	HARDWARE/SOFTWARE	City Expenditure
RYNE JEFFRIES	\$11,730.00	CONSTRUCTION	City Expenditure
FORRISTCRETE CUSTOM CONCRETE LLC	\$10,981.00	CONSTRUCTION	City Expenditure
MAC V INC.	\$10,945.00	REPAIRS & MAINTENANCE	City Expenditure
DODGE RIVERSIDE SALES TAX	\$10,340.00	DODGE OPERATING EXPENSE	Dodge Expenditure
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT	City Expenditure
ALICE JOHNSON	\$10,000.00	BUSINESS ASSISTANCE	City Expenditure
HUB CHEER LLC	\$10,000.00	BUSINESS ASSISTANCE	City Expenditure
THE HUB FLY ZONE INC	\$10,000.00	BUSINESS ASSISTANCE	City Expenditure
HEARTLAND TIRES & TREADS INC	\$9,801.37	TIRE REPLACEMENT/REPAIR	City Expenditure
BARNHART CRANE & RIGGING	\$9,565.49	EQUIPMENT/PARTS	City Expenditure
OMNI ENGINEERING	\$9,491.29	STREET MAINTENANCE SUPLS	City Expenditure
COX SUBSCRIPTIONS	\$9,304.03	SUBSCRIPTION	City Expenditure
EXCHANGE BANK LEASING DIV	\$8,766.41	DODGE OPERATING EXPENSE	Dodge Expenditure
POTTAWATTAMIE COUNTY SHERIFF	\$8,500.00	INMATE COST	City Expenditure
BAKER & TAYLOR INC	\$8,349.87	BOOKS/PERIODICALS/SUB	City Expenditure
COLLECTION SERVICES CENTER	\$8,186.68	PAYROLL RELATED	City Expenditure
CITY OF COUNCIL BLUFFS-FLEX	\$8,180.12	PAYROLL RELATED	City Expenditure
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$8,115.00	PAYROLL RELATED	City Expenditure
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$8,112.73	LANDSCAPING SUPPLIES	City Expenditure
MIDWEST TAPE, LLC	\$8,091.11	DVD/AUDIO/CD	City Expenditure
LANDSCAPES GOLF MANAGEMENT	\$7,817.86	DODGE OPERATING EXPENSE	Dodge Expenditure
ACUSHNET COMPANY	\$7,678.01	DODGE OPERATING EXPENSE	Dodge Expenditure
SANDRY FIRE SUPPLY LLC	\$7,634.20	SUPPLIES	City Expenditure
U.S. VENTURE, INC.	\$7,503.58	EQUIPMENT/PARTS	City Expenditure
COUNCIL BLUFFS WATER WORKS	\$7,502.26	WATER	City Expenditure
NATIONAL WASTE LP	\$7,458.38	EQUIPMENT/PARTS	City Expenditure
SUNBELT RENTALS INC	\$7,306.90	EQUIPMENT/PARTS	City Expenditure
RASMUSSEN MECHANICAL SERVICES INC	\$7,088.89	EQUIPMENT/PARTS	City Expenditure
ARROW TOWING	\$6,945.00	TOWING/STORAGE/AUCTION	City Expenditure
BLUFFS PAVING & UTILITY INC	\$6,859.22	CONSTRUCTION	City Expenditure
ELAVON INC	\$6,560.79	FEES	City Expenditure
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$6,133.70	EQUIPMENT/PARTS	City Expenditure
ZIMCO SUPPLY COMPANY	\$6,114.20	SUPPLIES	City Expenditure
VERIZON WIRELESS SERVICES LLC	\$5,811.01	CELL PHONE	City Expenditure
SJ ELECTRO SYSTEMS INC	\$5,761.00	EQUIPMENT/PARTS	City Expenditure
SECURITY NATIONAL BANK OF OMAHA	\$5,579.00	BANK SERVICES	City Expenditure
MELLEN & ASSOCIATES INC	\$5,369.13	EQUIPMENT/PARTS	City Expenditure
EDWARDS CHEVROLET-CADILLAC INC	\$5,070.05	EQUIPMENT/PARTS	City Expenditure
ECHO GROUP	\$5,030.44	SUPPLIES	City Expenditure
ETHOSOFT INC	\$5,000.00	HARDWARE/SOFTWARE	City Expenditure
CITY TREASURER	\$4,940.91	DODGE OPERATING EXPENSE	Dodge Expenditure
GALLS PARENT HOLDING, LLC	\$4,890.55	EQUIPMENT/PARTS	City Expenditure
BERT GURNEY & ASSOCIATES INC	\$4,790.42	EQUIPMENT/PARTS	City Expenditure
PATRICK STIBBS	\$4,750.00	ADVERTISEMENT	City Expenditure
PRINTCO GRAPHICS	\$4,740.73	PRINTING/BINDING	City Expenditure
MIDWEST TURF & IRRIGATION	\$4,563.99	EQUIPMENT/PARTS	City Expenditure
NAPA AUTO PARTS	\$4,563.73	EQUIPMENT/PARTS	City Expenditure
DOLL DISTRIBUTING	\$4,559.52	DODGE OPERATING EXPENSE	Dodge Expenditure
FOX HOLDINGS, INC.	\$4,550.00	REPAIRS & MAINTENANCE	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,450.00	PAYROLL RELATED	City Expenditure
IOWA PRISON INDUSTRIES	\$4,340.00	SUPPLIES	City Expenditure
KAYS CUSTOMS LLC	\$4,320.00	SERVICE LABOR	City Expenditure
MARCO HOLDINGS, LLC	\$4,129.58	COPY/PRINTER MAINTANCE	City Expenditure
SLM INC	\$4,100.00	SUPPLIES	City Expenditure
FLEET US LLC	\$4,050.00	SUPPLIES	City Expenditure
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,032.62	PAYROLL RELATED	City Expenditure
PRIME COMMUNICATIONS INC	\$4,022.84	RE GARAGE OPERATING	RE Garage Expenditure
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,020.00	PAYROLL RELATED	City Expenditure
DXP ENTERPRISES INC	\$3,989.91	EQUIPMENT/PARTS	City Expenditure
CHAMPLIN TIRE RECYCLING INC	\$3,978.00	TIRE DISPOSAL	City Expenditure
CREDIT MANAGEMENT, LP	\$3,825.72	COLLECTION FEE	City Expenditure
DALES TRASH SERVICE INC	\$3,765.00	RENTAL EXPS	City Expenditure
FOUNDERS SERIES LOCKTON CO LLC	\$3,580.81	DODGE OPERATING EXPENSE	Dodge Expenditure
ARNOLD MOTOR SUPPLY, LLP	\$3,550.49	EQUIPMENT/PARTS	City Expenditure
CART TRAC LLC	\$3,550.00	DODGE OPERATING EXPENSE	Dodge Expenditure
TRAFFIC CONTROL CORP	\$3,500.00	EQUIPMENT/PARTS	City Expenditure
KIESLER POLICE SUPPLY INC	\$3,468.04	SUPPLIES	City Expenditure

SYSCO LINCOLN	\$3,425.52	DODGE OPERATING EXPENSE	Dodge Expenditure
FIRST NATIONAL BANK PCARDS	\$3,403.04	DODGE OPERATING EXPENSE	Dodge Expenditure
TRUCK EQUIPMENT INC	\$3,386.00	EQUIPMENT/PARTS	City Expenditure
RUETER & ZENOR CO	\$3,320.94	EQUIPMENT/PARTS	City Expenditure
OKLAHOMA JOE	\$3,231.85	MAC OPERATNG EXPENSE	MAC Expenditure
W.W. GRAINGER, INC.	\$3,177.77	EQUIPMENT/PARTS	City Expenditure
KAY H TURNER	\$3,100.00	HARDWARE/SOFTWARE	City Expenditure
GRAYBAR ELECTRIC	\$3,051.72	SUPPLIES	City Expenditure
AHLERS & COONEY P.C	\$3,008.00	LEGAL SERVICES	City Expenditure
THE RETROFIT COMPANIES INC	\$3,006.25	SERVICE LABOR	City Expenditure
BOBCAT OF OMAHA	\$2,999.13	EQUIPMENT/PARTS	City Expenditure
DAILY NONPAREIL	\$2,910.93	ADVERTISEMENT	City Expenditure
MILLARD SPRINKLER	\$2,853.05	RE GARAGE OPERATING	RE Garage Expenditure
DODGE BANK & CR CARD FEES	\$2,837.39	DODGE OPERATING EXPENSE	Dodge Expenditure
ALLEY POYNER MACCHIETTO ARCHITECTURE INC	\$2,684.00	REPAIRS & MAINTENANCE	City Expenditure
IOWA DIV ALCHOLIC BEV	\$2,528.00	MAC OPERATNG EXPENSE	MAC Expenditure
SOIL DYNAMICS COMPOSTING FARM INC	\$2,526.00	PROFESSIONAL SVCS	City Expenditure
OCLC INC	\$2,511.72	SUBSCRIPTION	City Expenditure
MCMULLEN FORD INC	\$2,491.77	EQUIPMENT/PARTS	City Expenditure
ERRIN GUNDERSON	\$2,465.68	MOWING/GROUNDS MAINT	City Expenditure
CHRONOGOLF BY LIGHTSPEED	\$2,465.14	DODGE OPERATING EXPENSE	Dodge Expenditure
PEPSI BEVERAGES CO	\$2,439.18	DODGE OPERATING EXPENSE	Dodge Expenditure
MICHAEL O'BRADOVICH	\$2,400.00	PROFESSIONAL SVCS	City Expenditure
CERTIFIED TRANSMISSION	\$2,355.55	REPAIRS & MAINTENANCE	City Expenditure
NODDLE DEVELOPMENT CO	\$2,339.00	RE GARAGE OPERATING	RE Garage Expenditure
POTTAWATTAMIE COUNTY TREASURER	\$2,310.00	FEES	City Expenditure
MARK A WARNEKE	\$2,300.00	REPAIRS & MAINTENANCE	City Expenditure
BLUFFS TAXI & COURIER	\$2,281.25	TRANSIT SERVICES	City Expenditure
VULCAN INDUSTRIES INCORPORATED	\$2,250.00	SUPPLIES	City Expenditure
PREMIER GLAZERS BEVS	\$2,249.75	DODGE OPERATING EXPENSE	Dodge Expenditure
OVERDRIVE INC	\$2,246.63	BOOKS/PERIODICALS/SUB	City Expenditure
IOWA DEPARTMENT OF HUMAN SERVICES	\$2,193.96	AMBULANCE BILLING FEE	City Expenditure
LAWSON PRODUCTS INC	\$2,110.19	SUPPLIES	City Expenditure
SUSPENSION SHOP INC	\$2,102.24	EQUIPMENT/PARTS	City Expenditure
SAFETY GUARD INC	\$2,100.00	REPAIRS & MAINTENANCE	City Expenditure
IOWA ALCOHOLIC BEVERAGES DIV	\$2,028.00	DODGE OPERATING EXPENSE	Dodge Expenditure
KRONOS INCORPORATED	\$2,000.00	HARDWARE/SOFTWARE	City Expenditure
ROSANNA M THURMAN	\$1,950.00	CONSULTANT	City Expenditure
HUFFMAN ENGINEERING INC	\$1,877.20	CONSTRUCTION	City Expenditure
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$1,835.00	MEDICAL SUPPLIES	City Expenditure
GELCO SUPPLY INC	\$1,833.77	EQUIPMENT/PARTS	City Expenditure
STEPP MANUFACTURING CO INC	\$1,816.19	EQUIPMENT/PARTS	City Expenditure
ARC DOCUMENT SOLUTIONS	\$1,803.04	PRINTING/BINDING	City Expenditure
THE DAVEY TREE EXPERT COMPANY	\$1,787.50	TREE WORK	City Expenditure
FELSBURG HOLT & ULLEVIG INC	\$1,732.79	PROFESSIONAL SVCS	City Expenditure
CABANA COFFEE	\$1,681.66	MAC OPERATNG EXPENSE	MAC Expenditure
METOLIUS LLC	\$1,670.00	DODGE OPERATING EXPENSE	Dodge Expenditure
CBTZGJ ENTERPRISES	\$1,650.00	PROFESSIONAL SVCS	City Expenditure
WOODHOUSE FORD CHRYLSER INC	\$1,580.77	EQUIPMENT/PARTS	City Expenditure
LIFE ASSIST INC	\$1,554.60	MEDICAL SUPPLIES	City Expenditure
TOYNE INC	\$1,533.72	EQUIPMENT/PARTS	City Expenditure
FORTE PAYMENT SYSTEMS INC	\$1,508.01	EQUIPMENT/PARTS	City Expenditure
KESTREL TELLEVATE LLC	\$1,500.00	CONSULTANT	City Expenditure
BLUFFS ELECTRIC INC	\$1,419.88	ELECTRICAL REPAIR	City Expenditure
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS	City Expenditure
ELECTRIC PUMP	\$1,365.34	EQUIPMENT/PARTS	City Expenditure
GENERAL FIRE & SAFETY EQUIPMENT COMPANY OF	\$1,360.50	EQUIPMENT/PARTS	City Expenditure
NO TECH ENTERPRISE INC	\$1,360.04	RE GARAGE OPERATING	RE Garage Expenditure
ADIDAS AMERICA INC	\$1,341.10	DODGE OPERATING EXPENSE	Dodge Expenditure
SILVERSTONE GROUP INC.	\$1,330.17	INSURANCE	City Expenditure
MID IOWA SOLID WASTE EQUIPMENT CO INC	\$1,325.15	EQUIPMENT/PARTS	City Expenditure
IOWA TOTAL CARE	\$1,303.49	REFUND	City Expenditure
HEARTLAND DOCUMENT SERVICES INC.	\$1,289.00	JANITORIAL SERVICE	City Expenditure
STATE OF IOWA	\$1,275.00	TRAINING	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$1,250.00	PAYROLL RELATED	City Expenditure
MIDWEST TURF & IRRIGATION	\$1,231.21	DODGE OPERATING EXPENSE	Dodge Expenditure
MAX I WALKER UNIFORM & APPAREL	\$1,221.82	UNIFORMS	City Expenditure
ODEYS INC	\$1,154.00	EQUIPMENT/PARTS	City Expenditure
T HALL ABC INC	\$1,129.00	SUPPLIES	City Expenditure
ABLE LOCKSMITHS	\$1,125.00	PROFESSIONAL SVCS	City Expenditure

BASEBALL FANATICS LLC	\$1,125.00	PROFESSIONAL SVCS	City Expenditure
RIVERS EDGE MASTER PROPERTY OWNERS ASSOC	\$1,122.83	RE GARAGE OPERATING	RE Garage Expenditure
MID PLAINS INSULATION CO INC	\$1,033.15	CONSTRUCTION	City Expenditure
MICHAEL TODD AND COMPANY INC	\$1,024.90	EQUIPMENT/PARTS	City Expenditure
DEX MEDIA, INC.	\$1,023.00	ADVERTISEMENT	City Expenditure
LYMAN RICHEY SAND & GRAVEL	\$1,001.11	DODGE OPERATING EXPENSE	Dodge Expenditure
BARKER LEMAR AND ASSOCIATES INC	\$1,000.00	CONSULTANT	City Expenditure
DRAKE-WILLIAMS STEEL INC	\$1,000.00	REPAIRS & MAINTENANCE	City Expenditure
CLEAR TITLE & ABSTRACT LLC	\$975.00	PROFESSIONAL SVCS	City Expenditure
MID AMERICAN ENERGY CO	\$962.45	RE GARAGE OPERATING	RE Garage Expenditure
EMERGENCY APPARATUS MAINTENANCE	\$934.34	EQUIPMENT/PARTS	City Expenditure
FUNNEL CAKE	\$901.49	MAC OPERATNG EXPENSE	MAC Expenditure
NEBRASKA GOLF AND TURF	\$896.11	DODGE OPERATING EXPENSE	Dodge Expenditure
WEST PUBLISHING CORPORATION	\$880.01	SUBSCRIPTION	City Expenditure
DULTMEIER SALES LLC	\$840.00	SUPPLIES	City Expenditure
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE	City Expenditure
FACTORY MOTOR PARTS	\$809.67	EQUIPMENT/PARTS	City Expenditure
CORNHUSKER INTERNATIONAL TRUCKS	\$808.59	EQUIPMENT/PARTS	City Expenditure
ECOLAB INC	\$793.76	SUPPLIES	City Expenditure
GM DODGE CHARITABLE TRUST	\$788.74	DODGE TRUST REIMBURSEMENT	City Expenditure
BLACKSTONE AUDIO INC	\$779.13	BOOKS/PERIODICALS/SUB	City Expenditure
PEERLESS WIPING CLOTH CO	\$775.00	SUPPLIES	City Expenditure
UMR	\$764.67	DODGE OPERATING EXPENSE	Dodge Expenditure
J FULCHER INC	\$755.05	EQUIPMENT/PARTS	City Expenditure
HART GOLF	\$737.00	DODGE OPERATING EXPENSE	Dodge Expenditure
D & K PRODUCTS	\$720.28	DODGE OPERATING EXPENSE	Dodge Expenditure
ENTERPRISE FM TRUST	\$699.88	RENTAL EXPS	City Expenditure
TWO RIVERS INSURANCE COMPANY, INC.	\$665.10	EMPLOYEE INSURANCE	City Expenditure
CENTURYLINK	\$664.05	TELEPHONE	City Expenditure
YAMAHA MOTOR FINANCE	\$652.24	DODGE OPERATING EXPENSE	Dodge Expenditure
SYLVIA ROUNDTREE	\$652.00	REFUND	City Expenditure
WESTERN ENGINEERING COMPANY INC	\$639.00	CONSTRUCTION	City Expenditure
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$637.50	CONSULTANT	City Expenditure
DOLL DISTRIBUTING	\$628.18	MAC OPERATNG EXPENSE	MAC Expenditure
DIAMOND MOWERS INC	\$618.09	REPAIRS & MAINTENANCE	City Expenditure
IPFS CORPORATION	\$598.11	DODGE OPERATING EXPENSE	Dodge Expenditure
HEARTLAND CO-OP	\$589.97	FUEL	City Expenditure
STERN OIL CO INC	\$583.03	SUPPLIES	City Expenditure
CFI TIRE SERVICE	\$582.00	TIRE REPLACEMENT/REPAIR	City Expenditure
AGRIVISION EQUIPMENT GROUP	\$577.22	EQUIPMENT/PARTS	City Expenditure
ROSE EQUIPMENT, LLC	\$576.10	EQUIPMENT/PARTS	City Expenditure
CIVICPLUS	\$567.06	HARDWARE/SOFTWARE	City Expenditure
SIEMENS INDUSTRY INC	\$549.80	EQUIPMENT/PARTS	City Expenditure
THE SCHEMMER ASSOCIATES INC	\$549.50	CONSULTANT	City Expenditure
CUMMINS INC	\$549.24	EQUIPMENT/PARTS	City Expenditure
BGNE INC.	\$546.83	SUPPLIES	City Expenditure
ECOSOLUTIONS INC	\$533.68	SUPPLIES	City Expenditure
CHEMSEARCH FE	\$528.39	SUPPLIES	City Expenditure
CHILD SUPPORT SERVICES DIVISION	\$514.32	PAYROLL RELATED	City Expenditure
AG SOLUTIONS GROUP LLC	\$506.68	EQUIPMENT/PARTS	City Expenditure
WEST BEND MUTUAL INSURANCE COMPANY	\$502.00	INSURANCE	City Expenditure
CHIN REVIVAL BAPTIST CHURCH	\$500.00	REFUND	City Expenditure
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	PAYROLL RELATED	City Expenditure
MIDSTATES BANK, NA	\$496.56	BANK SERVICES	City Expenditure
BARCO MUNICIPAL PRODUCTS INC	\$492.72	SUPPLIES	City Expenditure
YMCA OF GREATER OMAHA	\$490.00	DUES/MEMBERSHIP	City Expenditure
HUBER CHEVROLET CO INC	\$484.23	EQUIPMENT/PARTS	City Expenditure
HAWKEYE TRUCK EQUIPMENT	\$477.27	EQUIPMENT/PARTS	City Expenditure
FCX PERFORMANCE	\$471.75	SUPPLIES	City Expenditure
RLKM INC	\$471.16	REPAIRS & MAINTENANCE	City Expenditure
FOSTERS INC	\$471.07	EQUIPMENT/PARTS	City Expenditure
VANTAGE CUSTOM CLASSICS INC	\$468.37	DODGE OPERATING EXPENSE	Dodge Expenditure
TK ELEVATOR CORPORATION	\$451.96	PROFESSIONAL SVCS	City Expenditure
BROOMERS INC	\$450.00	RE GARAGE OPERATING	RE Garage Expenditure
C & J INDUSTRIAL SUPPLY	\$439.50	JANITORIAL SERVICE	City Expenditure
ZIMCO SUPPLY CO	\$431.20	DODGE OPERATING EXPENSE	Dodge Expenditure
DIVE RESCUE, INC.	\$415.20	TRAINING	City Expenditure
DAVID MASS	\$414.00	REFUND	City Expenditure
REX R PETERSEN JR	\$406.00	PROFESSIONAL SVCS	City Expenditure
JEFF'S WASH & GLO LTD	\$400.00	REPAIRS & MAINTENANCE	City Expenditure

MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$400.00	PROFESSIONAL SVCS	City Expenditure
JIM HAWK TRUCK TRAILERS INC.	\$373.66	EQUIPMENT/PARTS	City Expenditure
SCHINDLER ELEVATOR CORPORATION	\$361.48	REPAIRS & MAINTENANCE	City Expenditure
LARSEN SUPPLY COMPANY INC	\$348.88	SUPPLIES	City Expenditure
AQUA-CHEM INCORPORATED	\$323.70	SUPPLIES	City Expenditure
DMG INC	\$301.59	ELECTRICAL REPAIR	City Expenditure
UNITED HEALTHCARE	\$300.84	REFUND	City Expenditure
ROBERT DEPEW	\$299.54	REFUND	City Expenditure
OMAHA TRUCK CENTER COMPANY INC.	\$295.45	EQUIPMENT/PARTS	City Expenditure
SAFETY SKILLS LLC	\$284.40	DODGE OPERATING EXPENSE	Dodge Expenditure
IOWA DEPARTMENT OF REVENUE	\$281.90	PAYROLL RELATED	City Expenditure
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$280.00	PAYROLL RELATED	City Expenditure
DAVID C ANDERSEN	\$279.00	CONSTRUCTION	City Expenditure
COX BUSINESS SERVICES	\$277.41	RE GARAGE OPERATING	RE Garage Expenditure
BOUND TO STAY BOUND BOOKS INC	\$271.75	BOOKS/PERIODICALS/SUB	City Expenditure
CENTER POINT LARGE PRINT	\$269.64	BOOKS/PERIODICALS/SUB	City Expenditure
FORCE EQUIPMENT	\$267.04	EQUIPMENT/PARTS	City Expenditure
WASTE CONNECTION OF IOWA	\$267.00	DODGE OPERATING EXPENSE	Dodge Expenditure
RELIANT FIRE APPARATUS INC	\$266.68	EQUIPMENT/PARTS	City Expenditure
MATTHEW MARDESEN	\$254.80	REIMB EMPLOYEE EXPENSE	City Expenditure
IOWA LAW ENFORCEMENT ACADEMY	\$250.00	TRAINING	City Expenditure
LESLIE ELIZABETH GODDARD	\$250.00	CONTRACT AGREEMENT	City Expenditure
CHADLIN PARROTT	\$236.10	REIMB EMPLOYEE EXPENSE	City Expenditure
THERMO KING CHRISTENSEN	\$234.00	SUPPLIES	City Expenditure
VOICE & DATA SYSTEMS INC	\$228.00	TELEPHONE	City Expenditure
HEIMAN INC.	\$225.22	SAFETY EQUIP & MAINTENANCE	City Expenditure
DONALD MADISON	\$225.00	REFUND	City Expenditure
SKARSHAUG TESTING LABORATORY INC	\$222.52	CONTRACT AGREEMENT	City Expenditure
ATHLETICO EXCEL NEBRASKA LLC	\$215.00	PROFESSIONAL SVCS	City Expenditure
LOGAN CONTRACTORS SUPPLY INC	\$211.70	SUPPLIES	City Expenditure
ST LUKE'S HEALTH RESOURCES	\$210.00	CONSULTANT	City Expenditure
THE WALMAN OPTICAL COMPANY	\$208.00	SAFETY EQUIP & MAINTENANCE	City Expenditure
PARAMOUNT LINEN & UNIFORMS	\$199.26	DODGE OPERATING EXPENSE	Dodge Expenditure
GRP & ASSOCIATES	\$197.00	SUPPLIES	City Expenditure
CAVENDISH SQUARE PUBLISHING LLC	\$195.54	BOOKS/PERIODICALS/SUB	City Expenditure
UNITED PARCEL SERVICE	\$195.49	FREIGHT/POSTAGE	City Expenditure
TRAVIS BRADLEY	\$193.68	REIMB EMPLOYEE EXPENSE	City Expenditure
BOMGAARS SUPPLY INC	\$191.42	SUPPLIES	City Expenditure
NODDLE SERVICES LLC	\$187.25	RE GARAGE OPERATING	RE Garage Expenditure
COMPUTER CABLE CONNECTION	\$185.00	HARDWARE/SOFTWARE	City Expenditure
MATTHEW CONAHAN	\$180.12	REIMB EMPLOYEE EXPENSE	City Expenditure
GENIE SERVICES LLC	\$180.00	PEST CONTROL	City Expenditure
KANDY D HARMAN	\$180.00	CONSULTANT	City Expenditure
AARP HEALTH CARE OPTIONS	\$174.03	REFUND	City Expenditure
TED'S MOWER SALES & SERVICE INC	\$168.57	EQUIPMENT/PARTS	City Expenditure
GREAT AMERICA FINANCIAL SERV	\$166.71	DODGE OPERATING EXPENSE	Dodge Expenditure
BOFA	\$162.43	MAC OPERATNG EXPENSE	MAC Expenditure
WILLIAM E CARPENTER JR	\$162.40	REIMB EMPLOYEE EXPENSE	City Expenditure
SAFETY KLEEN SYSTEMS, INC	\$150.00	SERVICE LABOR	City Expenditure
ANTHONY WOJTALEWICZ	\$149.00	REIMB EMPLOYEE EXPENSE	City Expenditure
HEARTLAND TOXICOLOGY	\$145.00	PROFESSIONAL SVCS	City Expenditure
WELDON PARTS INC	\$134.15	EQUIPMENT/PARTS	City Expenditure
MACQUEEN EQUIPMENT, INC.	\$131.14	EQUIPMENT/PARTS	City Expenditure
GARAGE DOOR SERVICES	\$130.00	REPAIRS & MAINTENANCE	City Expenditure
SHURLAWN INC	\$130.00	RE GARAGE OPERATING	RE Garage Expenditure
COX BUSINESS	\$126.18	DODGE OPERATING EXPENSE	Dodge Expenditure
DAVID W WOODY	\$125.60	SUPPLIES	City Expenditure
TRAFFIC & PARKING CONTROL CO	\$122.38	HARDWARE/SOFTWARE	City Expenditure
CANON SOLUTIONS AMERICA INC	\$112.21	COPY/PRINTER MAINTANCE	City Expenditure
MATHESON TRI GAS INC.	\$111.55	SUPPLIES	City Expenditure
ORIENTAL TRADING COMPANY INC	\$109.66	SUPPLIES	City Expenditure
LARRY VANFOSSAN	\$108.00	REFUND	City Expenditure
M & R WELDING	\$107.00	WELDING SUPPLIES/SERVICE	City Expenditure
ELBA E CERA	\$105.00	PROFESSIONAL SVCS	City Expenditure
THERESA DEWITT	\$104.72	REIMB EMPLOYEE EXPENSE	City Expenditure
INFOSAFE SHREDDING LLC	\$100.00	PROFESSIONAL SVCS	City Expenditure
SECURITY EQUIPMENT INCORPORATED	\$100.00	ALARM SECURITY	City Expenditure
WANDA J MCNEAL	\$100.00	REFUND	City Expenditure
PREMIER MIDWEST BEVERAGE	\$96.40	MAC OPERATNG EXPENSE	MAC Expenditure
MID STATES BANK	\$94.64	MAC OPERATNG EXPENSE	MAC Expenditure

JEBRO INCORPORATED	\$90.00	EQUIPMENT/PARTS	City Expenditure
IOWA GOLF ASSOCIATION	\$88.00	DODGE OPERATING EXPENSE	Dodge Expenditure
MIDWEST MEDICAL & SAFETY INC	\$87.20	MEDICAL SUPPLIES	City Expenditure
CORNELIUS FISCHER	\$86.04	REFUND	City Expenditure
DANKO EMERGENCY EQUIPMENT CO	\$83.97	SUPPLIES	City Expenditure
OUTDOOR POWER GROUP INC	\$81.78	EQUIPMENT/PARTS	City Expenditure
IOWA CIVIL RIGHTS COMMISSION	\$81.00	TRAINING	City Expenditure
BLAKE S BATT	\$80.00	PROFESSIONAL SVCS	City Expenditure
MARK MICHALSKI	\$80.00	PROFESSIONAL SVCS	City Expenditure
AMERITAS LIFE INS CORP	\$77.64	DODGE OPERATING EXPENSE	Dodge Expenditure
ABBY SHOWERS	\$75.00	REFUND	City Expenditure
MARTIN RESOURCE MANAGEMENT	\$74.00	SUPPLIES	City Expenditure
MARVIN K MADDEN	\$73.99	REFUND	City Expenditure
GENIE PEST CONTROL	\$70.00	DODGE OPERATING EXPENSE	Dodge Expenditure
AMERICAN NATIONAL BANK	\$69.00	BANK SERVICES	City Expenditure
LORETTA GOESCHEL	\$67.20	REIMB EMPLOYEE EXPENSE	City Expenditure
NATIONAL CONCRETE CUTTING INC	\$57.12	REPAIRS & MAINTENANCE	City Expenditure
SIOUX CITY TRUCK SALES INC	\$55.90	EQUIPMENT/PARTS	City Expenditure
CERTIFIED POWER INC	\$55.71	EQUIPMENT/PARTS	City Expenditure
MUTUAL OF OMAHA	\$47.29	REFUND	City Expenditure
RICOH USA INC	\$46.79	LEASE	City Expenditure
MARK ARCHIBALD	\$43.91	REIMB EMPLOYEE EXPENSE	City Expenditure
O'REILLY AUTOMOTIVE INC	\$38.64	EQUIPMENT/PARTS	City Expenditure
AMERICAN MESSAGING SERVICES LLC	\$35.16	TELEPHONE	City Expenditure
ALY NICHOLS	\$34.68	REIMB EMPLOYEE EXPENSE	City Expenditure
TECH INC	\$34.62	SUPPLIES	City Expenditure
MICHAEL A ROBERTS	\$30.57	REIMB EMPLOYEE EXPENSE	City Expenditure
JEREMY RYAN SMITH	\$30.00	PROFESSIONAL SVCS	City Expenditure
MATTHEW PRUETT	\$30.00	REIMB EMPLOYEE EXPENSE	City Expenditure
CENGAGE LEARNING INC	\$27.19	BOOKS/PERIODICALS/SUB	City Expenditure
KIMBERLY K RIEBE	\$21.28	REIMB EMPLOYEE EXPENSE	City Expenditure
JEREMY A FRANKS	\$20.00	REFUND	City Expenditure
FIRESPRING PRINT INC	\$19.90	PRINTING/BINDING	City Expenditure
VIRGIL FRANKLIN SCHICKNER	\$17.43	REFUND	City Expenditure
POTTAWATTAMIE COUNTY CLERK OF COURT	\$10.00	COURT COSTS	City Expenditure
UNION BANK & TRUST/OMNIFY	\$9.00	DODGE OPERATING EXPENSE	Dodge Expenditure
RIVERS EDGE BANK FEES	\$5.60	RE GARAGE OPERATING	RE Garage Expenditure
TIFFEY LYNEL	\$4.45	REFUND	City Expenditure
NEBRASKA-IOWA INDUSTRIAL FASTENERS	\$3.16	SUPPLIES	City Expenditure
<b>TOTAL</b>	<b>17,112,848.78</b>		

**City of Council Bluffs**

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

General Fund	3,247,454.40
Special Revenue	14,300,723.28
Debt Service	245,276.41
Capital Project	1,033,756.93
Enterprise	1,287,594.43
<b>Total Receipts</b>	<b><u>20,114,805.45</u></b>

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

General Fund	5,227,868.14
Special Revenue	496,225.49
Debt Service	0.00
Capital Project	2,160,961.92
Enterprise	783,022.21
<b>Total Expenditures</b>	<b><u>8,668,077.76</u></b>

**Transfer from City Operating Accounts**

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

## Council Communication

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

Mayor's Appointment  
ITEM 3.H.

Council Action: 7/26/2021

### Description

Library Board of Trustees; Municipal Housing Agency; and Civil Rights Commission.

### Background/Discussion

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

Appoint the following to the Library Board of Trustees with term expiring 07/01/2024:

John Erixon  
5004 Providence Road  
Council Bluffs, Iowa

Reappoint the following to the Municipal Housing Agency with term expiring 07/31/2023:

David Nelson  
12861 Traceview Loop  
Council Bluffs, Iowa

Jaymes Sime  
415 Leavenworth St #129  
Omaha, Nebraska

Reappoint the following to the Civil Rights Commission with term expiring 08/01/2024:

Linda Rhatigan  
502 N Sierra Dr  
Council Bluffs, Iowa

Dr. Gina Schochenmaier  
3003 Atlantic Ave  
Council Bluffs, Iowa

### Recommendation



## Council Communication

Department: Community Development  
Case/Project No.: URN-21-005  
Submitted by: Courtney Harter, Housing &  
Economic Development Manager

Resolution 21-222  
ITEM 4.A.

Council Action: 7/26/2021

### Description

Resolution determining an area of the city to be an Economic Development Area, and; Designating such area as appropriate for Urban Renewal Projects; and Adopting the Arbor Creek Urban Renewal Plan. URN-21-005

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/15/2021
<a href="#">Exhibit 1 - Arbor Creek Urban Renewal Plan</a>	Other	7/15/2021
<a href="#">Resolution 21-222</a>	Resolution	7/21/2021

## Council Communication

Department: Community Development  Case/Project No.: URN-21-005	Ordinance No.:  Resolution No.: 21-	City Council: 6-14-2021 Planning Commission: 7-13-2021 P.H. and First Reading: 7-26-2021 Second Reading: 8-9-2021 Third Reading: Request Waive
<b>Subject/Title</b>		
Creation and adoption of the Arbor Creek Urban Renewal Area		
<b>Location</b>		
Generally located at the intersection of College Road and Railroad Avenue		
Legal Description: Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>In 2020, the City approved the offer to buy submitted by Neal Drickey for the property located at the corner of College Road and Railroad Avenue. Mr. Drickey proposed a 26-unit subdivision consisting of 12 attached single-family and 14 detached single-family housing units which would create an estimated \$5.07 million in taxable value. As part of his commitment, Mr. Drickey proposed setting aside the attached units for the creation of affordable housing. The attached units will be sold for \$159,999.00, and the other 19 single-family homes will be sold at market rate in the range of \$210,000.00 - \$265,000.00. Total site infrastructure construction and land costs are \$830,133. The developer is requesting TIF assistance (100% over 10 years) with a maximum cap of \$1,610,000 to complete the required infrastructure improvements and offset the loss from the construction of affordable units.</p> <p>The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the Code of Iowa Section 403.17(12). With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.</p> <p><u>Discussion</u></p> <p>If the City Council concurs to utilize urban renewal powers for the area described above, a resolution will be necessary to cause several actions. These actions include the preparation of an urban renewal plan, establishing a date for consultation with other taxing jurisdictions, City Planning Commission hearing and review, setting a date for City Council hearing and other appropriate legal notices. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration.</p> <p>This resolution establishes the following timeframe:</p> <ul style="list-style-type: none"> <li>6-24-2021 Consultation meeting to be held with other taxing jurisdictions</li> <li>7-13-2021 City Planning Commission hearing and review</li> <li>7-26-2021 City Council public hearing on the proposed urban renewal plan</li> </ul> <p>The consultation hearing was held on June 24, 2021 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.</p> <p>Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. This was held July 13, 2021 and Planning Commission voted 8-0 that the plan was in conformance with the <i>Bluffs Tomorrow: 2030 Comprehensive Plan</i>.</p>		

## Council Communication

Urban renewal assistance has been requested to create new economic development through residential housing in the area. The resulting private development of land will be assisted to ensure adequate urban densities can be achieved which can sustain municipal services and facilities. Staff has reviewed the owner's proposal and believes the use of urban renewal/tax increment financing (TIF) is appropriate. A separate development agreement will be negotiated between the City Council and Neal Drickey regarding the specifics of the TIF incentives.

### **Staff Recommendation**

The Community Development Department recommends approval of the Arbor Creek Urban Renewal Plan and Area and first consideration of the TIF ordinance.

### **Planning Commission Recommendation**

The City Planning Commission found the Arbor Creek Urban Renewal Plan and Area in conformance with the *Bluffs Tomorrow: 2030 Comprehensive Plan*. Commission members present: Danielsen, Halm, Haner, Hutcheson, Opperman, Rew, Stroebele, and Van Houten.

**ARBOR CREEK  
URBAN RENEWAL PLAN**

**for the**

**ARBOR CREEK  
URBAN RENEWAL AREA**

**CITY OF COUNCIL BLUFFS, IOWA**

**July 2021**

# TABLE OF CONTENTS

## ***SECTION***

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN
- F. RESIDENTIAL DEVELOPMENT
- G. PLAN OBJECTIVES
- H. TYPES OF RENEWAL ACTIVITIES
- I. ELIGIBLE URBAN RENEWAL PROJECTS
- J. FINANCIAL INFORMATION
- K. URBAN RENEWAL FINANCING
- L. PROPERTY ACQUISITION/DISPOSITION
- M. RELOCATION
- N. STATE AND LOCAL REQUIREMENTS
- O. SEVERABILITY
- P. URBAN RENEWAL PLAN AMENDMENTS
- Q. EFFECTIVE PERIOD

## ***EXHIBITS***

- A. LEGAL DESCRIPTION OF ARBOR CREEK URBAN RENEWAL AREA
- B. ARBOR CREEK URBAN RENEWAL AREA MAP

**Arbor Creek Urban Renewal Plan  
for the  
Arbor Creek Urban Renewal Area  
City of Council Bluffs, Iowa**

**A. INTRODUCTION**

The Arbor Creek Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Arbor Creek Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials respond to and promote economic development in the City of Council Bluffs, Iowa (the “City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code 403.19 as a residential project.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the construction of low and moderate income (LMI) housing and the provision of public improvements related to housing and residential development.

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2021, the taxable valuation as of January 1, 2020, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2021, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. It may be that more than one ordinance will be adopted on the separate subareas within the Area. If so, the frozen base values may vary among the subareas.

## **E. DEVELOPMENT PLAN**

Council Bluffs has a general plan for the physical development of the City as a whole, outlined in the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and amended in 2015. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Bluffs Tomorrow: 2030 Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process. The land within the Area is anticipated to be zoned as R-2 pursuant to the City's standard rezoning processes, in order to provide for the proposed residential development within the Urban Renewal Area.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. RESIDENTIAL DEVELOPMENT**

The City's objective for the Urban Renewal Area is to promote new housing and residential development. Specifically, the development in this Urban Renewal Area is anticipated to create housing for a variety of income brackets. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development risky and less profitable than other types of development.

When a city utilizes tax increment financing to support non-LMI residential development, Iowa Code Section 403.22 requires that the project will include assistance for LMI family housing. LMI families are those whose incomes do not exceed 80% of the median Pottawattamie County income. To satisfy this requirement, typically a percentage of the Tax Increment collected in the Urban Renewal Area is designated for LMI housing projects; the exact percentage required is the percentage of LMI families living in the County. That percentage is currently 46.14%.

In this Urban Renewal Area, the proposed project includes the construction of LMI housing as well as non-LMI housing and the public improvements to support the residential development. As further described in the "Eligible Urban Renewal Projects" section, the City proposes to provide an incentive for both components of the proposed project by providing: (i) up to 53.86% of the Tax Increment collected in the Urban Renewal Area as an incentive for the non-LMI housing and the public improvements to support the residential development, and (ii) using up to 100% of the remainder of the Tax Increment collected in the Urban Renewal Area as an incentive for the

construction of the LMI housing, subject to limitations set forth in the terms of the proposed development agreement for the project.

### **G. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Area. More specific objectives for development within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain area industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Council Bluffs.
2. To stimulate, through public action and commitment, private investment in new housing and residential development and redevelopment. The City realizes that the availability of affordable, decent, safe, and sanitary housing is important to the overall economic viability of the community.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing public utility and infrastructure extensions and improvements in support of residential development.
5. To improve housing conditions and increase housing opportunities, including the provision of housing for various income brackets.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To encourage residential growth and expansion through governmental policies which make it economically feasible to do business.
8. To encourage residential development that meets the needs of a growing population, while preserving the character of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

### **H. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.



2. To provide for the construction of site-specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for, or cause to be provided, the construction or repair of public infrastructure in support of residential development, including, but not limited to, streets and sidewalks, traffic lights, water mains, sanitary sewers, storm sewers, public utilities, or other facilities in connection with urban renewal projects.
4. To make loans, forgivable loans, or other types of grants or incentives to private persons, organizations, or businesses for economic development purposes or residential projects, on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To use tax increment for LMI housing assistance.
7. To borrow money and to provide security therefor.
8. To acquire and dispose of property.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Council Bluffs and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

## **I. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. **Development Agreement with Private Residential Developer:** The City expects to consider a development agreement with a private residential developer (“the “Developer”) pursuant to which the Developer would be obligated to construct certain improvements, including LMI housing and non-LMI housing, on land within the Urban Renewal Area. As part of the project, the Developer would be required to complete certain infrastructure improvements needed to prepare the property for the development of residential lots. The infrastructure improvements constructed by the Developer would be dedicated to the City following completion, at no cost to the City. These improvements are expected to include the construction and installation of streets, sanitary sewer, storm sewer, water, and electrical infrastructure. The development agreement would provide detailed terms and conditions under which the City may make up to 10 annual Economic Development Grant payments and 10 annual LMI Grant payments to the Developer. As

an incentive for the non-LMI housing, the City proposes to use up to 53.86% of the Tax Increment annually collected in the Urban Renewal Area for Economic Development Grants, not to exceed, in the aggregate, the lesser of \$900,000 or the Developer's actual costs of constructing the infrastructure improvements. As an incentive for the LMI housing, the City proposes to use up to 100% of the remainder of the Tax Increment annually collected in the Urban Renewal Area for LMI Grants, not to exceed, in the aggregate, \$1,610,000 minus the lesser of \$900,000 or the Developer's actual costs of constructing the infrastructure improvements.

**2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to Exceed \$50,000

**J. FINANCIAL INFORMATION**

1.	July 1, 2020, Constitutional Debt Limit	\$274,870,338
2.	Current Outstanding General Obligation Debt	\$51,170,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above to be funded by TIF Funds will be approximately as stated in the next column:	\$1,660,000  This amount does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

**K. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

**A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment

district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

#### **B. General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

#### **L. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

#### **M. RELOCATION**

The City does not expect there to be any relocation required of residents or businesses as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

#### **N. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **O. SEVERABILITY**

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

## **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district (TIF district), the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, is limited to ten (10) years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

Separate TIF ordinances or amendments thereto for separate parcel(s) or subareas may be adopted as development in the Area warrants. In that case, each subarea may have a separate base and separate sunset or expiration date.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

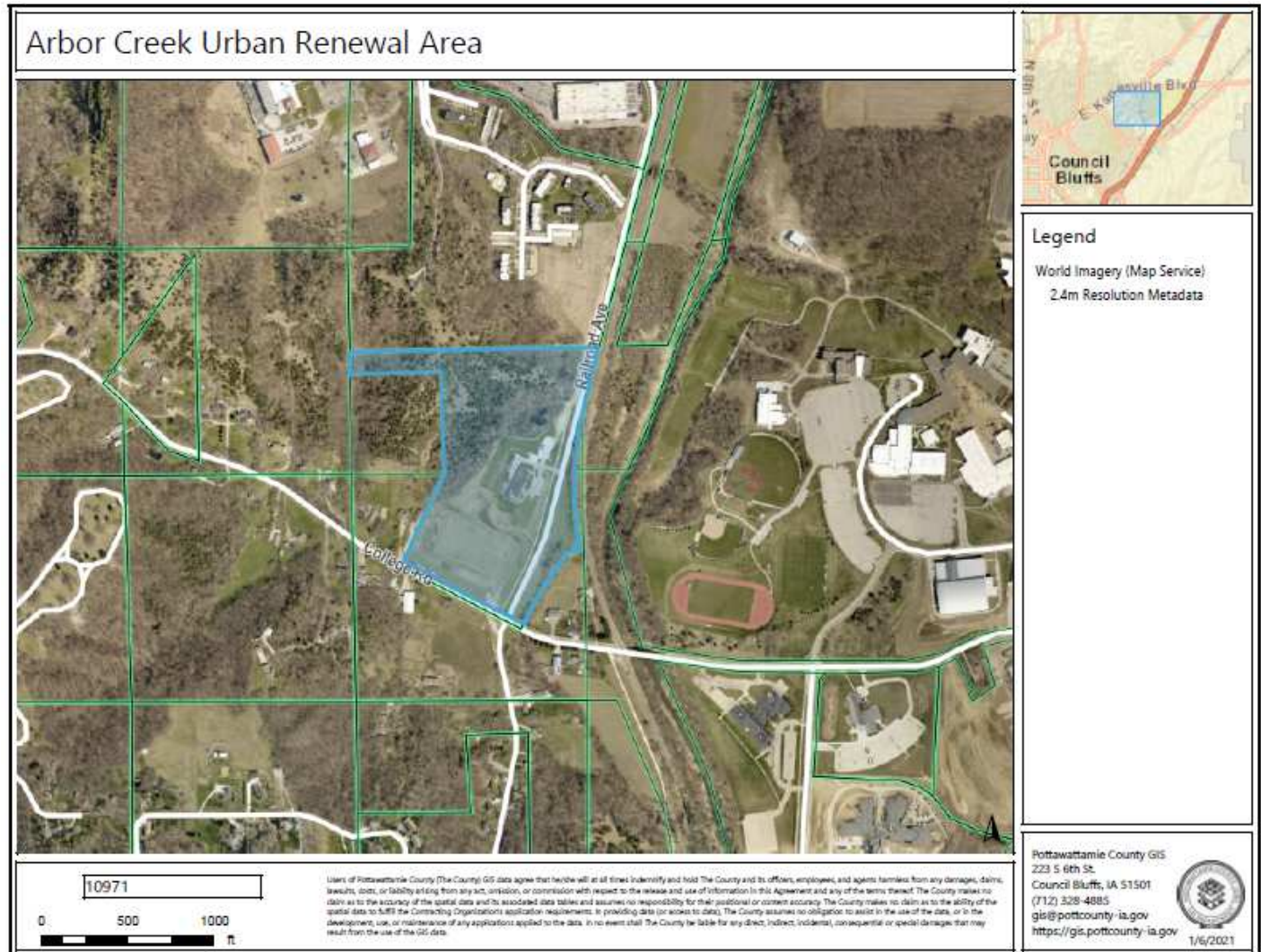
**EXHIBIT A**

**LEGAL DESCRIPTION OF ARBOR CREEK  
URBAN RENEWAL AREA**

Lots 1, 2 and 3, Arbor Creek, City of Council Bluffs, Pottawattamie County Iowa

## EXHIBIT B

### MAP OF ARBOR CREEK URBAN RENEWAL AREA



01827862-1\10342-165

RESOLUTION NO. 21-222

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE ARBOR CREEK URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, this Council has caused there to be prepared a proposed Arbor Creek Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Arbor Creek Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Arbor Creek Urban Renewal Area as an area suitable for residential economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Arbor Creek Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its

written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on June 14, 2021, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Housing & Economic Development Manager, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the The Daily Nonpareil, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Arbor Creek Urban Renewal Plan" for the area of the City of Council Bluffs, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Arbor Creek Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:



i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is not expected, however, with reference to any portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Arbor Creek Urban Renewal Plan for the Arbor Creek Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Pottawattamie County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 26<sup>th</sup> day of July, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

*Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

## Council Communication

Department: Community Development  
Case/Project No.: URN-21-006  
Submitted by: Courtney Harter, Housing &  
Economic Development Manager

Ordinance 6466  
ITEM 5.A.

Council Action: 7/26/2021

### Description

Ordinance amending Ordinance No. 5912 and providing that general property taxes shall no longer be divided on certain property located within the Old Airport Road Urban Renewal Project Area (removing "2021 Removal Parcels" from division of taxes only.)

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/13/2021
<a href="#">TIF District Removal</a>	Other	7/13/2021
<a href="#">Ordinance 6466</a>	Ordinance	7/21/2021

### Council Communication

Department: Community Development  Case/Project No.: URN-21-006	Ordinance No.: N/A  Resolution No.: 21-	City Council: July 26, 2021
<b>Subject/Title</b> An Ordinance amending Ordinance 5912 and providing that general property taxes shall no longer be divided on certain property located within the Old Airport Road Urban Renewal Project Area, in the City of Council Bluffs, County of Pottawattamie, State of Iowa (Removing “2021 Removal Parcels” From Division of Taxes)		
<b>Location</b> 35 <sup>th</sup> Avenue south to Veteran’s Memorial Highway and from the South Expressway east to the rear parcels of Metro Crossing (west side of Target, Kohl’s and Hobby Lobby strip)		
<b>Background/Discussion</b> <u>Background</u> Section 403 of the Iowa Code allows a municipality to use urban renewal powers in locations that are declared either as a slum and blighted or economic development area. Once pronounced an urban renewal area, various actions are allowed to be undertaken in order to rehabilitate, conserve, redevelop or develop the affected property. An urban renewal area may be modified at any time with the municipality complying with the notification, consultation, and public hearing process provided in Section 403.5 of the Iowa Code.  In February of 2006, City Council adopted the Old Airport Urban Renewal Plan in order to accommodate the Metro Crossing retail project. The urban renewal originally only contained land north of Highway 275/92, from Interstate 29 to the South Expressway. A Tax Increment Financing (TIF) district was adopted at this time (Ordinance 5912) permitting the City to certify debt in the area as an incentive to redevelopment. In 2008, the Plan was amended to include Tractor Supply, Telmar Allied LLC, American Gramophone and Lake Manawa Antiques.  Debt for this area was first certified in 2007. This means the tax increment financing (TIF) district will sunset in FY2027, or July 2027. While many parcels in the area have been redeveloped as part of Metro Crossing, there is a large section of land to the southwest that remains undeveloped.  <u>Discussion</u> The City wishes to remove undeveloped parcels from the existing TIF District in order to create a new district. This enables the City to continue providing incentives to potential developers interested in the Old Airport area. Iowa Urban Renewal Law allows cities to remove parcels from existing TIF districts and create new areas within the Urban Renewal Area only if the parcels have not been redeveloped while part of the district.  Staff proposes removing parcels from 35 <sup>th</sup> Avenue south to Veteran’s Memorial Highway and from the South Expressway east to the rear parcels of Metro Crossing (west side of Target, Kohl’s and Hobby Lobby strip). This area will include the proposed Power Drive and the vacant property along the South Expressway.  Upon removal of the proposed area, the City will then amend the Old Airport Urban Renewal Plan and create a new TIF District. This District will have a base year for taxing of 2021 and will have a 20-year sunset for providing incentives to developers after the first year of debt certification. All proposed project requesting TIF assistance will be brought to Council individually.		
<b>Recommendation</b> The Community Development Department recommends approval of the proposed Ordinance amending Ordinance 5912 and providing that general property taxes shall no longer be divided on certain property located within the Old Airport Road Urban Renewal Project Area, in the City of Council Bluffs, County of Pottawattamie, State of Iowa (Removing “2021 Removal Parcels” From Division of Taxes).		



LEGAL DESCRIPTION – TIF DISTRICT REMOVAL

A PARCEL OF LAND BEING ALL OF POWER CENTER SUBDIVISION AND RHODENS SUBDIVISION, A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION 07, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, METRO CROSSING, A PLATTED  
SUBDIVISION IN SAID CITY OF COUNCIL BLUFFS;

THENCE SOUTHERLY ON THE WEST LINE OF SAID METRO CROSSING AND ON IT'S SOUTHERLY PROLONGATION 2,729 FEET MORE OR LESS TO THE CENTERLINE OF VETERANS MEMORIAL HIGHWAY;

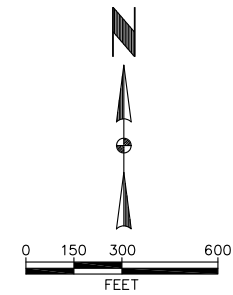
THENCE WESTERLY ON SAID CENTERLINE 2,590 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH EXPRESSWAY;

THENCE NORTHERLY ON SAID SOUTHERLY PROLONGATION AND ON SAID EAST  
RIGHT-OF-WAY LINE 1,528 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY  
LINE OF 35TH AVENUE;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE 2,758 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4);

THENCE SOUTHERLY ON SAID EAST LINE 47.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 129 ACRES, MORE OR LESS.



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# hgm

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

DEF	revision	date
drawn		
DEF		
designed		
DEF		
approved		
JUN '20		
date		

**project** SOUTH EXPRESSWAY – 35TH AVE.

client C.B. COMMUNITY DEVELOPMENT DEPARTMENT  
209 PEARL STREET, COUNCIL BLUFFS, IA 51503

**sheet** **TIF DISTRICT REMOVAL**

project no.

150420

**sheet**

1 OF 1

-1-  
ORDINANCE NO. 6466

AN ORDINANCE AMENDING ORDINANCE NO. 5912 AND PROVIDING THAT GENERAL PROPERTY TAXES SHALL NO LONGER BE DIVIDED **ON CERTAIN PROPERTY** LOCATED WITHIN THE OLD AIRPORT ROAD URBAN RENEWAL PROJECT AREA, IN THE CITY OF COUNCIL BLUFFS, COUNTY OF POTTAWATTAMIE, STATE OF IOWA (**REMOVING "2021 REMOVAL PARCELS" FROM DIVISION OF TAXES ONLY**)

WHEREAS, the City Council of the City of Council Bluffs, State of Iowa, in 2006, adopted an Urban Renewal Plan for an urban renewal area known as the Old Airport Road Urban Renewal Project Area ("Urban Renewal Area"), and, in Ordinance No. 5912, adopted in 2007, provided for the division of taxes within the Urban Renewal Area, pursuant to Iowa Code Section 403.19; and

WHEREAS, the Urban Renewal Area was subsequently amended by an Amendment No. 1, adopted by Resolution No. 08-165, on June 9, 2008, to add land to the Urban Renewal Area, which land has not yet been included in a TIF Ordinance; and

WHEREAS, the City Council of the City of Council Bluffs has determined that in order to fulfill the purposes, objectives, and projects for the Urban Renewal Area, certain undeveloped portions of the Urban Renewal Area should be removed from Ordinance No. 5912 and should cease being subject to the division of taxes under Ordinance No. 5912 and under Iowa Code Section 403.19.

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

Section 1: That the following portion of the Urban Renewal Area (the "2021 Removal Parcels") shall be removed from the application of Ordinance No. 5912 and shall no longer be subject to the division of taxes under Iowa Code Section 403.19 under said Ordinance:

A PARCEL OF LAND BEING ALL OF POWER CENTER SUBDIVISION AND RHODENS SUBDIVISION, A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION 07, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, METRO CROSSING, A PLATTED SUBDIVISION IN SAID CITY OF COUNCIL BLUFFS; THENCE SOUTHERLY ON THE WEST LINE OF SAID METRO CROSSING AND ON IT'S SOUTHERLY PROLONGATION 2,729 FEET

MORE OR LESS TO THE CENTERLINE OF VETERANS MEMORIAL HIGHWAY; THENCE WESTERLY ON SAID CENTERLINE 2,590 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH EXPRESSWAY; THENCE NORTHERLY ON SAID SOUTHERLY PROLONGATION AND ON SAID EAST RIGHT-OF-WAY LINE 1,528 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 35TH AVENUE; THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE 2,758 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4); THENCE SOUTHERLY ON SAID EAST LINE 47.5 FEET MORE OR LESS TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS AN AREA OF 129 ACRES, MORE OR LESS.

Section 2. That nothing herein shall be interpreted as altering the boundaries or removing any property from the Urban Renewal Area (for purposes of clarity, while the 2021 Removal Parcels are no longer subject to the division of revenue provided for in Iowa Code Section 403.19, the 2021 Removal Parcels will remain a part of the Old Airport Road Urban Renewal Project Area).

Section 3. That the portion of the Urban Renewal Area that is not being removed from Ordinance No. 5912 by this Ordinance shall be and remains subject to all of the provisions of Ordinance No. 5912 and shall retain its previously established base value.

Section 4. That if any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 9<sup>th</sup> day of August, 2021.

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Mayor

ATTEST:

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City Clerk

Read First Time: July 26, 2021

Read Second Time: August 9, 2021

Read Third Time: \_\_\_\_\_, 2021

PASSED AND APPROVED: \_\_\_\_\_, 2021.

I, \_\_\_\_\_, City Clerk of the City of Council Bluffs, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. \_\_\_\_\_ passed and approved by the City Council of the City at a meeting held \_\_\_\_\_, 2021, signed by the Mayor on \_\_\_\_\_, 2021, and published in The Daily Nonpareil on \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Clerk, City of Council Bluffs, State of  
Iowa

(SEAL)

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## Council Communication

Department: Community Development  
Case/Project No.: URN-21-005  
Submitted by: Courtney Harter, Housing &  
Economic Development Manager

Ordinance 6467  
ITEM 5.B.

Council Action: 7/26/2021

### Description

Ordinance providing that general property taxes levied and collected each year on all property located within the Arbor Creek Urban Renewal Area, for the benefit of taxing districts, be paid to a special fund for payment of principal and interest, incurred by the City in connection with the Arbor Creek Urban Renewal Area.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/15/2021
<a href="#">Exhibit 1 - Arbor Creek Urban Renewal Plan</a>	Other	7/15/2021
<a href="#">Ordinance 6467</a>	Ordinance	7/21/2021

## Council Communication

Department: Community Development  Case/Project No.: URN-21-005	Ordinance No.:  Resolution No.: 21-	City Council: 6-14-2021 Planning Commission: 7-13-2021 P.H. and First Reading: 7-26-2021 Second Reading: 8-9-2021 Third Reading: Request Waive
<b>Subject/Title</b>		
Creation and adoption of the Arbor Creek Urban Renewal Area		
<b>Location</b>		
Generally located at the intersection of College Road and Railroad Avenue		
Legal Description: Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>In 2020, the City approved the offer to buy submitted by Neal Drickey for the property located at the corner of College Road and Railroad Avenue. Mr. Drickey proposed a 26-unit subdivision consisting of 12 attached single-family and 14 detached single-family housing units which would create an estimated \$5.07 million in taxable value. As part of his commitment, Mr. Drickey proposed setting aside the attached units for the creation of affordable housing. The attached units will be sold for \$159,999.00, and the other 19 single-family homes will be sold at market rate in the range of \$210,000.00 - \$265,000.00. Total site infrastructure construction and land costs are \$830,133. The developer is requesting TIF assistance (100% over 10 years) with a maximum cap of \$1,610,000 to complete the required infrastructure improvements and offset the loss from the construction of affordable units.</p> <p>The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the Code of Iowa Section 403.17(12). With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.</p> <p><u>Discussion</u></p> <p>If the City Council concurs to utilize urban renewal powers for the area described above, a resolution will be necessary to cause several actions. These actions include the preparation of an urban renewal plan, establishing a date for consultation with other taxing jurisdictions, City Planning Commission hearing and review, setting a date for City Council hearing and other appropriate legal notices. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration.</p> <p>This resolution establishes the following timeframe:</p> <ul style="list-style-type: none"> <li>6-24-2021 Consultation meeting to be held with other taxing jurisdictions</li> <li>7-13-2021 City Planning Commission hearing and review</li> <li>7-26-2021 City Council public hearing on the proposed urban renewal plan</li> </ul> <p>The consultation hearing was held on June 24, 2021 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.</p> <p>Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. This was held July 13, 2021 and Planning Commission voted 8-0 that the plan was in conformance with the <i>Bluffs Tomorrow: 2030 Comprehensive Plan</i>.</p>		

## Council Communication

Urban renewal assistance has been requested to create new economic development through residential housing in the area. The resulting private development of land will be assisted to ensure adequate urban densities can be achieved which can sustain municipal services and facilities. Staff has reviewed the owner's proposal and believes the use of urban renewal/tax increment financing (TIF) is appropriate. A separate development agreement will be negotiated between the City Council and Neal Drickey regarding the specifics of the TIF incentives.

### **Staff Recommendation**

The Community Development Department recommends approval of the Arbor Creek Urban Renewal Plan and Area and first consideration of the TIF ordinance.

### **Planning Commission Recommendation**

The City Planning Commission found the Arbor Creek Urban Renewal Plan and Area in conformance with the *Bluffs Tomorrow: 2030 Comprehensive Plan*. Commission members present: Danielsen, Halm, Haner, Hutcheson, Opperman, Rew, Stroebele, and Van Houten.

**ARBOR CREEK  
URBAN RENEWAL PLAN**

**for the**

**ARBOR CREEK  
URBAN RENEWAL AREA**

**CITY OF COUNCIL BLUFFS, IOWA**

**July 2021**

# TABLE OF CONTENTS

## ***SECTION***

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN
- F. RESIDENTIAL DEVELOPMENT
- G. PLAN OBJECTIVES
- H. TYPES OF RENEWAL ACTIVITIES
- I. ELIGIBLE URBAN RENEWAL PROJECTS
- J. FINANCIAL INFORMATION
- K. URBAN RENEWAL FINANCING
- L. PROPERTY ACQUISITION/DISPOSITION
- M. RELOCATION
- N. STATE AND LOCAL REQUIREMENTS
- O. SEVERABILITY
- P. URBAN RENEWAL PLAN AMENDMENTS
- Q. EFFECTIVE PERIOD

## ***EXHIBITS***

- A. LEGAL DESCRIPTION OF ARBOR CREEK URBAN RENEWAL AREA
- B. ARBOR CREEK URBAN RENEWAL AREA MAP

**Arbor Creek Urban Renewal Plan  
for the  
Arbor Creek Urban Renewal Area  
City of Council Bluffs, Iowa**

**A. INTRODUCTION**

The Arbor Creek Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Arbor Creek Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials respond to and promote economic development in the City of Council Bluffs, Iowa (the “City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the *Code of Iowa* Section 403.17(12).

In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The Urban Renewal Area has never previously been subject to the division of revenue under Iowa Code 403.19 as a residential project.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the construction of low and moderate income (LMI) housing and the provision of public improvements related to housing and residential development.

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2021, the taxable valuation as of January 1, 2020, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2021, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19. It may be that more than one ordinance will be adopted on the separate subareas within the Area. If so, the frozen base values may vary among the subareas.

## **E. DEVELOPMENT PLAN**

Council Bluffs has a general plan for the physical development of the City as a whole, outlined in the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and amended in 2015. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Bluffs Tomorrow: 2030 Comprehensive Plan.

This Urban Renewal Plan does not in any way replace the City's current land use planning or zoning regulation process. The land within the Area is anticipated to be zoned as R-2 pursuant to the City's standard rezoning processes, in order to provide for the proposed residential development within the Urban Renewal Area.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. RESIDENTIAL DEVELOPMENT**

The City's objective for the Urban Renewal Area is to promote new housing and residential development. Specifically, the development in this Urban Renewal Area is anticipated to create housing for a variety of income brackets. The City realizes that the availability of housing is an important component of attracting new business and industry, responding to new development, and retaining existing businesses.

In anticipation of expected economic development, the City has taken the position of supporting the creation of new housing opportunities, including increasing the number of lots available for the construction of new houses. Providing incentives to developers may ease the cost of extending necessary infrastructure and other factors that can make residential development risky and less profitable than other types of development.

When a city utilizes tax increment financing to support non-LMI residential development, Iowa Code Section 403.22 requires that the project will include assistance for LMI family housing. LMI families are those whose incomes do not exceed 80% of the median Pottawattamie County income. To satisfy this requirement, typically a percentage of the Tax Increment collected in the Urban Renewal Area is designated for LMI housing projects; the exact percentage required is the percentage of LMI families living in the County. That percentage is currently 46.14%.

In this Urban Renewal Area, the proposed project includes the construction of LMI housing as well as non-LMI housing and the public improvements to support the residential development. As further described in the "Eligible Urban Renewal Projects" section, the City proposes to provide an incentive for both components of the proposed project by providing: (i) up to 53.86% of the Tax Increment collected in the Urban Renewal Area as an incentive for the non-LMI housing and the public improvements to support the residential development, and (ii) using up to 100% of the remainder of the Tax Increment collected in the Urban Renewal Area as an incentive for the

construction of the LMI housing, subject to limitations set forth in the terms of the proposed development agreement for the project.

### **G. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for new residential development within the Area. More specific objectives for development within the Urban Renewal Area are as follows:

1. To increase the availability of housing opportunities, which may, in turn, attract and retain area industries and commercial enterprises that will strengthen and revitalize the economy of the State of Iowa and the City of Council Bluffs.
2. To stimulate, through public action and commitment, private investment in new housing and residential development and redevelopment. The City realizes that the availability of affordable, decent, safe, and sanitary housing is important to the overall economic viability of the community.
3. To plan for and provide sufficient land for residential development in a manner that is efficient from the standpoint of providing municipal services.
4. To help finance the cost of constructing public utility and infrastructure extensions and improvements in support of residential development.
5. To improve housing conditions and increase housing opportunities, including the provision of housing for various income brackets.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To encourage residential growth and expansion through governmental policies which make it economically feasible to do business.
8. To encourage residential development that meets the needs of a growing population, while preserving the character of the community.
9. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

### **H. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.



2. To provide for the construction of site-specific improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for, or cause to be provided, the construction or repair of public infrastructure in support of residential development, including, but not limited to, streets and sidewalks, traffic lights, water mains, sanitary sewers, storm sewers, public utilities, or other facilities in connection with urban renewal projects.
4. To make loans, forgivable loans, or other types of grants or incentives to private persons, organizations, or businesses for economic development purposes or residential projects, on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To use tax increment for LMI housing assistance.
7. To borrow money and to provide security therefor.
8. To acquire and dispose of property.
9. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
10. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Council Bluffs and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

## **I. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. **Development Agreement with Private Residential Developer:** The City expects to consider a development agreement with a private residential developer (“the “Developer”) pursuant to which the Developer would be obligated to construct certain improvements, including LMI housing and non-LMI housing, on land within the Urban Renewal Area. As part of the project, the Developer would be required to complete certain infrastructure improvements needed to prepare the property for the development of residential lots. The infrastructure improvements constructed by the Developer would be dedicated to the City following completion, at no cost to the City. These improvements are expected to include the construction and installation of streets, sanitary sewer, storm sewer, water, and electrical infrastructure. The development agreement would provide detailed terms and conditions under which the City may make up to 10 annual Economic Development Grant payments and 10 annual LMI Grant payments to the Developer. As

an incentive for the non-LMI housing, the City proposes to use up to 53.86% of the Tax Increment annually collected in the Urban Renewal Area for Economic Development Grants, not to exceed, in the aggregate, the lesser of \$900,000 or the Developer's actual costs of constructing the infrastructure improvements. As an incentive for the LMI housing, the City proposes to use up to 100% of the remainder of the Tax Increment annually collected in the Urban Renewal Area for LMI Grants, not to exceed, in the aggregate, \$1,610,000 minus the lesser of \$900,000 or the Developer's actual costs of constructing the infrastructure improvements.

**2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to Exceed \$50,000

**J. FINANCIAL INFORMATION**

1.	July 1, 2020, Constitutional Debt Limit	\$274,870,338
2.	Current Outstanding General Obligation Debt	\$51,170,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above to be funded by TIF Funds will be approximately as stated in the next column:	\$1,660,000  This amount does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

**K. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

**A. Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment

district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

#### B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

### **L. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

### **M. RELOCATION**

The City does not expect there to be any relocation required of residents or businesses as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

### **N. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to State and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

## **O. SEVERABILITY**

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

## **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

## **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment district (TIF district), the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, is limited to ten (10) years beginning with the second fiscal year following the year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within the Urban Renewal Area.

Separate TIF ordinances or amendments thereto for separate parcel(s) or subareas may be adopted as development in the Area warrants. In that case, each subarea may have a separate base and separate sunset or expiration date.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

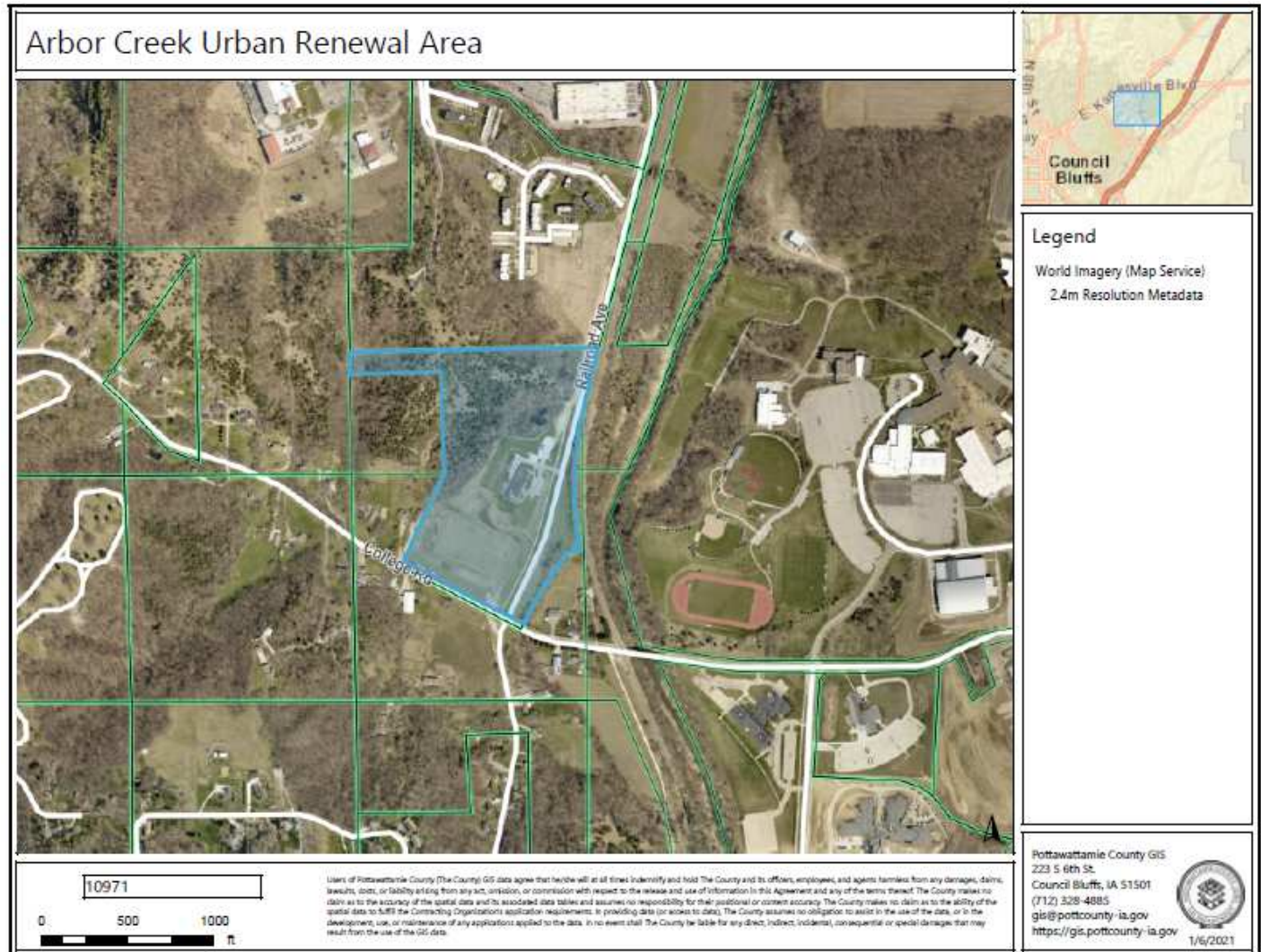
**EXHIBIT A**

**LEGAL DESCRIPTION OF ARBOR CREEK  
URBAN RENEWAL AREA**

Lots 1, 2 and 3, Arbor Creek, City of Council Bluffs, Pottawattamie County Iowa

## EXHIBIT B

### MAP OF ARBOR CREEK URBAN RENEWAL AREA



01827862-1\10342-165

ORDINANCE NO. 6467

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE ARBOR CREEK URBAN RENEWAL AREA, IN THE CITY OF COUNCIL BLUFFS, COUNTY OF POTTAWATTAMIE, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF COUNCIL BLUFFS, COUNTY OF POTTAWATTAMIE, COUNCIL BLUFFS COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE ARBOR CREEK URBAN RENEWAL AREA

WHEREAS, the City Council of the City of Council Bluffs, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 21-222 passed and approved on the 26<sup>th</sup> day of July, 2021, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Arbor Creek Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows ("Area"):

Lots 1, 2 and 3, Arbor Creek, City of Council Bluffs, Pottawattamie County Iowa

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Council Bluffs, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Council Bluffs, State of Iowa, desires to provide for the division of revenue from taxation on the Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended.

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

Section 1. That the taxes levied on the taxable property in the Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Council Bluffs, County of Pottawattamie, Council Bluffs Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Council Bluffs, State of Iowa, certifies to the County of Pottawattamie County, Iowa the amount of loans, advances, indebtedness, or

bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Council Bluffs, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12, Code of Iowa, as amended, incurred by the City of Council Bluffs, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa, (but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the Area exceeds the total assessed value of the taxable property in the Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds and interest thereon of the City of Council Bluffs, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19, Code of Iowa, as amended, with respect to the division of taxes from property within the Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.



PASSED AND APPROVED this 9<sup>th</sup> day of August, 2021.

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Mayor

ATTEST:

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City Clerk

Read First Time: July 26, 2021

Read Second Time: August 9, 2021

Read Third Time: \_\_\_\_\_, 2021

PASSED AND APPROVED: \_\_\_\_\_, 2021.

I, \_\_\_\_\_, City Clerk of the City of Council Bluffs, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. \_\_\_\_\_ passed and approved by the City Council of the City at a meeting held \_\_\_\_\_, 2021, signed by the Mayor on \_\_\_\_\_, 2021, and published in The Daily Nonpareil on \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01901140-1\10342-165

## Council Communication

Department: Police  
Case/Project No.: Council Bluffs Police  
Department  
Submitted by: Captain Scott Milner

Resolution 21-223  
ITEM 6.A.

Council Action: 7/26/2021

### Description

Resolution to apply for the annual Bryne Memorial JAG Grant, Local Solicitation and enter into an Interlocal Agreement with Pottawattamie County to share these funds.

### Background/Discussion

The city of Council Bluffs is eligible to apply for a Bryne Memorial JAG Grant in the amount of \$35,157. This is a grant the city has received since the mid-2000's.

This grant is traditionally split 50/50 with Pottawattamie County and will be again this year.

The grant is applied for and monitored by the city of Council Bluffs.

In addition to the application, an Interlocal Agreement between the city and Pottawattamie County is required.

### Recommendation

I recommend that the City Council authorize the Police Department to apply for the annual Bryne Memorial JAG Grant.

I recommend the city enter into a Interlocal Agreement with Pottawattamie County to share these grant funds.

### ATTACHMENTS:

Description

[Resolution 21-223](#)

Type

Resolution

Upload Date

7/21/2021

RESOLUTION NO. 21-223

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT BETWEEN THE CITY COUNCIL BLUFFS AND POTTAWATTAMIE COUNTY WITH REGARD TO THE BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD.

WHEREAS, this resolution authorizes the Mayor to execute an Interlocal Agreement between the City and County; and

WHEREAS, following the approval by City Council to be held on July 26, 2021 at 7:00 p.m., execution of the agreement shall take place.

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

That, the Mayor shall sign the Interlocal agreement between the City and County with regard to the Byrne Justice Assistance Grant (JAG) Program award.

ADOPTED  
AND  
APPROVED

July 26, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.: BM22-01  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 21-224  
ITEM 6.B.

Council Action: 7/26/2021

### Description

Resolution accepting the bid of Carley Construction, LLC in the amount of \$847,412.70 for the Mid-America Center Parking Lots Rehab, Phase 3. Project # BM22-01

### Background/Discussion

On July 15, 2021 bids were received through the City bidding software Ion Wave as follows:

	Division I General	Division II Pavement	Division III Storm Sewer	Total
Carley Construction, LLC, Council Bluffs, IA	\$78,822.50	\$764,040.20	\$4,550.00	\$847,412.70
Bluffs Paving and Utility Co. Inc., Crescent, IA	\$142,962.03	\$1,002,320.28	\$7,996.95	\$1,153,279.26
Engineer's Opinion (HGM)	\$92,977.50	\$659,346.96	\$12,500.00	\$764,824.46

The Entertainment District located between 23rd Avenue and I-80/29, and from 24th Street to 35th Street is a premier destination location within the City of Council Bluffs. The area includes the Mid-America Center, Horseshoe Casino, Bass Pro Shop store, and several hotels and restaurants. The recent construction of the Field House, Iowa West Sports Plex, and another hotel are adding to the amenities offered in the area. The parking lots that surround the Mid-America Center are owned by the City. The paving has degraded to the point where maintenance is difficult and there are safety concerns because of the poor condition.

A study was performed in 2011 and updated in 2015 which recommended the replacement of the parking lots. The conceptual plan suggested that the work could be performed in multiple phases over a few years. Proceeding with replacement is now necessary, and a total of five phases have been programmed in the CIP.

Phase 1 included the lot south of the convention center and a portion of the west lot. Phase 2 included the lot just west of the south lot near the convention center. Phase 3 includes finishing the west lot and a portion of the lot north of the west lot (see-attached map).

This project was included in the FY22 CIP with a budget of \$350,000 from General Fund-Gaming and 650,000 in GO Bond funding.

The project schedule is as follows: Construction Start August 2021

### Recommendation

Approval of this resolution to award the project to Carley Construction, LLC. The Phase 3 project continues the needed repairs to the City-owned parking lots.

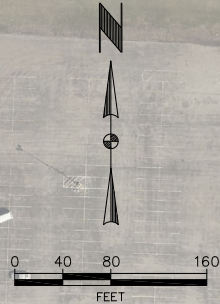
### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Map</a>	Map	7/15/2021
<a href="#">Resolution 21-224</a>	Resolution	7/21/2021



\\SRV16\Shared\Blue\_Team\Projects\150218\_MAC PARKING LOT REHAB PHASE 3\Exhibits\MIDAMERICAN CENTER PARKING LOT PHASES 3-21.dwg, A02, 3/11/2021 3:38:47 PM, Adobe PDF.pc3

# Mid-America Center Parking Lots Rehab, Phase 3



FUTURE  
7,250 SY

FUTURE  
22,985 SY

PHASE 3

PHASE 1

PHASE 2

PHASE 1

This drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

**hgm**

ASSOCIATES INC.  
640 FIFTH AVENUE COUNCIL BLUFFS, IA  
PHONE: 712-323-0530

JNS	drawn	date
ZMW	designed	date
ZMW	approved	date
MAR '21	revision	date

project MIDAMERICAN CENTER PARKING LOTS

client CITY OF COUNCIL BLUFFS  
COUNCIL BLUFFS, IOWA

sheet **PARKING LOT PHASING EXHIBIT**

project no.  
150218  
sheet  
**1 OF 1**



**RESOLUTION**  
**NO 21-224**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
CARLEY CONSTRUCTION, LLC FOR THE  
MID-AMERICA CENTER PARKING LOTS REHAB, PHASE 3  
PROJECT #BM22-01**

WHEREAS, the plans, specifications, and form of contract for the Mid-America Center Parking Lots Rehab, Phase 3 are on file in the office of the City Clerk; and

WHEREAS, a Notice of Public Hearing was published, as required by law, and a public hearing was held on June 28, 2021, and the plans, specifications and form of contract were approved; and

WHEREAS, Carley Construction, LLC has submitted a low bid in the amount of \$847,412.70 for this contract.

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

That the bid of Carley Construction, LLC in the amount of \$847,412.70 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Mid-America Center Parking Lots Rehab, Phase 3; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with Carley Construction, 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.

ADOPTED  
AND  
APPROVED

July 26, 2021

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Matthew J. Walsh, Mayor

ATTEST:

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Jodi Quakenbush, City Clerk

## Council Communication

Department: Parks and Recreation  
Case/Project No.: Eastern Hills Trail Stop Park  
Submitted by: Vincent M Martorello

Resolution 21-225  
ITEM 6.C.

Council Action: 7/26/2021

### Description

Resolution to award contract to Dostals Construction Co. Inc. for the construction of Eastern Hills Trail Stop Park.

### Background/Discussion

The Council approved the Eastern Hills Trail Stop Park as an FY 22 Capital Improvement Project with a budget of \$276,811. The proposed improvements include a new play structure, swing, shelter, and future parking. The City held a public hearing on the matter May 24, 2021 and a bid for the Eastern Hills Trail Stop Park project was issued on May 25, 2021. The bid closed on June 15, 2021 with no bids received. The project was rebid on June 27, 2021 and closed on July 14, 2021. The City received two bids with the apparent low bidder being Dostals Construction Co. Inc.

DOSTALS CONSTRUCTION CO. INC - \$271,350.00  
MECO – HENNE - \$321,677.74

The project budget \$276,811.00. The initial cost of construction was estimated closer to \$184,000.00. The reassessed cost opinion did increase the construction to \$203,000.00. The non-construction items such as the play structure, swing, shelter and site furnishings, and associated design and engineering costs account for approximately \$100,000.00 beyond construction costs. The total project costs are \$371,720.00. This represents a \$94,909.00 delta between the project cost and project budget.

The cause of this delta is from several factors including the addition of a swing and the associated construction and play surfacing, increase costs in concrete and steel, and some under estimation of projects costs in the initial budget. In consultation with the Department of Finance, it has been determined the City currently has enough in bond premium to cover the \$94,909.00.

Given the cost variance between project budget and project costs, internal discussion were held to determine the appropriate course of action with two options being reviewed. Each of these option were reviewed in the context of the project being identified as a priority parks project for the City. The first option is to post-pone the project until the spring 2022. The advantage to this approach is the City may receive lower bids in the spring 2022 in line or closer in line to the budget. In addition, the Council could allocate additional funding to the project as part of Phase II, the parking lot construction in FY 2023, with knowing what potential costs may be.

The disadvantage to this approach are the unknowns of future construction costs and the status of the City budget for FY 2023. Construction costs may not be lower in the spring of 2022 and the City may not be in a position to cover a variance between the project budget and projects costs in the future, as it can now.

Since this is a priority project and the City has the ability to cover the increase in projects costs to the project, and the unknown in future construction costs it has been determined to move forward with the project and award the project to Dostals Construction Co. Inc.

### Recommendation

Approve resolution and issue contract to Dostals Construction Co. Inc.

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Resolution 21-225</a>	Resolution	7/21/2021



**RESOLUTION  
NO 21-225**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER  
INTO AN AGREEMENT AND AWARD A CONTRACT IN THE AMOUNT OF  
\$271,350 TO DOSTALS CONSTRUCTION CO INC FOR THE CONSTRUCTION OF  
EASTERN HILLS TRAIL STOP PARK**

- WHEREAS, the Council approved the Eastern Hills Trail Stop Park as an FY 22 Capital Improvement Project with a budget of \$276,811; and
- WHEREAS, the improvements include a new play structure, swing, shelter, and future parking; and
- WHEREAS, The City held a public hearing on the matter May 24, 2021 and a bid for the Eastern Hills Trail Stop Park was issued on May 25, 2021. The bid closed on June 15, 2021 with no bids received; and
- WHEREAS, the project was rebid on June 27, 2021 and closed on July 14, 2021 with two bids received. The apparent low bidder Dostals Construction Co. Inc.; and
- WHEREAS; the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized, empowered  
and directed to execute a contract in the amount of \$271,350 for the  
Eastern Hills Trail Stop Park with Dostals Construction Co. Inc.

**ADOPTED  
AND  
APPROVED**

July 26, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

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

Resolution 21-226  
ITEM 6.D.

Council Action: 7/26/2021

### Description

Resolution to accept property donated by Carlotta Romero, generally described as a Part of Lot 2 in Subdivision of Out Lot Folsom Subdivision

### Background/Discussion

The City has been contacted by Carlotta Romero regarding a parcel she owns adjacent to Fairmount Park (see attached Location Map). Ms. Romero would like to donate the parcel to the City. Parks and Recreation has stated that it would be a good addition to Fairmount Park and would allow for possible expansion of the park's trail system, as well increase the overall area of the park that is accessible to Council Bluffs citizens. A title search has been requested in order to determine any liens or encumbrances on the parcel, and we would recommend that the Council accept this donation contingent on the title search showing no liens or encumbrances that would affect Ms. Romero's ability to transfer clear title.

### Recommendation

Approval is recommended.

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Exhibit A-Legal Description</a>	Other	7/16/2021
<a href="#">Location map</a>	Other	7/16/2021
<a href="#">Warranty Deed</a>	Other	7/16/2021
<a href="#">Resolution 21-226</a>	Resolution	7/21/2021

LEGAL DESCRIPTION

A part of Lot 2 in Subdivision of Out Lot Folsom, a Subdivision in Council Bluffs, Iowa, which part is described as follows: Commencing at a point on the Easterly line of Clark Avenue, which point is 240.8 feet South of the Northwest corner of Lot 13, Auditor's Subdivision of Out Lot Turley, a Subdivision of Council Bluffs, Iowa; thence South  $86^{\circ} 20'$  East a distance of 201 feet; thence South 79.4 feet; thence North  $87^{\circ} 40'$  West 131.8 feet; thence North  $71^{\circ}$  West 9.3 feet; thence North  $86^{\circ} 45'$  West 59.6 feet to a point on the Easterly line of Clark Avenue, which point is 321.8 feet South of the Northwest corner of said Lot 13; thence North along the Easterly line of Clark Avenue a distance of 81 feet or to point of beginning;

Also that part of Lot 2 in Subdivision of Out Lot Folsom described as follows: Beginning at the South line of Lot 2, Subdivision of Out Lot Folsom, 203 feet Southeasterly from the intersection of the South line of said Lot 2 with the East line of Clark Avenue, which is the point of beginning, thence North parallel to Clark Avenue 81 feet, thence South  $87^{\circ} 40'$  East to the Easterly line of said Lot 2, Subdivision of Out Lot Folsom, thence South  $2^{\circ} 30'$  East on the Easterly line of said Lot 2, 55.7 feet, thence South  $06^{\circ} 30'$  East along the Easterly line of said Lot 2, a distance of 48 feet to the Southeast corner of said Lot 2, thence Northwesterly along the Southerly line of Lot 2 a distance of 217 feet to the point of beginning;

Also that part of Lot 2, Out Lot Folsom described as follows: Commencing at a point on the South line of Out Lot Folsom, 203 feet Southeast of its intersection with the East line of Clark Avenue, and running thence North parallel to Clark Avenue 81 feet to the point of beginning; thence running North parallel to Clark Avenue 79.4 feet, thence South  $86^{\circ} 20'$  East to the East line of Out Lot Folsom, thence Southerly along the East lot line a distance of 75 feet, thence North  $87^{\circ} 40'$  West to the point of beginning.

EXHIBIT "A"

[Find Property](#)   [Res Sales](#)   [Comm/Ind Sales](#)

7544 36 277 009

--- Permanent Property Address ---  
ROMERO, CARLOTTA

----- Mailing Address -----  
ROMERO, CARLOTTA  
732 VALLEY VIEW DR APT 6  
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/754436277009>

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

\* Not to be used on legal documents

OUT LOT FOLSOM SLY142.8' E217' LT 2

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

\* Class is for Assessment purposes only - Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
\$920	\$0	\$0	\$0	\$920		2020	R
\$5,600	\$0	\$0	\$0	\$5,600		2021	R

===== EXEMPTIONS/PROGRAMS =====

\* Credit information is no longer available online

===== OWNERS =====

\* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D ROMERO, CARLOTTA                      book/page: 96/6831 D

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

Sale Date	Amount	Code	Book/Page
01/01/1996	0	<a href="#">D000</a>	0096/06831

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

PDF: 3    MAP: 12

Date Reviewed: 02/25/21 EK

LAND.....49222 sqFt      1.13 acres



[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](#)

**Return To:** City of Council Bluffs, Legal Dept., 209 Pearl St., Council Bluffs, IA 51503  
**Preparer:** City of Council Bluffs, Legal Dept., 209 Pearl St., Council Bluffs, IA 51503  
**Tax Statement:** City of Council Bluffs, Legal Dept., 209 Pearl St., Council Bluffs, IA 51503

### **WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, Carlotta Romero, a single person, does hereby convey to the City of Council Bluffs, a municipal corporation in the County of Pottawattamie and State of Iowa, the following described real estate, together with all buildings, fixtures and improvements thereon, in Pottawattamie County, Iowa:

See attached Exhibit "A".

Exemption No. 6 – City Deed.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

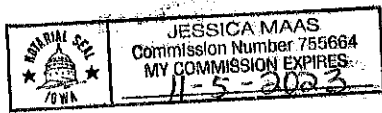
[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW.]

Dated: 07/12/21

Carlotta L. Romero  
Carlotta Romero, Grantor

State of Iowa, County of Pottawattamie; ss.

This record was acknowledged before me this 12<sup>th</sup> day of July, 2021, by  
Carlotta Romero.



Jessica Maas  
Notary Public

CIVIL RIGHTS COMMISSION

LEGAL DESCRIPTION

A part of Lot 2 in Subdivision of Out Lot Folsom, a Subdivision in Council Bluffs, Iowa, which part is described as follows: Commencing at a point on the Easterly line of Clark Avenue, which point is 240.8 feet South of the Northwest corner of Lot 13, Auditor's Subdivision of Out Lot Turley, a Subdivision of Council Bluffs, Iowa; thence South  $86^{\circ} 20'$  East a distance of 201 feet; thence South 79.4 feet; thence North  $87^{\circ} 40'$  West 131.8 feet; thence North  $71^{\circ}$  West 9.3 feet; thence North  $86^{\circ} 45'$  West 59.6 feet to a point on the Easterly line of Clark Avenue, which point is 321.8 feet South of the Northwest corner of said Lot 13; thence North along the Easterly line of Clark Avenue a distance of 81 feet or to point of beginning;

Also that part of Lot 2 in Subdivision of Out Lot Folsom described as follows: Beginning at the South line of Lot 2, Subdivision of Out Lot Folsom, 203 feet Southeasterly from the intersection of the South line of said Lot 2 with the East line of Clark Avenue, which is the point of beginning, thence North parallel to Clark Avenue 81 feet, thence South  $87^{\circ} 40'$  East to the Easterly line of said Lot 2, Subdivision of Out Lot Folsom, thence South  $2^{\circ} 30'$  East on the Easterly line of said Lot 2, 55.7 feet, thence South  $06^{\circ} 30'$  East along the Easterly line of said Lot 2, a distance of 48 feet to the Southeast corner of said Lot 2, thence Northwesterly along the Southerly line of Lot 2 a distance of 217 feet to the point of beginning;

Also that part of Lot 2, Out Lot Folsom described as follows: Commencing at a point on the South line of Out Lot Folsom, 203 feet Southeast of its intersection with the East line of Clark Avenue, and running thence North parallel to Clark Avenue 81 feet to the point of beginning; thence running North parallel to Clark Avenue 79.4 feet, thence South  $86^{\circ} 20'$  East to the East line of Out Lot Folsom, thence Southerly along the East lot line a distance of 75 feet, thence North  $87^{\circ} 40'$  West to the point of beginning.

EXHIBIT "A"



*Prepared by: City Legal Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5317*  
*Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 – Phone: (712) 890-5261*

**RESOLUTION NO. 21-226**

**A RESOLUTION TO ACCEPT PROPERTY DONATED BY CARLOTTA ROMERO, GENERALLY DESCRIBED AS A PART OF LOT 2 IN SUBDIVISION OF OUT LOT FOLSOM, A SUBDIVISION IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** Carlotta Romero owns a land locked parcel adjacent to Fairmount Park in Council Bluffs, Iowa, generally described as a part of Lot 2 in Subdivision of Out Lot Folsom, a Subdivision in Council Bluffs, Iowa, and legally described in Exhibit “A” which is attached hereto and incorporated herein; and

**WHEREAS,** Ms. Romero wishes to donate the property to the City of Council Bluffs at no cost to the City, and has signed a Warranty Deed to effectuate such transfer of real estate; and

**WHEREAS,** The parcel would increase the overall size of Fairmount Park and would add value to the City’s ability to expand services in Fairmount Park and create potential trail developments in the future; and

**WHEREAS,** The City has requested a title search to determine whether liens or outside ownership interests are vested in the property that may affect the City’s ability to take clean title to the property.

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

That the City does accept the donation of the parcel adjacent to Fairmount Park in Council Bluffs, Iowa, generally described as a part of Lot 2 in Subdivision of Out Lot Folsom, a Subdivision in Council Bluffs, Pottawattamie County, Iowa, legally described in Exhibit “A” which is attached hereto and incorporated herein; and

**BE IT FURTHER RESOLVED**

That such acceptance, and the filing of a warranty deed transferring title to the parcel, is contingent on the results of a title search showing ownership in the parcel as vested in Carlotta Romero without any liens or encumbrances that would affect the City’s ability to accept clear title to the parcel.

ADOPTED  
AND  
APPROVED:

July 26, 2021.

\_\_\_\_\_  
Matthew J. Walsh Mayor

ATTEST: \_\_\_\_\_  
Jodi Quakenbush City Clerk

## Council Communication

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

Resolution 21-227  
ITEM 6.E.

Council Action: 7/26/2021

### Description

Resolution approving post-issuance compliance policy.

### Background/Discussion

In order to comply with the IRS Requirements, governmental bond issuers must ensure that the rules are met at the time of the bonds, capital loan notes or lease-purchase obligations are issued and throughout the term of the bonds. The City of Council Bluffs adopted its current Post-Issuance Compliance Policy in 2011 to comply with the IRS Requirements. The current policy requires an update as a result of the Securities and Exchange Commission made to Rule 15c2-12.

### Recommendation

To ensure the City of Council Bluffs remains compliant with the IRS Requirements, it is in the best interest of the Council to approve the revised Post-Issuance Compliance Policy.

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Post-Issuance Compliance Policy</a>	Other	7/19/2021
<a href="#">Resolution 21-227</a>	Resolution	7/21/2021

## **EXHIBIT "A"**

### **COUNCIL BLUFFS, IOWA POST-ISSUANCE COMPLIANCE POLICY FOR TAX-EXEMPT OBLIGATIONS**

1. Compliance Coordinator:
  - a) The City of Council Bluffs Finance management ("Coordinator") shall be responsible for monitoring post-issuance compliance.
  - b) The Coordinator will maintain a copy of the transcript of proceedings in connection with the issuance of any tax-exempt obligations. Coordinator will obtain such records as are necessary to meet the requirements of this policy.
  - c) The Coordinator shall consult with bond counsel, IRS publications and such other resources as are necessary to understand and meet the requirements of this policy.
  - d) Training and education of Coordinator will be sought and implemented upon the occurrence of new developments and upon the hiring of new personnel to implement this policy.

2. Financing Transcripts. The Coordinator shall confirm the proper filing of an 8038 Series return, and maintain a transcript of proceedings for all tax-exempt obligations issued by the City, including but not limited to all tax-exempt bonds, notes and lease-purchase contracts. Each transcript shall be maintained until eleven (11) years after the tax-exempt obligation it documents has been retired.

3. Proper Use of Proceeds. The Coordinator shall review the resolution authorizing issuance for each tax-exempt obligation issued by the City, and shall:

- a) obtain a computation of the yield on such issue from the City's financial advisor;
- b) create a separate Project Fund (with as many sub-funds as shall be necessary to allocate proceeds among the projects being funded by the issue) into which the proceeds of issue shall be deposited;

- c) review all requisitions, draw schedules, draw requests, invoices and bills requesting payment from the Project Fund;
- d) determine whether payment from the Project Fund is appropriate, and if so, make payment from the Project Fund (and appropriate sub-fund if applicable);
- e) maintain records of the payment requests and corresponding cancelled checks showing payment;
- f) maintain records showing the earnings on, and investment of, the Project Fund;
- g) ensure that investments acquired with proceeds are purchased at fair market value;
- h) identify bond proceeds or applicable debt service allocations that must be invested with a yield-restriction and monitor the investments of any yield-restricted funds to ensure that the yield on such investments does not exceed the yield to which such investments are restricted.

4. Timely Expenditure and Arbitrage/Rebate Compliance. The Coordinator shall review the Tax-Exemption Certificate (or equivalent) for each tax-exempt obligation issued by the City and the expenditure records provided in Section 2 of this policy, above, and shall:

- a) monitor and ensure that proceeds of each such issue are spent within the temporary period set forth in such certificate;
- b) if the City does not meet the “small issuer” exception for said obligation, monitor and ensure that the proceeds are spent in accordance with one or more of the applicable exceptions to rebate as set forth in such certificate;
- c) not less than 60 days prior to a required expenditure date confer with bond counsel if the City will fail to meet the applicable temporary period or rebate exception expenditure requirements of the Tax-Exemption Certificate; and
- d) in the event the City fails to meet a temporary period or rebate exception:

- i. procure a timely computation of any rebate liability and, if rebate is due, file a Form 8038-T and arrange for payment of such rebate liability;
- ii. arrange for timely computation and payment of “yield reduction payments” (as such term is defined in the Code and Treasury Regulations), if applicable.

5. Proper Use of Bond Financed Assets. The Coordinator shall:

- a) maintain appropriate records and a list of all bond financed assets. Such records shall include the actual amount of proceeds (including investment earnings) spent on each of the bond financed assets;
- b) with respect to each bond financed asset, the Coordinator will monitor and confer with bond counsel with respect to all proposed:
  - i. management contracts,
  - ii. service agreements,
  - iii. research contracts,
  - iv. naming rights contracts,
  - v. leases or sub-leases,
  - vi. joint venture, limited liability or partnership arrangements,
  - vii. sale of property; or
  - viii. any other change in use of such asset;
- c) maintain a copy of the proposed agreement, contract, lease or arrangement, together with the response by bond counsel with respect to the proposal for at least three (3) years after retirement of all tax-exempt obligations issued to fund all or any portion of bond financed assets; and
- d) In the event the City takes an action with respect to a bond financed asset, which causes the private business tests or private loan financing test to be met, the Coordinator shall contact bond counsel and ensure timely remedial action under IRS Regulation Sections 1.141-12.

6. General Project Records. For each project financed with tax-exempt obligations, the Coordinator shall maintain, until three (3) years after retirement of the tax-exempt obligations or obligations issued to refund those obligations, the following:

- a) appraisals, demand surveys or feasibility studies,
- b) applications, approvals and other documentation of grants,
- c) depreciation schedules,

- d) contracts respecting the project.

7. Continuing Disclosure. The Coordinator shall assure compliance with each continuing disclosure certificate and annually, per continuing disclosure agreements, file audited annual financial statements and other information required by each continuing disclosure agreement. The Coordinator will monitor material events as described in each continuing disclosure agreement and assure compliance with material event disclosure. Events to be reported shall be reported promptly, but in no event not later than ten (10) Business Days after the day of the occurrence of the event. Currently, such notice shall be given in the event of:

- a) Principal and interest payment delinquencies;
- b) Non-payment related defaults, if material;
- c) Unscheduled draws on debt service reserves reflecting financial difficulties;
- d) Unscheduled draws on credit enhancements relating to the bonds reflecting financial difficulties;
- e) Substitution of credit or liquidity providers, or their failure to perform;
- f) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the bonds, or material events affecting the tax-exempt status of the bonds;
- g) Modifications to rights of Holders of the Bonds, if material;
- h) Bond calls (excluding sinking fund mandatory redemptions), if material, and tender offers;
- i) Defeasances of the bonds;
- j) Release, substitution, or sale of property securing repayment of the bonds, if material;
- k) Rating changes on the bonds;
- l) Bankruptcy, insolvency, receivership or similar event of the Issuer;

- m) The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- n) Appointment of a successor or additional trustee or the change of name of a trustee, if material; and

*Additionally, the following events apply to continuing disclosure certificates entered into by the City on or after February 27, 2019:*

- o) Incurrence of a Financial Obligation of the obligated person, *if material\**, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, *if material\**; and

- p) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

*\*Materiality is determined upon the incurrence of each distinct Financial Obligation, taking into account all relevant facts and circumstances. A Financial Obligation is considered to be incurred when it is enforceable against the City. Event notices for Financial Obligations (e.g. under (o) and (p) above) should generally include a description of the material terms of the Financial Obligation, including: (i) date of the incurrence, (ii) principal amount, (iii) maturity and amortization; (iv) interest rate(s), if fixed, or method of computation, if variable, (v) other appropriate terms, based on the circumstances. In addition to a summary of material terms, the City may alternatively, or in addition, submit related materials, such as transaction documents (which may require some redaction), terms sheets prepared in connection with the Financial Obligation, or continuing covenant agreements or financial covenant reports.*

For purposes of this policy, "Financial Obligation" means a (i) debt obligation<sup>1</sup>; (ii) derivative instrument entered in connection with, or pledged as security or a

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<sup>1</sup> SEC guidance as of the date of the policy indicates the term "debt obligation" includes, but is not limited to: (1) any short-term or long-term debt obligation of the City under the terms of an indenture, loan agreement or similar contract; (2) a direct purchase of municipal securities of the City by an investor; (3) a direct loan to the City by a bank; and (4) generally, lease arrangements entered into by the City that operate as a vehicle to borrow money. The City should analyze each "Financial Obligation" upon the facts and circumstances in accordance with the Rule, and any subsequent guidance thereunder by the SEC.



source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii).

By way of further explanation of the definition:

The term Financial Obligation is intended to distinguish debt, debt-like, and debt-related obligations (which could impact the City's liquidity, overall creditworthiness, or an existing Securities-holder's rights) from ordinary financial and operating obligations incurred in the normal course of City operations.

The term Financial Obligation shall not include Securities as to which an official statement has been provided to the MSRB consistent with Rule 15c2-12 (the "Rule").

The term Financial Obligation includes lease arrangements entered into by the City that operate as vehicles to borrow money, e.g. create an obligation to repay borrowed money over time under the terms of a lease equivalent to a similar obligation incurred under the terms of an indenture, loan agreement or similar contract, but does not include lease arrangements that are not vehicles to borrow money (e.g. operating leases) which do not represent competing debt of the City.

A "derivative instrument" includes a swap, security-based swap, futures contract, forward contract, option, any combination of the foregoing, or any similar instrument to which the City is a counterparty, designed to hedge against the risks of a related debt obligation, as opposed to such vehicles designed to mitigate investment risk.\_\_\_\_

00819710-3\10342-000

**Resolution No. 21-227**

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF COUNCIL BLUFFS, IOWA**

- Resolution Approving Post-Issuance Compliance Policy.

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

July 26, 2021

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

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION APPROVING POST-ISSUANCE COMPLIANCE POLICY" and moved that it be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the Resolution duly adopted as follows:

Resolution 21-227

RESOLUTION APPROVING POST-ISSUANCE COMPLIANCE POLICY

WHEREAS, the City of Council Bluffs, sometimes hereinafter referred to as the City, is a municipal corporation duly incorporated, organized and existing under and by virtue of the Constitution and laws of the State of Iowa; and

WHEREAS, various requirements apply under the Internal Revenue Code and Income Tax Regulations (hereinafter "IRS Requirements") including information filing and other requirements related to issuance, the proper and timely use of bond-financed property, and arbitrage yield restriction and rebate requirements; and

WHEREAS, to comply with the IRS Requirements, governmental bond issuers must ensure that the rules are met at the time the bonds, capital loan notes or lease-purchase obligations (hereinafter "bonds") are issued and throughout the term of the bonds; and

WHEREAS, the City of Council Bluffs adopted its current Post-Issuance Compliance Policy in 2011 to comply with the IRS Requirements; and

WHEREAS, the City of Council Bluffs' current Post-Issuance Compliance Policy requires an update as a result of amendments that the Securities and Exchange Commission made to Rule 15c2-12 of the Securities Exchange Act that became effective for any new continuing disclosure undertaking executed on or after February 27, 2019; and

WHEREAS, this includes the continued review of post-issuance obligations and maintenance of records.

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

Section 1. The updated "Post-Issuance Compliance Policy" (hereinafter "Policy") attached hereto as Exhibit A is hereby adopted and approved.

Section 2. The official designated in said Policy shall take any and all action necessary to properly implement the Policy.

PASSED AND APPROVED this 26<sup>th</sup> day of July, 2021.

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Mayor

ATTEST:

---

City Clerk

STATE OF IOWA )  
 ) SS  
COUNTY OF POTTAWATTAMIE )

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

(SEAL)

## Council Communication

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

Resolution 21-228  
ITEM 6.F.

Council Action: 7/26/2021

### Description

Resolution authorizing the purchase of computing hardware and software.

### Background/Discussion

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Resolution 21-228</a>	Resolution	7/21/2021

**RESOLUTION NO. 21-228**

**A RESOLUTION AUTHORIZING THE PURCHASE OF COMPUTING HARDWARE AND  
SOFTWARE FOR THE CITY OF COUNCIL BLUFFS.**

WHEREAS, the Council Bluffs IT Department will purchase from national contract GSA Contract / #  
GSA-GS-35F119Y said equipment

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

That the IT Department is hereby authorized to acquire computing hardware and software for the sum of  
\$161,072.97 and further purchase said equipment from Heartland Business Systems.

ADOPTED  
AND  
APPROVED

July 26, 2021

\_\_\_\_\_  
Matthew J. Walsh, Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush, City Clerk



## Council Communication

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

Liquor Licenses  
ITEM 7.A.

Council Action: 7/26/2021

### Description

- 1) Caddy's Kitchen & Cocktails, 103 E Broadway
- 2) Family Dollar, 2801 West Broadway
- 3) Family Dollar, 757 West Broadway (New)
- 4) Harrah's Council Bluffs Casino & Hotel, One Harrah's Blvd.
- 5) The Hub Fly Zone, 7 South 4th Street
- 6) Jonesy's Taco House, 1117 16th Avenue
- 7) Puerto Vallarta, 3312 W Broadway
- 8) Queen of Apostles Church, 3304 4th Avenue
- 9) Red Lobster, 3040 Dial Drive
- 10) Sweetstock (Special Event)
- 11) Wal-Mart, 3200 Manawa Drive

### Background/Discussion

Harrah's had the listed alcohol related incidents/arrests this licensing period. The other businesses listed had none. Thanks

Harrah's

09-30-20—At 12:02 am, Officers were dispatched to Harrah's for a physical disturbance on the casino floor. Officers issued a citation to a man for disorderly conduct.

11-27-20—At 11:45 pm, Officers were dispatched to Harrah's for an intoxicated man attempting to leave. The man was gone prior the arrival of Officers.

01-14-21—At 2:14 pm, Officers were dispatched to Harrah's for an intoxicated male refusing to leave. He was gone prior to the arrival of Officers.

01-31-21—At 2:07 am, Officers were sent to Harrah's for an intoxicated man refusing to leave. The man left prior to the arrival of Officers.

03-07-21—At 12:13 am, Officers were dispatched to Harrah's for an intoxicated man arguing with Security Officers. The man left prior the Officers arrival.

05-30-21—At 2:15 am, Officers were dispatched to Harrah's for an intoxicated man on the casino floor refusing to leave. Officers arrested the man for public intoxication.

06-19-21—At 12:57 am, Officers were sent to Harrah's for an intoxicated man attempting to walk away from Security. The man was gone prior to the Officers arrival.

07-14-21, at 10:38 pm, Officers were sent to Harrah's for an intoxicated man. The man got a ride by a sober driver prior to the arrival of Officers.

### Recommendation

#### ATTACHMENTS:

Description	Type	Upload Date
<a href="#">Liquor License Applications</a>	Other	7/19/2021
<a href="#">Sweetstock Special Event Application</a>	Other	7/19/2021

Caddy's Kitchen and Cocktails- LC0044616

Premise Street - 103 Broadway

Class C Liquor License

Application Number : App-144076

Continue

Application Type

Renewal

Tentative Effective Date

2021-07-24

Tentative Expiration Date

2022-07-23

Application Status

Submitted to Local Authority

License Length

12 Month

Local Authority

City of Council Bluffs

Dramshop

Corporation Name

AP Hospitality Inc

Privileges and Sub Permits

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>am</u>	Local Amt	_____
FIRE <u>RB</u>	Endorsed	_____
BUILDING <u>SC</u>	Issued	_____
ZONING <u>CP</u>	Expires	_____
	Council	_____

Family Dollar Store #24414- BC0030896

Premise Street : 2801 W. Broadway

Application Number : App-144273

Continue

Class C Beer Permit

✓ Application Type Renewal	Tentative Effective Date 2021-09-10	Tentative Expiration Date 2022-09-09	Application Status Submitted to Local Authority	⋮
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Family Dollar Stores of Iowa, LLC	
Privileges and Sub Permits Class B Wine Permit, Sunday Service				

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










Services <[https://directory.iowa.gov/service/Index?\\_ga=1.101492737.1604613096.1488473035&ia\\_slv=1621603410267](https://directory.iowa.gov/service/Index?_ga=1.101492737.1604613096.1488473035&ia_slv=1621603410267)>

Agencies <[https://directory.iowa.gov/?ia\\_slv=1621603410267](https://directory.iowa.gov/?ia_slv=1621603410267)>

Social <[https://directory.iowa.gov/social/Index?ia\\_slv=1621603410267](https://directory.iowa.gov/social/Index?ia_slv=1621603410267)>

## Hello, Welcome to the Alcoholic Beverages Division State of Iowa

[https://www.iowa.gov/search/google/ia\\_slv=1621603410267](https://www.iowa.gov/search/google/ia_slv=1621603410267)

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-  [View all Applications \(/s/all-applications\)](#)
-  [Users](#)
-  [Generate Report \(/s/exportapplications\)](#)
-  [Public Database \(/s/public-database\)](#)
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▪ [Applications](#) ▪ [Licence \(s\)](#) ▪ [Tickets](#)

Application Number

140564

License Number

Application Status

Select

Search

<input type="checkbox"/> RENEWAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <i>Am</i>	Local Amt	
FIRE <i>As</i>	Endorsed	
BUILDING <i>SP</i>	Issued	
ZONING <i>CS</i>	Expires	
	Council	

Family Dollar Store #32697  
Premise Street : 757 West  
Broadway

Application Number : App-140564

Continue

Class C Beer Permit

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
New	2021-07-01	2022-06-30	Submitted to Local Authority

License Length	Local Authority	Dramshop	Corporation Name
12 Month	City of Council Bluffs		FAMILY DOLLAR STORES OF IOWA, LLC

*alyssa.dickinson@gray-robinson.com*

Privileges  
and Sub  
Permits  
Class B  
Wine  
Permit,  
Sunday  
Service

Harrah's Council Bluffs Casino & Hotel- LC0044769

Premise Street : One Harrah's Blvd

Class C Liquor License

Application Number : App-144093

Continue

✓ Application Type Renewal	Tentative Effective Date 2021-09-14	Tentative Expiration Date 2022-09-13	Application Status Pending Dramshop Review	:
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Harveys Iowa Management Company, LLC	
Privileges and Sub Permits				

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CR</u>	Local Amt	_____
FIRE <u>RB</u>	Endorsed	_____
BUILDING <u>JS</u>	Issued	_____
ZONING <u>CS</u>	Expires	_____
	Council	_____

The Hub Fly Zone, Inc.- BW0096618

Premise Street : 7 S 4th Street

Special Class C Liquor License

Application Number : App-144491

Continue

Application Type Renewal	Tentative Effective Date 2021-09-23	Tentative Expiration Date 2022-09-22	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name The Hub Fly Zone, Inc.
Privileges and Sub Permits			

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt	
FIRE <u>RB</u>	Endorsed	
BUILDING <u>SP</u>	Issued	
ZONING <u>CD</u>	Expires	
	Council	

Jonesy's Taco House- LC0035603

Premise Street: 1117 16 Ave

Class C Liquor License

Application Number : App-144154

Continue

Application Type

Renewal

Tentative Effective Date

2021-08-22

Tentative Expiration Date

2022-08-21

Application Status

Submitted to Local Authority

:

License Length

12 Month

Local Authority

City of Council Bluffs

Dramshop

Corporation Name

M. J. Abel Inc

Privileges and Sub Permits

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt	_____
FIRE <u>RB</u>	Endorsed	_____
BUILDING <u>JS</u>	Issued	_____
ZONING <u>JD</u>	Expires	_____
	Council	_____

Puerto Vallarta Mexican Restaurant- LC0045565

Premise Street : 3312 W Broadway

Class C Liquor License

Application Number : App-144440

Continue

Application Type Renewal	Tentative Effective Date 2021-07-02	Tentative Expiration Date 2022-07-01	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Tomasa 2 Inc
Privileges and Sub Permits			

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>on</u>	Local Amt	
FIRE <u>RB</u>	Endorsed	
BUILDING <u>SR</u>	Issued	
ZONING <u>CS</u>	Expires	
	Council	



Queen of Apostles Church- LC0030794

Premise Street : 3304 4th Ave

Class C Liquor License

Application Number : App-144062

Continue

Application Type Renewal	Tentative Effective Date 2021-08-09	Tentative Expiration Date 2022-08-08	Application Status Pending Dramshop Review
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name CORPUS CHRISTI CATHOLIC CHURCH

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>an</u>	Local Amt	
FIRE <u>AB</u>	Endorsed	
BUILDING <u>SD</u>	Issued	
ZONING <u>19</u>	Expires	
	Council	

Red Lobster #0779- LC0040939

Premise Street : 3040 Dial Drive

Class C Liquor License

Application Number : App-141466

Continue

Application Type Renewal	Tentative Effective Date 2021-07-28	Tentative Expiration Date 2022-07-27	Application Status Submitted to ABD
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Red Lobster Restaurants, LLC

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>12</u>	Local Amt	
FIRE <u>143</u>	Endorsed	
BUILDING <u>SR</u>	Issued	
ZONING	Expires	
	Council	

Sweetstock

Premise Street : 4200 Avenue B

Special Class C Liquor License

Application Number : App-144159

Continue



Application Type

New

Tentative Effective Date

2021-08-28

Tentative Expiration Date

2021-09-02

Application Status

Submitted to Local Authority

:

License Length

5 Day

Local Authority

City of Council Bluffs

Dramshop

Corporation Name

WILSON REAL ESTATE, LLC

Location: Tom Hanafan River's Edge Park  
8-28-21 Noon - 8:45pm

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

Wal-Mart Supercenter #1965- LE0000981

Premise Street : 3200 Manawa Dr

Class E Liquor License

Application Number : App-143713

Continue

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2021-09-01	2022-08-31	Submitted to Local Authority

License Length  
12 Month

Local Authority  
City of Council Bluffs

Dramshop

Corporation Name  
Walmart Inc.

Privileges and Sub Permits  
Class C Beer Permit, Class B  
Wine Permit, Sunday Service

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt	_____
FIRE <u>RB</u>	Endorsed	_____
BUILDING <u>2</u>	Issued	_____
ZONING <u>CG</u>	Expires	_____
	Council	_____

**For City Use Only:**

Name of Special Event: Sweetstock (Throwback)

Date of Special Event: August 28, 2021 Noon - 8:45 pm

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

Department Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Approved

☐ Denied

Department: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

CD ✓

FIRE ✓

BUILDING OK - Per SC

LEGAL \_\_\_\_\_

PARKS ✓

POLICE \_\_\_\_\_

PW ✓

RISK M ✓

INS CERT ✓

LIBLIC - COUNCIL 7-26-21

FORMS SENT OUT 7-8-21

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

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

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

Please check any boxes that apply:

I. General Information.

- Organization/Person Requesting: GOT LIVE Entertainment, LLC
- Name of Event: SWEETSTOCK (THROWBACK '21)
- Contact Name: Wayne Coy - PRESIDENT
- Mailing Address for Contact: 2764 N. Green Valley Parkway  
STE# 161 HENDERSON, NV. 89014
- Contact Phone Number: 702-271-5342
- Email: Wcoy@gotlive.net
- Address of Event: TOM HANAFAN RIVER'S EDGE PARK
- Estimate of Number of Participants: 10-15K
  - ☐ 1-50                      ☐ 251-500
  - ☐ 51-100                   ☐ 501-1,000
  - ☐ 100-150                 ☐ > 1,000
- Attach map of event location, set-up, and/or route

CLERK RCD  
1 JUL 21  
AM 8:19

II. Type of Event:

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

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

III. Date of Event

- Date Set Up 08/27/21                      Date Taken Down 08/29/21  
- Date Held 08/28/21 → Times Held Noon - 8:45pm

IV. Brief description of event: CONCERT feat 1990's Pop ACTS.

MOST of them appeared @ Sweetstock, an  
annual concert in Council Bluffs from  
1998-2002 @ WESTFAIR Amphitheatre. 1999-2001  
managed + produced by Wayne Coy

EMS - CB Fire.

100 Port. Pots + Hand washing Stations. - Metal Fencing.



V. Additional permits required when event includes

☒ Sale of Alcoholic Beverages

- Requires temporary liquor license from the Iowa Alcoholic Beverage Division. Apply on-line at [www.iowaabd.com](http://www.iowaabd.com). ABD can be reached at 1-866-469-2223.
- The application for a temporary liquor license must be reported to the City Clerk's office and approved by multiple City Departments before final approval of the City Council. (this process could take 2-4 weeks)

Erik Wilson

☒ Sale of Food Products

- Requires permit from Iowa Department of Inspections & Appeals (515-281-6538).

☐ Fireworks **DECIDED AGAINST**

- Requires permit from City Fire Department (712-328-4646).

☒ Noise

- If event includes music, a live band, or noise of any kind a request for a noise variance must be made. See form attached. ~~PREVIOUSLY SUBMITTED~~

VI. Traffic Control

- ☐ Request Police Assistance for \_\_\_\_\_

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

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

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

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

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

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

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

Self explanatory, I believe. Please advise if  
you need more of a description.

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

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

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

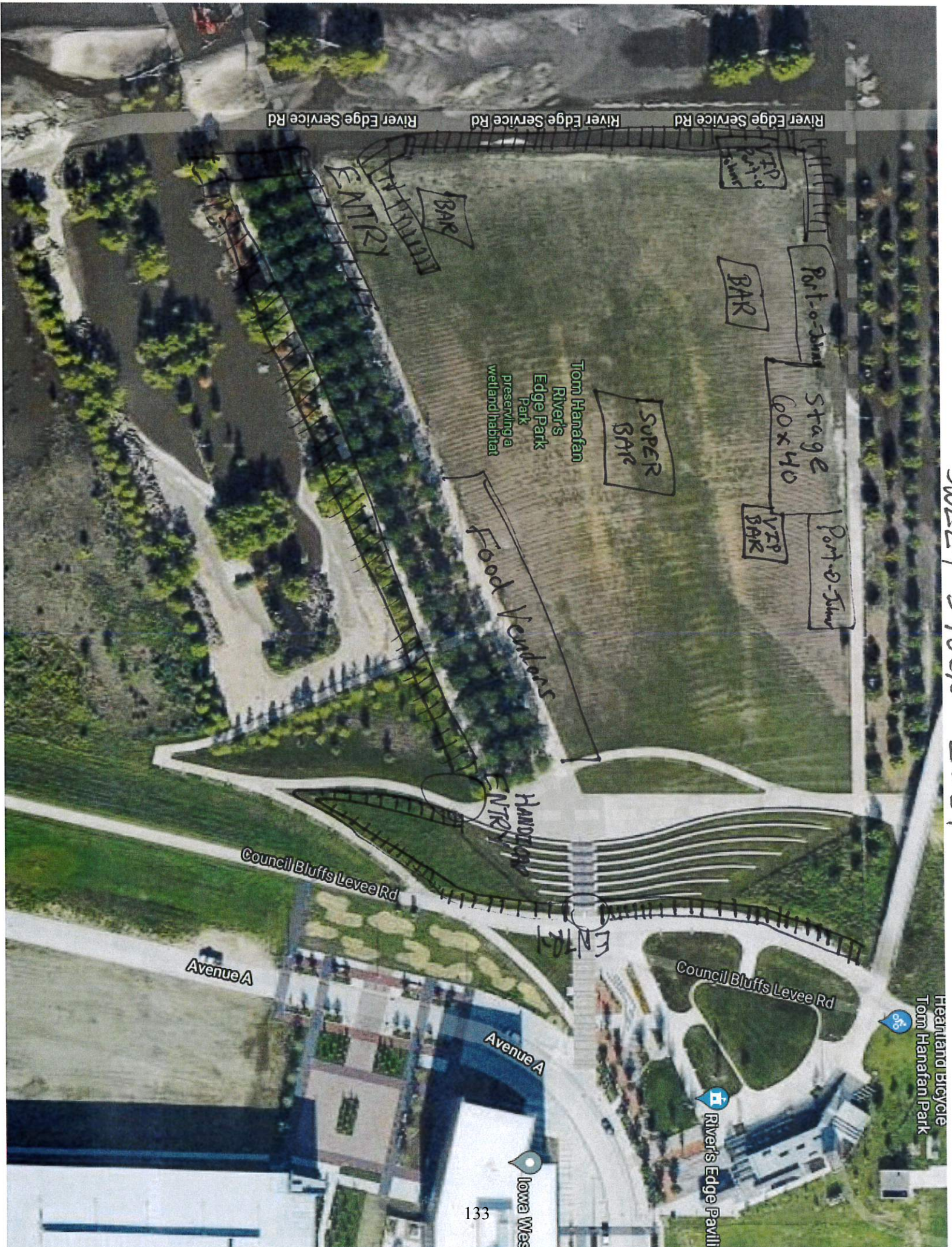
The 712 Initiative will provide the City Clerk's Office with your reservation information once they have approved the use of the trailer.

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

**Insurance Requirements:** For all events, an *Insurance Certificate* is required in the amount of \$1,000,000.00, for Liability coverage, listing the City of Council Bluffs as an Additional Insured and as a Certificate Holder. Will be issued by 7/1/21

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







## Jodi Quakenbush

---

**From:** Daniel Bettmann  
**Sent:** Thursday, July 8, 2021 11:40 AM  
**To:** Jodi Quakenbush  
**Subject:** RE: 4 Special Event Applications

Parks and Recreation does not have an issue with any of these applications.

Dan

**Dan Bettmann**  
Recreation and Events Manager  
City of Council Bluffs  
Parks & Recreation Department

---

**From:** Jodi Quakenbush <jquakenbush@councilbluffs-ia.gov>  
**Sent:** Thursday, July 8, 2021 11:38 AM  
**To:** Richard Wade <rwade@councilbluffs-ia.gov>; Tiffany Nation <tnation@councilbluffs-ia.gov>; Alex Ford <aford@councilbluffs-ia.gov>; Christopher Gibbons <cgibbons@councilbluffs-ia.gov>; Steve Carmichael <scarmichael@councilbluffs-ia.gov>; Ronald Albers <raalbers@councilbluffs-ia.gov>; Jesse Oswald <joswald@councilbluffs-ia.gov>; Roger Bowen <rbowen@councilbluffs-ia.gov>; Andrew Wicks <awicks@councilbluffs-ia.gov>; Matt Cox <mcox@councilbluffs-ia.gov>; Jeremy Noel <jnoel@councilbluffs-ia.gov>; Amber Osbahr <aosbahr@councilbluffs-ia.gov>; Daniel Bettmann <dbettmann@councilbluffs-ia.gov>  
**Subject:** 4 Special Event Applications

All,

Attached please find 4 special event Applications.

- 1) Full Fledged Brewery Outdoor Concert – July 17, 2021
- 2) Annual Eagles Car Show – August 6, 2021
- 3) Sweetstock – August 28, 2021
- 4) Burbridge Poker Run & 100 block Street Dance – August 28, 2021

Jesse - I'm waiting on the Insurance Certificates for the Eagles Car Show and Sweetstock, as soon as I have those I will forward them.

Please email me your approval and/or comments for these events.

Thanks,

Jodi Quakenbush, CMC  
City Clerk  
209 Pearl Street  
Council Bluffs, IA 51503  
City Clerk's Office Phone: 712-890-5261

## Jodi Quakenbush

---

**From:** Alex Ford  
**Sent:** Thursday, July 8, 2021 11:45 AM  
**To:** Jodi Quakenbush  
**Subject:** RE: 4 Special Event Applications

Fire is good with all of them.

**From:** Jodi Quakenbush <jquakenbush@councilbluffs-ia.gov>  
**Sent:** Thursday, July 8, 2021 11:38 AM  
**To:** Richard Wade <rwade@councilbluffs-ia.gov>; Tiffany Nation <tnation@councilbluffs-ia.gov>; Alex Ford <aford@councilbluffs-ia.gov>; Christopher Gibbons <cgibbons@councilbluffs-ia.gov>; Steve Carmichael <scarmichael@councilbluffs-ia.gov>; Ronald Albers <raalbers@councilbluffs-ia.gov>; Jesse Oswald <joswald@councilbluffs-ia.gov>; Roger Bowen <rbowen@councilbluffs-ia.gov>; Andrew Wicks <awicks@councilbluffs-ia.gov>; Matt Cox <mcox@councilbluffs-ia.gov>; Jeremy Noel <jnoel@councilbluffs-ia.gov>; Amber Osbahr <aosbahr@councilbluffs-ia.gov>; Daniel Bettmann <dbettmann@councilbluffs-ia.gov>  
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- 1) Full Fledged Brewery Outdoor Concert – July 17, 2021
- 2) Annual Eagles Car Show – August 6, 2021
- 3) Sweetstock – August 28, 2021
- 4) Burbridge Poker Run & 100 block Street Dance – August 28, 2021

Jesse - I'm waiting on the Insurance Certificates for the Eagles Car Show and Sweetstock, as soon as I have those I will forward them.

Please email me your approval and/or comments for these events.

Thanks,

Jodi Quakenbush, CMC  
City Clerk  
209 Pearl Street  
Council Bluffs, IA 51503  
City Clerk's Office Phone: 712-890-5261

## Jodi Quakenbush

---

**From:** Christopher Gibbons  
**Sent:** Thursday, July 8, 2021 11:54 AM  
**To:** Jodi Quakenbush  
**Subject:** RE: 4 Special Event Applications

Jodi,

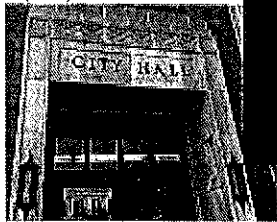
My only comment is for the Eagles Car show. Do we know if they've obtained approval from the owner of 605 N. 15th Street to close off the street in front of their house? The house is only accessible from N. 15th Street so they will be block-in/block-out of their home for the duration of this event. Just want to make sure they are aware and okay with it.

I have no comments/concerns for the other special event requests.

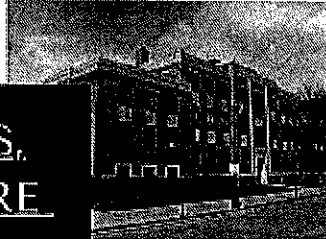
Thanks,

**Christopher N. Gibbons, AICP**  
Planning Manager  
Community Development Department  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503  
Office: 712-890-5358

CITY HALL  
LOWER LEVEL  
209 PEARL ST  
(712) 890-5350



**YES,  
WE'RE  
OPEN!**



PLEASE CONTINUE  
TO CALL OR EMAIL  
WITH QUESTIONS  
WHEN POSSIBLE

[Visit Council Bluffs Online](#)



**From:** Jodi Quakenbush <jquakenbush@councilbluffs-ia.gov>  
**Sent:** Thursday, July 8, 2021 11:38 AM  
**To:** Richard Wade <rwade@councilbluffs-ia.gov>; Tiffany Nation <tnation@councilbluffs-ia.gov>; Alex Ford <aford@councilbluffs-ia.gov>; Christopher Gibbons <cgibbons@councilbluffs-ia.gov>; Steve Carmichael <scarmichael@councilbluffs-ia.gov>; Ronald Albers <raalbers@councilbluffs-ia.gov>; Jesse Oswald <joswald@councilbluffs-ia.gov>; Roger Bowen <rbowen@councilbluffs-ia.gov>; Andrew Wicks <awicks@councilbluffs-

## Jodi Quakenbush

---

**From:** Andrew Wicks  
**Sent:** Wednesday, July 14, 2021 8:10 AM  
**To:** Jodi Quakenbush  
**Cc:** Tiffany Nation; Alex Ford; Ronald Albers; Roger Bowen; Matt Cox; Jeremy Noel; Amber Osbahr  
**Subject:** RE: 4 Special Event Applications  
**Attachments:** Eagle show 2021 TCDUA\_signed.pdf; Eagles Car Show (8-6).pdf; Burbridge Poker Run and Street Dance (8-28).pdf; Burbridge Poker Run TCDUA 2021\_signed.pdf

Jodi,

I have added my comments in red below for PW Traffic's involvement.

The traffic team will provide barricades on 8/6 for the Eagles Car Show and 8/28 for the Burbridge Poker Run.

Let me know if you have any questions/comments,

**Andy Wicks**

Traffic Engineer  
City of Council Bluffs  
1001 10th Avenue  
Council Bluffs, IA 51501  
Office: 712-328-4645  
<http://www.councilbluffs-ia.gov/>

---

**From:** Jodi Quakenbush <jquakenbush@councilbluffs-ia.gov>  
**Sent:** Thursday, July 8, 2021 11:38 AM  
**To:** Richard Wade <rwade@councilbluffs-ia.gov>; Tiffany Nation <tnation@councilbluffs-ia.gov>; Alex Ford <aford@councilbluffs-ia.gov>; Christopher Gibbons <cgibbons@councilbluffs-ia.gov>; Steve Carmichael <scarmichael@councilbluffs-ia.gov>; Ronald Albers <raalbers@councilbluffs-ia.gov>; Jesse Oswald <joswald@councilbluffs-ia.gov>; Roger Bowen <rbowen@councilbluffs-ia.gov>; Andrew Wicks <awicks@councilbluffs-ia.gov>; Matt Cox <mcox@councilbluffs-ia.gov>; Jeremy Noel <jnoel@councilbluffs-ia.gov>; Amber Osbahr <aosbahr@councilbluffs-ia.gov>; Daniel Bettmann <dbettmann@councilbluffs-ia.gov>  
**Subject:** 4 Special Event Applications

All,

Attached please find 4 special event Applications.

- 1) Full Fledged Brewery Outdoor Concert – July 17, 2021  
Approved-no involvement from PW Traffic
- 2) Annual Eagles Car Show – August 6, 2021  
Approved-PW Traffic to provide barricades (see attached TCDUA for costs and attached event application for description of PW involvement)
- 3) Sweetstock – August 28, 2021  
Approved-no involvement from PW Traffic
- 4) Burbridge Poker Run & 100 block Street Dance – August 28, 2021  
Approved-PW Traffic to provide barricades (see attached TCDUA for costs and attached event application for description of PW involvement)

## Jodi Quakenbush

---

**From:** Jesse Oswald  
**Sent:** Friday, July 16, 2021 1:49 PM  
**To:** Jodi Quakenbush  
**Subject:** RE: Insurance Cert - Sweetstock 8/28

This is approved.

Thanks,

**Jesse Oswald, Esq.**  
*Risk Management*

**City of Council Bluffs**  
**209 Pearl Street**  
**Council Bluffs, Iowa 51503**

Office - (712) 890-5274  
Fax - (712) 322-0860

[www.councilbluffs-ia.gov](http://www.councilbluffs-ia.gov)



**From:** Jodi Quakenbush <jquakenbush@councilbluffs-ia.gov>  
**Sent:** Friday, July 16, 2021 12:57 PM  
**To:** Jesse Oswald <joswald@councilbluffs-ia.gov>  
**Subject:** FW: Insurance Cert - Sweetstock 8/28

Attached is the insurance Certificate for Sweetstock.

Jodi Quakenbush, CMC  
City Clerk

**From:** Wayne Coy <wcoy@gotlive.net>  
**Sent:** Friday, July 16, 2021 11:45 AM  
**To:** Jodi Quakenbush <jquakenbush@councilbluffs-ia.gov>; Daniel Bettmann <dbettmann@councilbluffs-ia.gov>  
**Subject:** RE: Insurance Cert - Sweetstock 8/28

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/16/2021

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

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

<b>PRODUCER</b> Sleeper Sewell Insurance 12400 Coit Rd., Suite 1100 Dallas, TX 75251		<b>CONTACT NAME:</b> Jaimee Goehring <b>PHONE (A/C, No. Ext):</b> (972) 419-7500 <b>FAX (A/C, No.):</b> (972) 419-7555 <b>E-MAIL ADDRESS:</b> Jaimee.Goehring@sleepersewell.com	
<b>INSURED</b> Got Live Entertainment, LLC 2764 N Green Valley Pkwy #161 Las Vegas, NV 89104		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> AGL - American Guarantee and Liability Insurance Company <b>INSURER B:</b> ZAI - Zurich American Insurance Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
Phone No. (972) 419-7500 Fax No. (972) 419-7555		NAIC # 26247 16535	
Phone No. 7022715342 Fax No.			

## COVERAGES

CERTIFICATE NUMBER: 907657

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
ZAI	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Host Liquor GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	FLM1216611-00	08/27/2021	08/30/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
AGL	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			SXS1190138-00	08/27/2021	08/30/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
ZAI	Inland Marine			FLM1216611-00	08/27/2021	08/30/2021	See Attached

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES

Coverage Location: United States & Canada

Event: Sweetstock

Certificate Holder is named as an Additional Insured as their interests may appear.

All coverages expire at 12:01 a.m. Standard Time.

\* The actual event dates may be limited. Please review the Scheduled Events form attached to this certificate.

## CERTIFICATE HOLDER

## CANCELLATION

City of Council Bluffs 209 Pearl Street Suite 102 Council Bluffs, IA 51503 United States Of America	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
Phone No.   Fax No.	AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03)

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This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

# ADDITIONAL COVERAGE DETAILS

DATE (MM/DD/YY)

07/16/2021

INSURED Got Live Entertainment, LLC

The following is attached to and made part of certificate number 907657.

Policy Details	Coverage	Limit	Deductible
<b>Inland Marine</b>			
Company:	Zurich American Insurance Company		
Policy Number:	FLM1216611-00		
*Period:	08/27/2021 - 08/30/2021: 3 Day(s)		
	Equipment, props, sets, wardrobe (rented)	Excluded	
	Equipment, Props, Sets, Wardrobe (owned)	Excluded	
	Rented Furs, Jewelry, Art & Antiques Coverage	Excluded	
	Extra Expense	Excluded	
	Third Party Property Damage	10,000	1,500
	Hired/Non-Owned Physical Damage-Aggregate	Excluded	
	Hired/Non-Owned Physical Damage-Per Vehicle	Excluded	
	Rental Cost Reimbursement	Excluded	
	Waiver of Subrogation	Excluded	
	Coverage Extension Endorsement		
	Coverage Extension Endorsement	Excluded	
	Terrorism	Included	
<b>General Liability</b>			
Company:	Zurich American Insurance Company		
Policy Number:	FLM1216611-00		
*Period:	08/27/2021 - 08/30/2021: 3 Day(s)		
	General Aggregate	2,000,000	
	Products / Completed Operations	1,000,000	
	Personal / Advertising Injury	1,000,000	
	Each Occurrence	1,000,000	
	Fire Legal	100,000	
	Medical Payments	5,000	
	Blanket Additional Insureds (other than city/special certs & waivers)	Included	
	City / Other Special Certificates	Included	
	Waiver of Subrogation	Included	
	Host Liquor	Included	
	Liquor Liability-Aggregate	Excluded	
	Liquor Liability-Each Common Cause Limit	Excluded	
	Abuse & Molestation-Aggregate	Excluded	
	Abuse & Molestation-Each Claim	Excluded	
	Abusive Act Alleged Participant Supplemental Coverage - Aggregate	Excluded	
	Abusive Act Alleged Participant Supplemental Coverage - Occurrence	Excluded	
	Participant Legal Liability - Aggregate Limit	Excluded	
	Participant Legal Liability - Occurrence Limit - Bodily Injury	Excluded	
	Participant Legal Liability - Occurrence Limit - Property Damage	Excluded	
	Terrorism	Included	

\*All coverages expire at 12:01 a.m. Standard Time.



## Scheduled Events

Certificate Number: 907657

Event Type	Venue	Dates	Attendees
Sweetstock 90's music	Tom Hanafan River's Edge Park 4200 Avenue B Council Bluffs, IA 51501	08/27/2021 - 08/28/2021 at 12:01 am (Setup) 08/28/2021 - 08/29/2021 at 12:01 am 08/29/2021 - 08/30/2021 at 12:01 am (Tear Down)	10,000 Spectators

# SCHEDULE OF FORMS

DATE (MM/DD/YY)

07/16/2021

Insured: Got Live Entertainment, LLC

This Schedule of Forms is attached to and made part of certificate number 907657, as of 07/16/2021 at 06:56 AM PT, and lists the forms included in the policy(s) and subsequent endorsement (s) at the time this certificate was issued.

Form #	Ed.	Name
<b>Special Event Package</b>		
<b>Notices</b>		
U-GU-319-F	0109	Important Notice - In Witness Clause
U-GU-874-A	0611	Notice of Disclosure for Agent and Broker Compensation
UGU873ACW	0611	Disclosure Statement
U-GL-1197-A CW	0104	Asbestos Exclusion Endorsement
U-GU-1191-ACW	0315	Sanctions Exclusion Endorsement
<b>Common</b>		
UGU727ACW	0806	Commercial Insurance Policy
UGUD310A	0193	Common Policy Declarations
UGU619ACW	1002	Schedule of Forms and Endorsements
UGU621ACW	1002	Schedule Of Named Insured(s)
UGU618ACW	1002	Schedule Of Locations
IL0017	1198	Common Policy Conditions
UAB1100ACW	0117	Schedule Of Productions
UAB1101ACW	0117	Definition Of Employee
UAB1100ACW	0117	Minimum Earned Premium Endorsement
IL0003	0908	Calculation of Premium
IL0251	0907	Nevada Changes - Cancellation and Nonrenewal
U-GU-630-ECW	0120	Disclosure of Important Information Relating to Terrorism Risk Insurance Act
<b>Inland Marine</b>		
UABMD104ACW	0117	Commercial Inland Marine Declarations Entertainment Program
UGU619ACW	1002	Schedule of Forms and Endorsements
CM0001	0904	Commercial Inland Marine Conditions
UABM133ACW	0117	Common Conditions, Exclusions And Definitions
UABM109ACW	0117	Third Party Property Damage Coverage Form
UABM103ACW	0117	Loss Payable Endorsement
UABM128ACW	0117	Excluded Property Endorsement
UABM114ACW	0117	Unscheduled Production, Presentation Or Event Exclusion
UABM100ACW	0117	Stunt, Animal Exposure And Pyrotechnic Exclusion
IL0110	0907	Nevada Changes - Concealment, Misrepresentation or Fraud
U-GU-767-BCW	0115	Cap on Losses From Certified Acts of Terrorism
<b>General Liability</b>		
UABLD100BCW	0119	Commercial General Liability Coverage Part Declarations
UGU619ACW	1002	Schedule of Forms and Endorsements
UAB1110ACW	1020	Schedule of Events
CG0001	0413	Commercial General Liability Coverage Form
CG2011	1219	Additional Insured - Managers of Lessors of Premises
CG2012	1219	Additional Insured - State or Governmental Agency or Subdivision or Political Subdivision - Permits or Authorizations
CG2026	1219	Additional Insured - Designated Person or Organization
CG2028	1219	Additional Insured - Lessor of leased equipment
CG2404	1219	Waiver of Transfer of Rights of Recovery Against Others to Us
U-GL-1327-BCW	0413	Other Insurance Amendment - Primary And Non-Contributory
UABL128ACW	0117	Additional Insured - Owners Or Lessees Scheduled Person Or Organization Primary and Noncontributory Coverage
UABL121ACW	0117	Limited Stationary Aircraft Coverage
CG2106	0514	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability - With Limited Bodily Injury Exception
U-GL-1171-B-CW	0719	Fungi Bacteria Exclusion
U-GL-1178-A-CW	0703	Asbestos Exclusion
CG2147	1207	Employment Related Practices Exclusion
U-GL-1517-BCW	0413	Collection or Distribution of Material or Information in Violation of Law Exclusion
UABL131ACW	0117	Non-Performing Animal Exclusion
UABL102ACW	0117	Property Damage To Rented Premises Exclusion
UABL129ACW	0117	Assault And Battery Exclusion
UGL1250ACW	0905	Abusive Act Liability Exclusion
UABL122ACW	0117	Newly Acquired Or Formed Entity Exclusion
UABL107ACW	0117	Exclusion - Insureds Conducting Media, Entertainment, Or Internet Type Operations
UABL130ACW	0117	Informational Content Exclusion
UABL135ACW	0117	Media Content Exclusion
UABL137ACW	0117	Cross Suits Exclusion
UABL138ACW	0117	Personal And Advertising Injury - Exclusion Of False Arrest, Detention, Imprisonment, Libel, Slander, Right Of Privacy, Advertising Idea, And Copyright, Trademark Or Trade Secret
UABL106ACW	0117	Unscheduled Production, Presentation Or Event Exclusion
UABL103ACW	0117	Stunt, Pyrotechnic And Animal Exposure Exclusion
UABL144ACW	1019	Event Conditional Exclusion
CG2132	0509	Communicable Disease Exclusion
UABL146ACW	1019	Unscheduled Products Exclusion
UABL145ACW	1019	Hazardous Activities, Pyrotechnic Activities and Animal Exposure Exclusion
UABL147ACW	1019	Loss Arising Out of Participation in a Sports or Athletic Event, Competition, Contest or Exhibition Exclusion
UABL143ACW	1019	Moshing Exclusion
UABL150ACW	1019	Camping Conditional Exclusion
IL0115	0110	Nevada Changes - Domestic Partnership

# SCHEDULE OF FORMS

DATE (MM/DD/YY)

07/16/2021

**Insured:** Got Live Entertainment, LLC

This Schedule of Forms is attached to and made part of certificate number 907657, as of 07/16/2021 at 06:56 AM PT, and lists the forms included in the policy(s) and subsequent endorsement (s) at the time this certificate was issued.

Form #	Ed.	Name
IL0021	0908	Nuclear Energy Liability Exclusion Endorsement (Broad Form)
UABL105ACW	0117	Commercial General Liability Changes
U-GU-767-BCW	0115	Cap on Losses From Certified Acts of Terrorism

## Excess Liability Policy

### Excess Liability

#### Notices

U-GU-1191-ACW	0315	Sanctions Exclusion Endorsement
U-GU-874-A	0511	Notice of Disclosure for Agent and Broker Compensation

#### Forms

U-SXS-104-ACW	0911	Straight Excess Liability Policy (Jacket)
UGU821ACW	1002	Schedule Of Named Insured(s)
U-SXS-D-100-ACW	0911	Straight Excess Liability Policy Declarations
U-SXS-101-ACW	0911	Schedule of Underlying Insurance
U-SXS-103-ACW	0911	Schedule of Forms & Endorsements
U-GU-630-ECW	0120	Disclosure of Important Information Relating to Terrorism Risk Insurance Act
U-SXS-100-ACW	0911	Straight Excess Liability Policy
U-GU-767-BCW	0115	Cap on Losses From Certified Acts of Terrorism
U-SXS-117-BCW	0514	Professional Liability Limitation Endorsement
U-EXS-115-CCW	0411	Communicable Disease Exclusion
UEXS319CCW	0514	Liquor Law Liability And Alcohol Consumption Health Hazards Exclusion
UEXS101BCW	0411	Abuse Or Molestation Exclusion
UEXS107ACW	0499	Athletic Participants Exclusion
U-EXS-312-FCW	0514	Exclusion - Recording and Distribution of Material or Information in Violation of Law
U-EXS-429-ANV	0911	Nevada Cancellation and Nonrenewal
U-SXS-120-A CW	0911	Total Pollution Exclusion with Hostile Fire Exception

## Disclaimers

This Certificate of Liability Insurance includes the Type of Insurance, Limits, and Schedule of Forms in effect as of 07/16/2021 at 06:56 AM PT. It does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy nor confer any rights upon the certificate holder. You may be required to request an updated certificate in the event of subsequent policy modifications.

The information included in this certificate that has been provided by Abacus Insurance Brokers, is for your information only, and does not create a contract or agency relationship between the certificate holder or any insured and Abacus Insurance Brokers. By accepting this certificate the certificate holder acknowledges that Abacus Insurance Brokers is not the agent of the certificate holder or any insured, but is solely the agent of the listed carrier(s). Abacus Insurance Brokers makes no representation whether the coverages listed herein are appropriate for the certificate holder or any insured. Please review the listed coverages carefully and direct any questions to your broker. For a complete listing of coverages, terms, conditions and exclusions, please view the referenced Policy(s).

## Certificate Verification

Date (MM/DD/YYYY)

07/16/2021

**Insured:** Got Live Entertainment, LLC

Abacus provides an efficient website lookup tool for certificate holders to verify the authenticity of certificates of insurance.

1. Navigate to the website and input the verification code OR Scan the QR code.
2. The actual certificate issued through the Abacus Platform will download.
3. Compare the details of the downloaded certificate to the certificate presented by the client.

Website	Verification Code
<a href="http://www.abacus.net/verify-certificate">www.abacus.net/verify-certificate</a>	0R0SJFGLCP



### About Certificates Issued through the Abacus.net Platform

- Abacus requires that all certificates be issued through the Abacus Platform. Certificates issued outside of the Abacus Platform are invalid.
- Certificates may be issued through the Abacus Platform by either the named insured (if registered through the Abacus Platform) or their Abacus registered insurance broker.
- Certificates with any stray marks, cross outs or alterations of any sort are invalid.
- Each certificate is numbered and correlates to the document issued through the Abacus Platform.

### Council Communication

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

Amended Noise Variance Request  
ITEM 7.B.

Council Action: 7/26/2021

#### Description

#### Background/Discussion

#### Recommendation

#### ATTACHMENTS:

Description

[request](#)

Type

Other

Upload Date

7/23/2021

# NOISE VARIANCE REQUEST

Amended 7-23-21

APPLICATION DATE: 6-4-21  
 REQUESTING PERSON:  
 NAME: The Dock  
 MAILING ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE NUMBER: \_\_\_\_\_  
 EMAIL: \_\_\_\_\_

ORGANIZATION/EVENT: Summer Live music  
 EVENT LOCATION: 401 Veterans Memorial Hwy  
 EVENT DATE: 6-25-21, 7-2-21, 7-10-21, 7-17-21, 7-30-21, 7-31-21, 9-3-21, 9-4-21  
 EVENT TIME: 5:00pm - 11:00pm 12:00pm + 9-5-21

EXPLAIN SOURCE OF NOISE AND SPECIFIC HOURS OF NOISE: Live Band 8-14-21 additional Date

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

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

\*\*\*\*\*  
 City Council met on June 14, 2021, regarding this application requesting noise variance as described above.

Amended Noise Variance 7-26-21  
 Council Meeting

APPROVED ( ☒ )  
 DISAPPROVED ( ☐ )  
 APPROVED WITH STIPULATION ( ☐ )

Approved \_\_\_\_\_  
 Disapproved \_\_\_\_\_  
 Approved w/ Cond. \_\_\_\_\_

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

Jodi Cline  
 City Clerk

6-15-21  
 Date