Review Agenda

City Council Meeting Minutes
August 9, 2021

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday August 9, 2021.
Commissioners present: Joe Disalvo, Chad Hannan, Melissa Head and Roger Sandau.
Commissioners absent: Mike Wolf.
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 26, 2021 City Council Meeting Minutes.

Resolution 21-229

Resolution setting a public hearing for 7:00 p.m. on August 23, 2021, for the Mid-America Center Roof Replacement Project, Phase 2. Project # BM-22-02

Resolution 21-230

Resolution setting a public hearing for 7:00 p.m. on August 23, 2021, on the plans, specifications, form of contract, and cost estimate for Fire Station #2 Window Replacement. #BM-22-04

Resolution 21-231

Resolution setting a public hearing for 7:00 p.m. on August 23, 2021, for the intent to dispose of a property right by entering into a five year leasehold agreement for outdoor dining with C'Mon Inn.

Resolution 21-232

Resolution of intent to dispose of and setting a Public Hearing for August 23, 2021 at 7:00 p.m. for City property described as Lots 11 & 12, Block 11, Burns Addition. Location: property formerly known as 1218 22nd Avenue. OTB-21-008

Resolution 21-233

Resolution of necessity and intent, setting a Public Hearing for September 13, 2021 at 7:00 p.m. to establish the Mid-America Urban Revitalization Area generally located on 285 acres of land located between S 35th Street and 23rd Avenue to the north and Mid-America Drive to the south, more specifically described in the Council packet. URV-21-010

Resolution 21-234

Resolution directing the City Clerk to publish notice and setting a Public Hearing for August 23, 2021 at 7:00 p.m. on the plans, specifications and form of contract for the former Reliance Battery Factory demolition and restoration project located at 813 22nd Avenue.

Mayor's Appointment

Chad Hannan and Joe Disalvo moved and seconded approval of Consent Agenda, as amended to add the following to Resolution 21-231, That this City Council hereby declares its intent to dispose of a property right by entering into a five-year leasehold agreement with C'Mon Inn and as further consideration for the granting of this lease, the applicant as an individual shall execute a forgivable promissory note in an amount equal to the cost of the railing, approximately $2,300.00. As rents are paid the amount of the promissory note shall be reduced in a like amount. Once the amount of rent paid equals the cost of the railing the promissory note shall be deemed forgiven. If rents are not paid in a timely fashion the entire balance of the promissory note not yet forgiven shall become due and the individual who signed the promissory note shall be obligated to pay said amount to the City immediately. Unanimous, 4-0 vote.
(Absent: Wolf)

Claims

Notice of Right of Redemption

Notice to Taxing Districts (R&F)

Water Works Annual Report (R&F)

MAYORS PROCLAMATIONS

PUBLIC HEARINGS

Resolution 21-235

Resolution approving the plans and specifications for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation. Project #PW22-23

Roger Sandau and Melissa Head moved and seconded approval of Resolution 21-235. Unanimous, 4-0 vote.
(Absent: Wolf)

Resolution 21-236

Resolution 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. Location: Unimproved right-of-way lying south/southwest of 118 Jordan Street. SAV-21-002

Kam Peterson, 118 Jordan Street
Roger Sandau and Melissa Head moved and seconded approval of Resolution 21-236. Unanimous, 4-0 vote.
(Absent: Wolf)

ORDINANCES ON 2ND 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.)

Chad Hannan and Joe Disalvo moved and seconded approval of Second consideration of Ordinance 6466. Unanimous, 4-0 vote.
(Absent: Wolf)

Roger Sandau and Melissa Head moved and seconded approval of Motion to waive third consideration. Ordinance passes to law.. Unanimous, 4-0 vote.
(Absent: Wolf)

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.

Joe Disalvo and Chad Hannan moved and seconded approval of Second consideration of Ordinance 6467. Unanimous, 4-0 vote.
(Absent: Wolf)

Chad Hannan and Joe Disalvo moved and seconded approval of Motion to waive third consideration. Ordinance passes to law.. Unanimous, 4-0 vote.
(Absent: Wolf)

RESOLUTIONS

Resolution 21-237

Resolution authorizing the Mayor to execute the Order accepting the Acknowledgment/Settlement Agreement from Tobacco Hut 2 for violation of Iowa Code Section 453A.2(1).

Roger Sandau and Melissa Head moved and seconded approval of Resolution 21-237. Unanimous, 4-0 vote.
(Absent: Wolf)

Resolution 21-238

Resolution to reclassify the position of Master Police Officer to Police Officer.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-238. Unanimous, 4-0 vote.
(Absent: Wolf)

Resolution 21-239

Resolution accepting the bid of Visu Sewer Inc. in the amount of $686,946 for the Mosquito Creek Sanitary Sewer Rehab. Project # PW21-15

Melissa Head and Joe Disalvo moved and seconded approval of Resolution 21-239. Unanimous, 4-0 vote.
(Absent: Wolf)

Resolution 21-240

Resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Federal Aid Agreement No. 4-21-HDP-10 in connection with Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

Melissa Head and Roger Sandau moved and seconded approval of Resolution 21-240. Voice Vote, 3-1 vote.
(Nays: Hannan)
(Absent: Wolf)

Resolution 21-241

Resolution adding a Payroll and Benefit Specialist to the Human Resource Department effective August 10, 2021.

Melissa Head and Chad Hannan moved and seconded approval of Resolution 21-241. Unanimous, 4-0 vote.
(Absent: Wolf)

Resolution 21-242

Resolution authorizing the Mayor to execute an agreement for the Hillside Estates Water Main Extension with the Council Bluffs Water Works in conjunction with the Hillside Estates Subdivision project. Location: Generally located at the northwest corner of Franklin and Bennett Avenues.

Chad Hannan and Joe Disalvo moved and seconded approval of

Resolution 21-242. Unanimous, 4-0 vote.
(Absent: Wolf)

Resolution 21-243 A & B

Resolution 21-243A, Resolution directing the advertisement for sale of $1,155,000 (dollar amount subject to change) Taxable General Obligation Bonds, Series 2021A, and approving electronic bidding procedures and Official Statement.

Resolution 21-243B, Resolution directing the advertisement for sale of $5,970,000 (dollar amount subject to change) General Obligation Bonds, Series 2021B, and approving electronic bidding procedures and Official Statement.

Roger Sandau and Chad Hannan moved and seconded approval of Resolutions 21-243 A & B. Unanimous, 4-0 vote.
(Absent: Wolf)

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1) The Dock Bar & Grill, 401 Veterans Memorial Hwy (Special Event)

Chad Hannan and Roger Sandau moved and seconded approval of Applications for permits and cancellations, Liquor License 7A, as amended to change date to August 28, 2021. Voice Vote, 3-0 vote.
(Abstain: Disalvo)
(Absent: Wolf)

Cigarette Permits

Chad Hannan and Joe Disalvo moved and seconded approval of Applications for permits and cancellations, Cigarette Permits 7B. Unanimous, 4-0 vote.
(Absent: Wolf)

CITIZENS REQUEST TO BE HEARD

Heard from Bruce Kelly, 864 McKenzie Avenue, Bike trail and extra lane on Kanesville. and Tyler Waters, 1503 Avenue J, wanting to become more involved.
(Absent: Wolf)

OTHER BUSINESS

Mayor Walsh designated Chad Hannan as Mayor Pro Tem during his absence.
(Absent: Wolf)

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:16 p.m.
(Absent: Wolf)

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: 8/9/2021

Description

Background/Discussion

Recommendation

Council Communication

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

Reading, correction and approval of the July 26, 2021 City Council Meeting Minutes.
ITEM 3.B.

Council Action: 8/9/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
7-26-21 Minutes	Minutes	8/3/2021

City Council Meeting Minutes
July 26, 2021

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

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 (The Dock)

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.

ADJOURNMENT

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

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

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

Council Communication

Department: Public Works Admin
Case/Project No.: BM-22-02
Submitted by: Jeremy Noel, Public Works Operations Manager

Resolution 21-229
ITEM 3.C.

Council Action: 8/9/2021

Description

Resolution setting a public hearing for 7:00 p.m. on August 23, 2021, for the Mid-America Center Roof Replacement Project, Phase 2. Project # BM-22-02

Background/Discussion

The Mid-America Center roof is approaching twenty years old. There have been several repairs made in recent years. There is concern that if the roof continues to leak, there could be structural damage and a potential for property damage within the building. Mid-America Center Roof Replacement Project, Phase 1 was a 31,245 square feet project and was just recently completed.

The remaining 140,775 square foot roof will be replaced in several phases. Roof sections that show the most deterioration will get the highest priority. This second phase includes 38,150 square feet of roof area to be replaced.

The estimated construction cost for this project is $568,640. The project was included in the FY22 CIP with funding from GO bonds.

The project schedule is as follows:

Set Public Hearing	August 9, 2021
Hold Public Hearing	August 23, 2021
Bid Letting	September 14, 2021
Award	September 27, 2021
Construction End	June 1, 2022

Recommendation

Approval of this resolution. This phase of the project will replace the most deteriorated portions of the roof to reduce the potential for damage.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	7/30/2021
Resolution 21-229	Resolution	8/4/2021

Notice of Public Hearing

on the

Plans, Specifications, Form of Contract, and Cost Estimate

for the

Mid-America Center Roof Replacement Project, Phase 2

Project #BM-22-02

A Public Hearing will be held on August 23, 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 Mid-America Center Roof Replacement Project, Phase 2. The project will include the replacement of 38,150 square feet of the existing roofing system (membrane roofing, roof insulation, and metal roof edge) and removal and reinstallation of existing lighting protection. 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. 21-229

RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND COST ESTIMATE FOR THE MID-AMERICA CENTER ROOF REPLACEMENT PROJECT, PHASE 2 PROJECT #BM-22-02

WHEREAS, the City of Council Bluffs desires to remove and replace the roof at the Mid-America Center; and

WHEREAS, HGM Associates Inc. was hired to provide professional services; and

WHEREAS, funding for this project will be provided by GO bonds; and

WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by HGM Associates Inc. 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 directed to set a public hearing on the plans, specifications, form of contract, and cost estimate for the Mid-America Center Roof Replacement Project, Phase 2 on August 23, 2021.

ADOPTED
AND
APPROVED August 9, 2021

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: BM-22-04
Submitted by: Jeremy Noel, Public Works Operations Manager

Resolution 21-230
ITEM 3.D.

Council Action: 8/9/2021

Description

Resolution setting a public hearing for 7:00 p.m. on August 23, 2021, on the plans, specifications, form of contract, and cost estimate for Fire Station #2 Window Replacement. #BM-22-04

Background/Discussion

Fire Station #2 windows were installed when the building was built in 1973. The windows have high infiltration rates of air leaking around them causing drafts in the living quarters and frost to form on and around the windows during the winter months. These conditions also contribute to high utility costs.

The work includes, but is not limited to, window replacement of all windows and wall repair in the building. Materials include aluminum windows, aluminum store fronts, and interior and exterior finishes as well as the removal and reinstallation of existing electronic entry control devices.

The estimated cost of this project is $143,175. The project was included in the FY22 CIP with funding from GO bonds.

The project schedule is as follows:	Set Pubilc Hearing	August 9, 2021
	Hold Public Hearing	August 23, 2021
	Bid Letting	September 21, 2021
	Award	October 11, 2021
	Construction End	April 11, 2022

Recommendation

Approval of this resolution to set the Public Hearing. This project includes the replacement of leaking windows with related modifications to increase energy efficiency and reduce utility costs.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	7/30/2021
Resolution 21-230	Resolution	8/4/2021

Notice of Public Hearing

on the

Plans, Specifications, Form of Contract, and Cost Estimate

for the

Fire Station #2 Window Replacement

#BM-22-04

A Public Hearing will be held on August 23, 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 Fire Station #2 Window Replacement. The project will include the replacement of aluminum fixed and operable store front windows and doors, door hardware, single ply membrane roofing, metal soffit, solid surface sills, and interior finishes. 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. 21-230

RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND COST ESTIMATE FOR FIRE STATION #2 WINDOW REPLACEMENT PROJECT #BM-22-04

WHEREAS, the City of Council Bluffs desires to renovate the Fire Station #2 area; and

WHEREAS, HGM Associates Inc. was hired to provide professional services; and

WHEREAS, funding for this project will be provided by GO bonds; and

WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by HGM Associates Inc. 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 directed to set a public hearing on the plans, specifications, form of contract, and cost estimate for Fire Station #2 Window Replacement on August 23, 2021, at 7:00 p.m.

ADOPTED
AND
APPROVED August 9, 2021

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 21-231
ITEM 3.E.

Council Action: 8/9/2021

Description

Resolution setting a public hearing for 7:00 p.m. on August 23, 2021, for the intent to dispose of a property right by entering into a five year leasehold agreement for outdoor dining with C'Mon Inn.

Background/Discussion

In 2011, the City Council established the process to lease city right-of-way for the purpose of alcohol and non-alcoholic beverage and/or food consumption.

In 2012, six business in the 100 block of West Broadway were granted leases for outdoor dining. One additional business was granted a lease in 2013. Currently, five businesses have leases for outdoor dining.

This current request was received from C'Mon Inn, 144 West Broadway, with an intended use of alcohol consumption. The property is owned by G & A Properties, LLC.

The request is for the outside dining area to be adjacent to the curb, similar to the other areas within the block. The area proposed does not require modifications to any existing structures.

The proposed dining area is 16 feet by 11 feet. The lease would allow a maximum of 4 tables and 16 chairs.

The area is in the historic district which requires the use of fencing and furniture meeting standards previously approved by the Historic Preservation Commission and the City Council.

No objections to granting the lease have been received from any City departments or Utility providers.

The five year lease agreement provides for payment to the City of $1,000.00 per year.

The City will purchase and install the fencing. The business will provide the furniture.

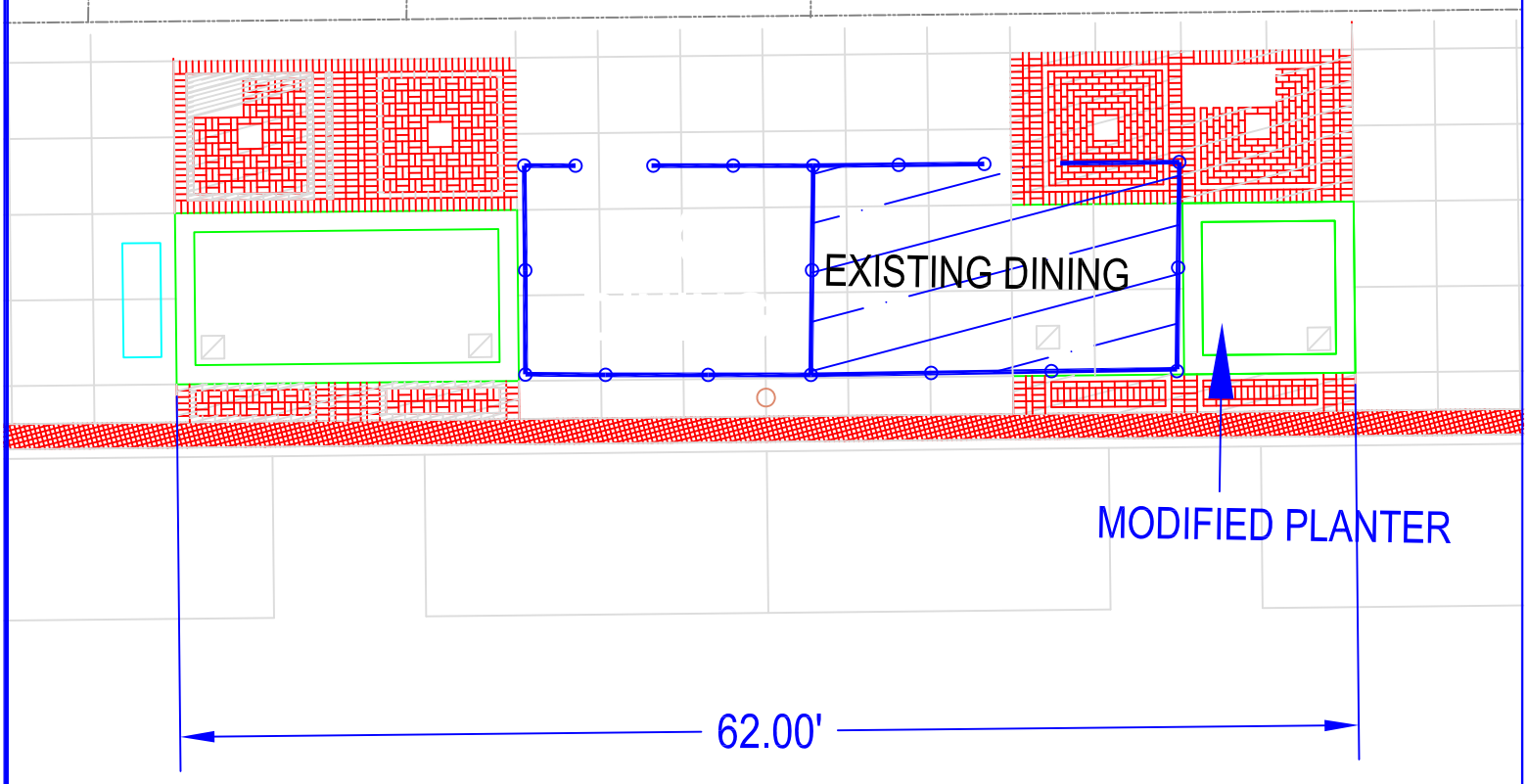
Recommendation

Approval of this resolution to grant a five year lease for outdoor dining to C'Mon Inn.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	7/30/2021
Notice of Public Hearing	Notice	7/30/2021
Resolution 21-231	Resolution	8/4/2021

C'MON INN
144 WEST BROADWAY
G-A PROPERTIES



C'MON INN
PROPOSED OUTDOOR SEATING
16' X 11'

Notice of Public Hearing

on Intent to Dispose of Public Right-Of-Way

You are hereby notified that the City Council for the City of Council Bluffs, Iowa has hereby expressed its intent to dispose of a property right by entering into a five-year leasehold agreement with G & A Properties, LLC and C'Mon Inn for a portion of the public right-of-way adjacent and contiguous to 144 West Broadway, in the City of Council Bluffs, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting to be held at 7:00 p.m. on 23rd day of August, 2021, in the council chambers 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.

By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk

R E S O L U T I O N
NO 21-231

RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING FOR THE INTENT TO DISPOSE OF A PROPERTY RIGHT IN THE PUBLIC RIGHT-OF-WAY BY ENTERING INTO A FIVE YEAR LEASHOLD AGREEMENT FOR OUTSIDE DINING

WHEREAS, C'Mon Inn has applied for a five-year leasehold agreement with the City of Council Bluffs for a portion of the public right-of-way adjacent and contiguous to 144 West Broadway, generally describes as a part of the West Broadway street right-of-way adjoining the southeasterly boundary line of Lot 2 in the Subdivision of Lot 207, Original Plat of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, this City Council hereby declares its intent to dispose of said property right.

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

That this City Council hereby declares its intent to dispose of a property right by entering into a five-year leasehold agreement with C'Mon Inn; and

BE IT FURTHER RESOLVED

That a public hearing on the City's intent to enter into a five-year leasehold agreement is hereby set for August 23, 2021.

ADOPTED
AND August 9, 2021
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Council Communication

Department: Community Development
Case/Project No.: OTB-21-008
Submitted by: Dessie Redmond, Housing & Economic Development Planner

Resolution 21-232
ITEM 3.F.

Council Action: 8/9/2021

Description

Resolution of intent to dispose of and setting a Public Hearing for August 23, 2021 at 7:00 p.m. for City property described as Lots 11 & 12, Block 11, Burns Addition. Location: property formerly known as 1218 22nd Avenue. OTB-21-008

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	7/30/2021
Attachment A - Location Map	Map	7/30/2021
Attachment B - Letter of Intent	Letter	7/30/2021
Public Hearing Notice	Notice	7/30/2021
Resolution 21-232	Resolution	8/4/2021

Council Communication

Department: Community Development CASE # OTB-21-008 Applicant: Jarrod McIntyre Turn the Paige Investments, LLC 19627 Brookside Lane Gretna, NE 68025	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 08/09/21 Public Hearing: 08/23/21

Subject/Title

Request of the Community Development Department to dispose of the property generally located at 1218 22nd Avenue to Turn the Paige, LLC (Jarrod McIntyre) for the construction of a new single-family attached dwelling unit to be sold to families at or below 80% of the median family income.

Lots 11 & 12, Block 11, Burns Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property is locally known as 1218 22nd Avenue.

Background/Discussion

In 2017, the Community Development Department acquired the house located at 1218 22nd Avenue through the Community Development Block Grant (CDBG) program as part of its continuous efforts to improve the south end neighborhood. The previous dilapidated house was demolished and the land prepped for new development, including the connections for city water and sewer as the previous house was utilizing well and septic. On April 7, 2021, the City released a Request for Proposals (RFP) for developers to construct a new single-family attached dwelling unit (2 units total) on the property to be sold to families at or below 80% of the median family income to meet CDBG program guidelines. On May 11, 2021, RFP responses were due and Turn the Paige, LLC submitted the lowest bid proposal. Therefore, Turn the Paige, LLC was awarded the contract.

The property is classified as 'buildable' and 'transitional preserve.' The 'transitional preserve' designation allowed Community Development staff to complete the required CDBG disposition process. Turn the Paige, LLC is committed to constructing a new, affordable single-family attached dwelling unit by August 2022 that will be sold to homebuyers meeting the CDBG income guidelines.

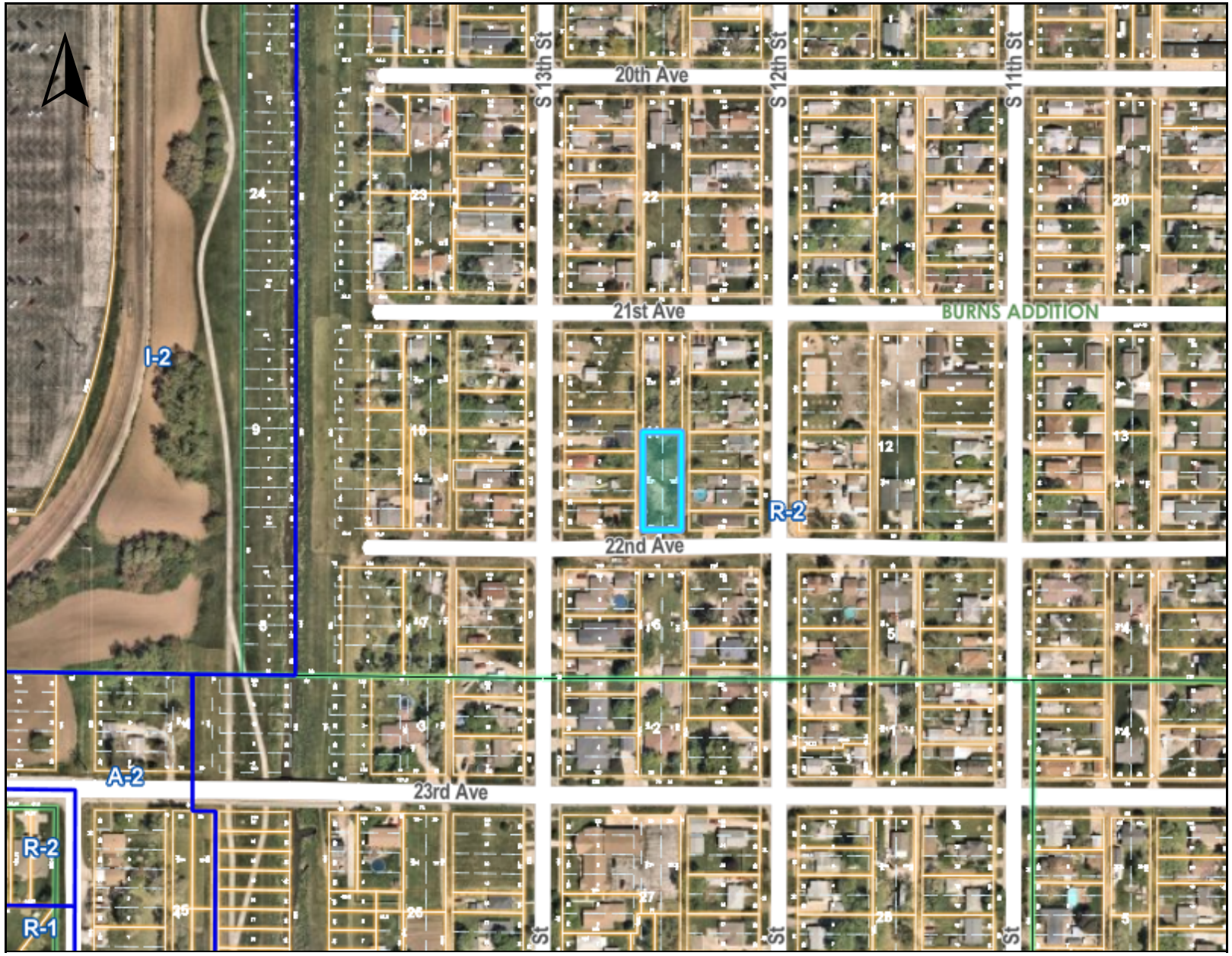
The RFP included that the lot would be sold for zero cost to the developer with a home sales price of $170,000 per unit (two units total). This sales price along with the home-buyer to potentially to qualify for up to $30,000 in down payment assistance meets the affordability of the CDBG income guidelines.

The subject property is 66 feet wide by 165 feet deep, and is 10,890 square feet in size, which exceeds all site development standards for a property located in the R-2/Two-Family Residential District. The property is large enough to accommodate a single-family attached dwelling unit, as proposed. The property is located in the Flood Zone X protected by the levee.

Recommendation The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lots 11 & 12, Block 11, Burns Addition, City of Council Bluffs, Pottawattamie County, Iowa on the August 23, 2021 City Council Meeting.
Attachment A: Location Map **Attachment B:** Letter of Intent
Prepared By: Dessie Redmond, Housing & Economic Development Planner

POTTAWATTAMIE COUNTY • IOWA

Attachment A: Location Map



Legend

ToggleLayers

City Boundary

Council Bluffs Zoning

World Imagery (Map Service)

World Imagery

High Resolution 60cm Imagery

Pottawattamie County GIS Dept.
223 S 6th St.
Council Bluffs, IA 51501
(712) 328-4885
gis@pottcounty-ia.gov
https://gis.pottcounty-ia.gov

7/29/2021

SCALE: 3916

0 200 400 ft

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

Attachment B

Turn The Paige Investments, LLC
PO Box 241674
Omaha, NE 68124

To Whom It May Concern,

Turn The Paige Investments, LLC is proposing to construct an Attached Single Family dwelling (two units total) located at 1218 22nd Ave in Council Bluffs, IA. Each unit will have 2 bedrooms, 1.5 bathrooms and will include a flex/den area. Each unit will have an approximate square footage of 1200, plus one single, attached garage. The sale price for each unit will be no more than $170,000.00 (one hundred seventy thousand dollars and zero cents).

If you have any questions or concerns, please contact me at 712.435.2000. Thank you for your consideration.

Sincerely,

Jarrod McIntyre
Turn The Paige Homes
TurnThePaige712@gmail.com
712.435.2000

NOTICE OF PUBLIC HEARING
ON INTENT TO DISPOSE AND CONVEY 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 to dispose of property described as Lots 11 & 12, Block 11, Burns Addition, City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 23rd day of August, 2021, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush City Clerk

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

RESOLUTION NO. 21-232

A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOTS 11 & 12, BLOCK 11, BURNS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA..

WHEREAS, the City has received an offer from Turn the Paige Investments, LLC to purchase the City owned property described as Lots 11 & 12, Block 11, Burns Addition, City of Council Bluffs, Pottawattamie County, Iowa.

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

That the City does hereby express its intent to dispose of City owned property described as Lots 11 & 12, Block 11, Burns Addition, City of Council Bluffs, Pottawattamie County, Iowa.; and

BE IT FURTHER RESOLVED

That a public hearing be scheduled for August 23, 2021.

ADOPTED
AND
APPROVED: August 9, 2021

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

(Case #OTB-21-008)

Council Communication

Department: Community Development
Case/Project No.: URV-21-010
Submitted by: Housing & Economic Development

Resolution 21-233
ITEM 3.G.

Council Action: 8/9/2021

Description

Resolution of necessity and intent, setting a Public Hearing for September 13, 2021 at 7:00 p.m. to establish the Mid-America Urban Revitalization Area generally located on 285 acres of land located between S 35th Street and 23rd Avenue to the north and Mid-America Drive to the south, more specifically described in the Council packet. URV-21-010

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report (Updated 8-6-21)	Staff Report	8/6/2021
Exhibit A - Legal Description	Other	8/2/2021
Mid0America URV Plan (Updated 8-6-21)	Other	8/6/2021
Resolution 21-233 (Updated 8-6-21)	Resolution	8/6/2021

Council Communication

Department: Community Development Case No.: URV-21-010 Applicant: Housing & Economic Development	Resolution No.: 21- Ordinance No.:	Resolution of Intent: 8/9/2021 Planning Commission: 8/10/2021 Public Hearing & First Reading: 9/13/2021 Second Reading: 9/27/2021 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent establishing the Mid-America Urban Revitalization Plan and Area

Location

Generally located on approximately 285 acres of land lying southwest of S 35th Street and north of 23rd Avenue and land lying south of 23rd Avenue, west of S 24th Street, and north and west of Mid-America Drive.

Background/Discussion

Background

On November 22, 2004, the Council Bluffs City Council adopted Ordinance No. 5651, which established the MARCC Urban Revitalization Area. Subsequent to the completion of the Mid-America Center, Ordinance No. 5936 was adopted by Council repealing Ordinance No. 5651. The proposed Mid-America Urban Revitalization Area will include land that was located in the former MARCC Urban Revitalization Area. The newly proposed Mid-America Urban Revitalization Plan is intended to incentivize the redevelopment of land that remains vacant around the Mid-America Center.

Discussion

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

In order to establish an urban revitalization area one of the five conditions outlined in Section 404.1 must be met. For this area, staff believes a finding would be consistent under 404.1.4. Section 404.1.4 discusses an area which is appropriate as an economic development area as defined in section 403.17. Section 403.17 states an economic development area means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.

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

Staff has prepared a resolution of intent to establish this area as an urban revitalization area. The resolution directs staff to develop an urban revitalization plan as required by the Iowa Code, notify property owners and occupants and set September 13, 2021 as a public hearing date. Concurrent

with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area, the City is permitted to grant tax abatement to qualified projects.

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent to establish the Mid-America Urban Revitalization Plan and Area.

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the Mid-America Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department
Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department

Exhibit A

A PARCEL OF LAND BEING ALL OF BASS PRO SUBDIVISION, BLUFFS VISION SUBDIVISION, BLUFFS VISION SUBDIVISION REPLAT 1, BLUFFS VISION 4 SUBDIVISION, BLUFFS VISION 4 SUBDIVISION REPLAT 1, HORSESHOE SUBDIVISION, HOTEL PLAZA AT THE MAC, HOTEL PLAZA AT THE MAC REPLAT 1, INRIP SUBDIVISION TRACT NO 1 1st ADDITION, MORRIS SUBDIVISION, MORRIS SUBDIVISION REPLAT 1, PLAZA AT MARCC, SAPP BROS TRAVEL CENTER, A PORTION OF RAILROAD ADDITION, A PORTION OF THE SOUTH HALF OF SECTION 03 AND A PORTION OF GOVERNMENT LOTS 2 AND 3 IN SECTION 04, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHEAST CORNER OF SAID SAPP BROS TRAVEL CENTER, SAID NORTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 24th STREET;

THENCE SOUTH ON SAID WEST RIGHT-OF-WAY LINE, 726 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MID-AMERICAN DRIVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1 WESTERLY, 352 FEET MORE OR LESS;
2 SOUTHWESTERLY, 1,272 FEET MORE OR LESS;
3 WESTERLY AND WESTERLY ON THE WESTERLY PROLONGATION, 2,382 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 29;

THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, 3,909 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTH LINE OF SAID INRIP SUBDIVISION TRACT NO 1 1st ADDITION;

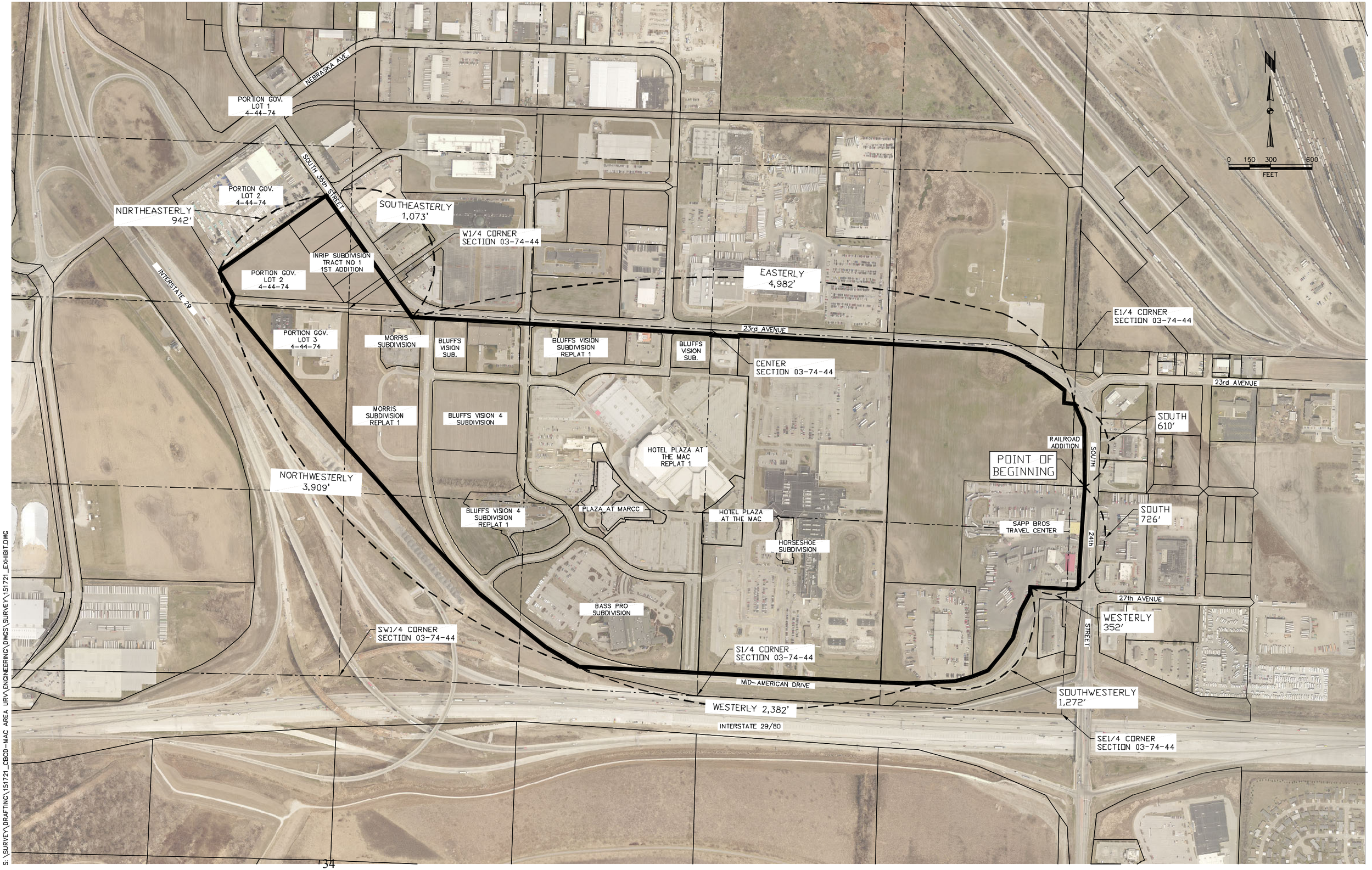
THENCE NORTHEASTERLY ON SAID WESTERLY PROLONGATION AND ON SAID LINE, 942 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH 35th STREET;

THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SOUTHEASTERLY ON IT'S SOUTHEASTERLY PROLONGATION, 1,073 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 23rd AVENUE;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,982 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 24th STREET;

THENCE SOUTH ON SAID WESTERLY RIGHT-OF-WAY, 610 FEET MORE OR LESS TO THE POINT OF BEGINNING.

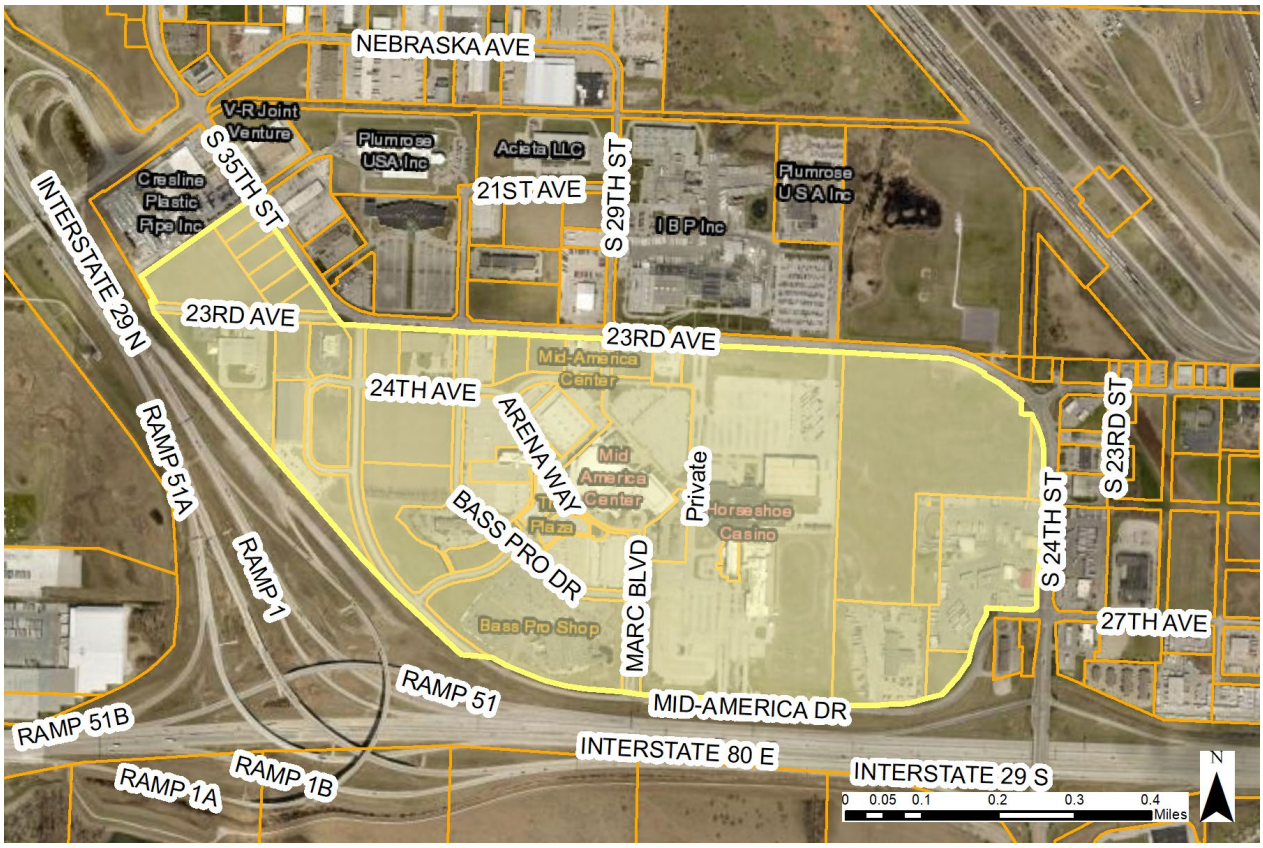
SAID PARCEL CONTAINS AN AREA OF 285 ACRES, MORE OR LESS.



S:\SURVEY\DRAFTING\151721_CBCD-MAC AREA URV\ENGINEERING\DWGS\SURVEY\151721_EXHIBIT.DWG

Attachment B

Mid-America
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2021

1

TABLE OF CONTENTS

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INTRODUCTION

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

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

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

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

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

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

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

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

The City of Council Bluffs concluded that the Mid-America Urban Revitalization Area meets the criteria of element 4. Consequently, on August 9, 2021, the City Council adopted Resolution No. 21-____, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Illustration 1 – Resolution

RESOLUTION NO._____

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE MID-AMERICA URBAN REVITALIZATION AREA GENERALLY LOCATED ON 257.63 ACRES OF LAND LOCATED BETWEEN S 35TH STREET AND 23RD AVENUE TO THE NORTH AND MID-AMERICA DRIVE TO THE SOUTH, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

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

WHEREAS, multiple vacant parcels are available for economic development in this area; and

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

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

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

WHEREAS, a legal description of this area is attached as Exhibit A.

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

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

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by August 13, 2021.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on September 13, 2021.

ADOPTED
AND
APPROVED: _____, 2021

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The Mid-America Urban Revitalization Area is a tract of land containing the following legally described parcels:

A PARCEL OF LAND BEING ALL OF BASS PRO SUBDIVISION, BLUFFS VISION SUBDIVISION, BLUFFS VISION SUBDIVISION REPLAT 1, BLUFFS VISION 4 SUBDIVISION, BLUFFS VISION 4 SUBDIVISION REPLAT 1, HORSESHOE SUBDIVISION, HOTEL PLAZA AT THE MAC, HOTEL PLAZA AT THE MAC REPLAT 1, INRIP SUBDIVISION TRACT NO 1 1st ADDITION, MORRIS SUBDIVISION, MORRIS SUBDIVISION REPLAT 1, PLAZA AT MARCC, SAPP BROS TRAVEL CENTER, A PORTION OF RAILROAD ADDITION, A PORTION OF THE SOUTH HALF OF SECTION 03 AND A PORTION OF GOVERNMENT LOTS 2 AND 3 IN SECTION 04, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOW:
BEGINNING AT THE NORTHEAST CORNER OF SAID SAPP BROS TRAVEL CENTER, SAID NORTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 24th STREET;
THENCE SOUTH ON SAID WEST RIGHT-OF-WAY LINE, 726 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MID-AMERICAN DRIVE;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

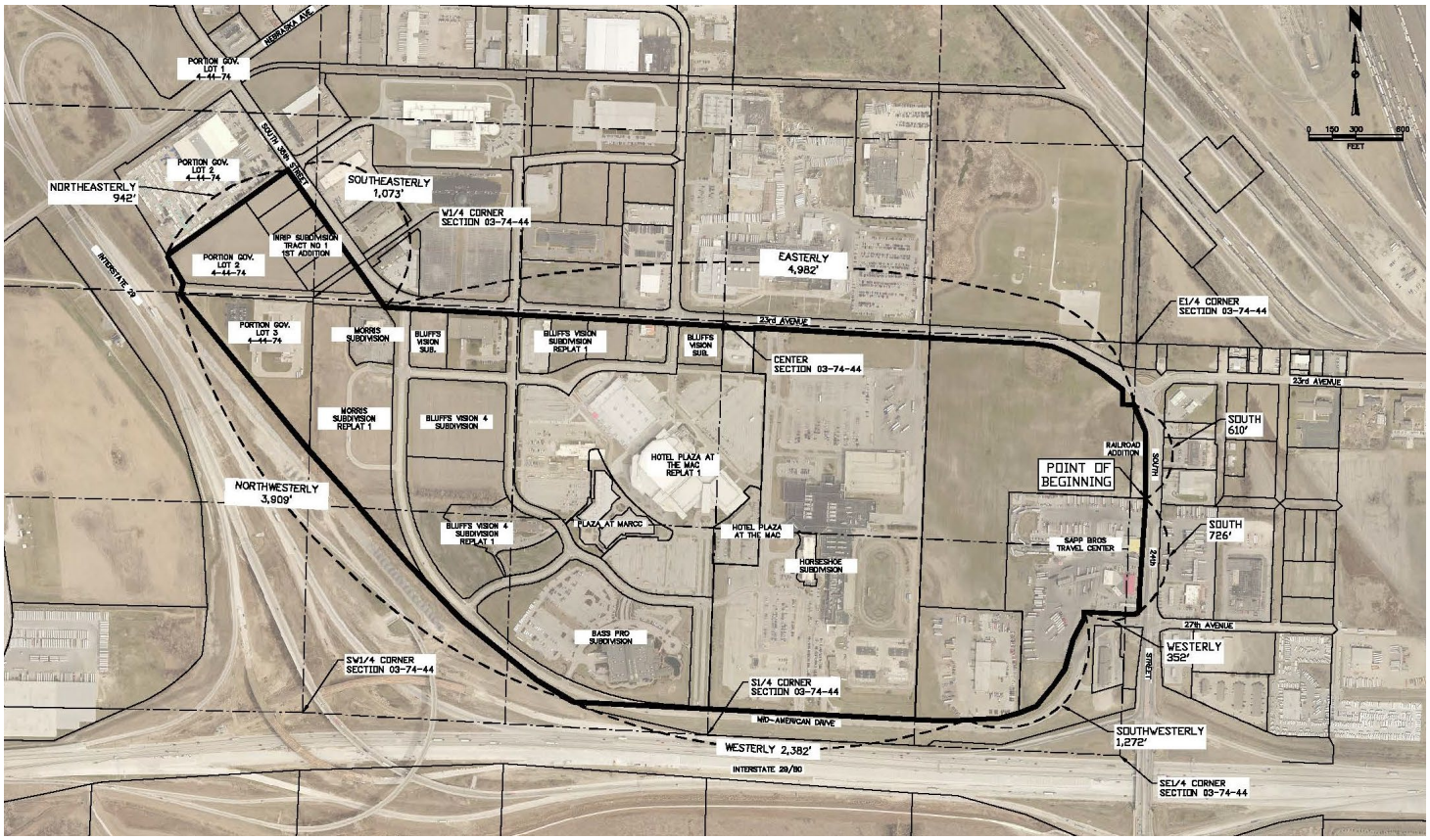
1. *WESTERLY, 352 FEET MORE OR LESS;*
2. *SOUTHWESTERLY, 1,272 FEET MORE OR LESS;*
3. *WESTERLY AND WESTERLY ON THE WESTERLY PROLONGATION, 2,382 FEET MORE OR LESS TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 29;*

THENCE NORTHWESTERLY ON SAID EASTERLY RIGHT-OF-WAY LINE, 3,909 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTH LINE OF SAID INRIP SUBDIVISION TRACT NO 1 1st ADDITION;
THENCE NORTHEASTERLY ON SAID WESTERLY PROLONGATION AND ON SAID LINE, 942 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH 35th STREET;
THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SOUTHEASTERLY ON IT'S SOUTHEASTERLY PROLONGATION, 1,073 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 23rd AVENUE;
THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 4,982 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH 24th STREET;
THENCE SOUTH ON SAID WESTERLY RIGHT-OF-WAY, 610 FEET MORE OR LESS TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS AN AREA OF 285 ACRES, MORE OR LESS.

Illustration 2 shows the location and the boundary of the Mid-America Urban Revitalization Area.

Mid-America Road Urban Revitalization Plan

Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The Mid-America Urban Revitalization Area contains 44 parcels of land that total 260.10 acres in size. The total valuation ($) for all land, dwellings, and buildings in this urban revitalization area are as follows:

Land Valuation: $26,840,200.00
Dwelling Valuation: $0
Building Valuation: $119,730,000.00
Total Valuation: $146,570,200.00

A complete listing of these parcels, ownership, land/dwelling/building valuation, and acreage information is outlined in the attachment titled *Appendix A – Property Owners and Valuations*. The information stated in this attachment was obtained from records in the Pottawattamie County Assessor's Office.

EXISTING ZONING AND PROPOSED LAND USE

The Mid-America Urban Revitalization Area is zoned P-C/Planned Commercial District, I-2/General Industrial District, and C-2/Commercial District, and is partially located within a designated Recreational-Tourism Overlay (RO) (see Illustrations 3 and 4). The P-C/Planned Commercial District is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects. The C-2 district is intended to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also provides a variety of commercial services to the community and adjacent residential neighborhoods.

The Recreation-Tourism Overlay (RO) is intended to maintain and enhance the aesthetic quality of areas around the National Historic Trails Center and land based and riverboat gaming facilities. This Overlay is intended to mitigate any negative impact associated with these facilities.

Surrounding zoning in the general vicinity of the Mid-America Urban Revitalization area includes: P-C/Planned Commercial District, I-2/General Industrial District, and A-2/Parks, Estates, and Agricultural District to the north; P-C/Planned Commercial District and I-2/General Industrial District to the east; A-2/Parks, Estates, and Agricultural District to the south across Mid-America Drive and the interstate; along with I-2/General Industrial District to the west.

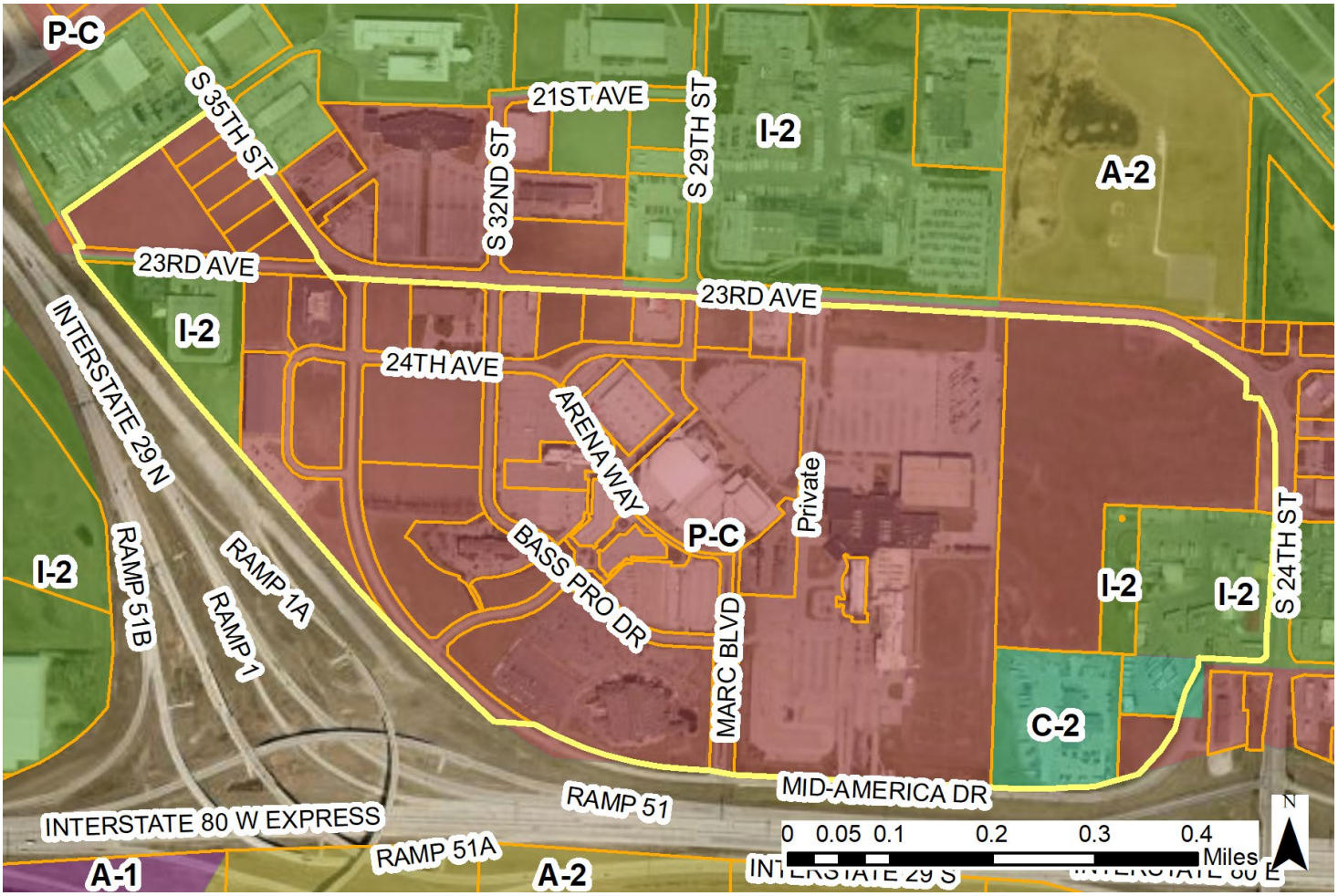
The Mid-America Urban Revitalization Area contains a mixture of recreational, industrial, undeveloped, and commercial land uses. Existing businesses within this urban revitalization area include the following:

1. Quaker Steak & Lube – 3320 Mid America Drive (PIN #744403305001)
2. Iowa West Sports Plex – 3260 Mid America Loop (PIN #744403306002)
3. Doll Distributing – 3501 23rd Avenue (PIN #744404400007)
4. XPO Logistics – 2300 Bass Pro Drive (PIN #744403302002)
5. R P B Farms LLC (formerly Ruby Tuesday) – 3150 24th Ave (PIN #744403326001)
6. Marriott Spring Hill Suites – 3216 Plaza View Drive (PIN #744403351002)
7. Bass Pro Shop – 2901 Bass Pro Drive (PIN #744403376001)
8. U.S. Social Security Administration – 20 Arena Way, #1 (PIN #744403327006)
9. Armed Forces Career Center – 20 Arena Way, #107D (PIN #744403327006)
10. Total Care Chiropractic – 40 Arena Way, #1 (PIN #744403327005)
11. Full Fledged Brewing Company – 40 Arena Way, #2 (PIN #744403327005)
12. Big Kel's Pizza & Wings – 40 Arena Way, #11 (PIN #744403327005)
13. Courtyard Marriott – 2501 Bass Pro Drive (PIN #744403327009)
14. Hooters – 2910 24th Avenue (PIN #744403326004)
15. Fieldhouse Iowa West – 5 Arena Way (PIN #744403327008)
16. Mid-America Center – 1 Arena Way (PIN #744403327012)
17. Country Inn and Suites – 17 Arena Way (PIN #744403400002)
18. Hilton Garden Inn – 2702 Mid America Drive (PIN #744403400014)
19. Horseshoe Casino – 2701 23rd Avenue (PIN #744403400013)
20. Peterbilt – 2546 Mid America Drive (PIN #744403400009)
21. Sapp Brothers – 2608 S 24th Street (PIN #744403476002)
22. Burger King – 2608 S 24th Street (PIN #744403476002)
23. Subway – 2608 S 24th Street (PIN #744403476002)
24. Apple Barrel Restaurant – 2608 S 24th Street (PIN #744403476002)

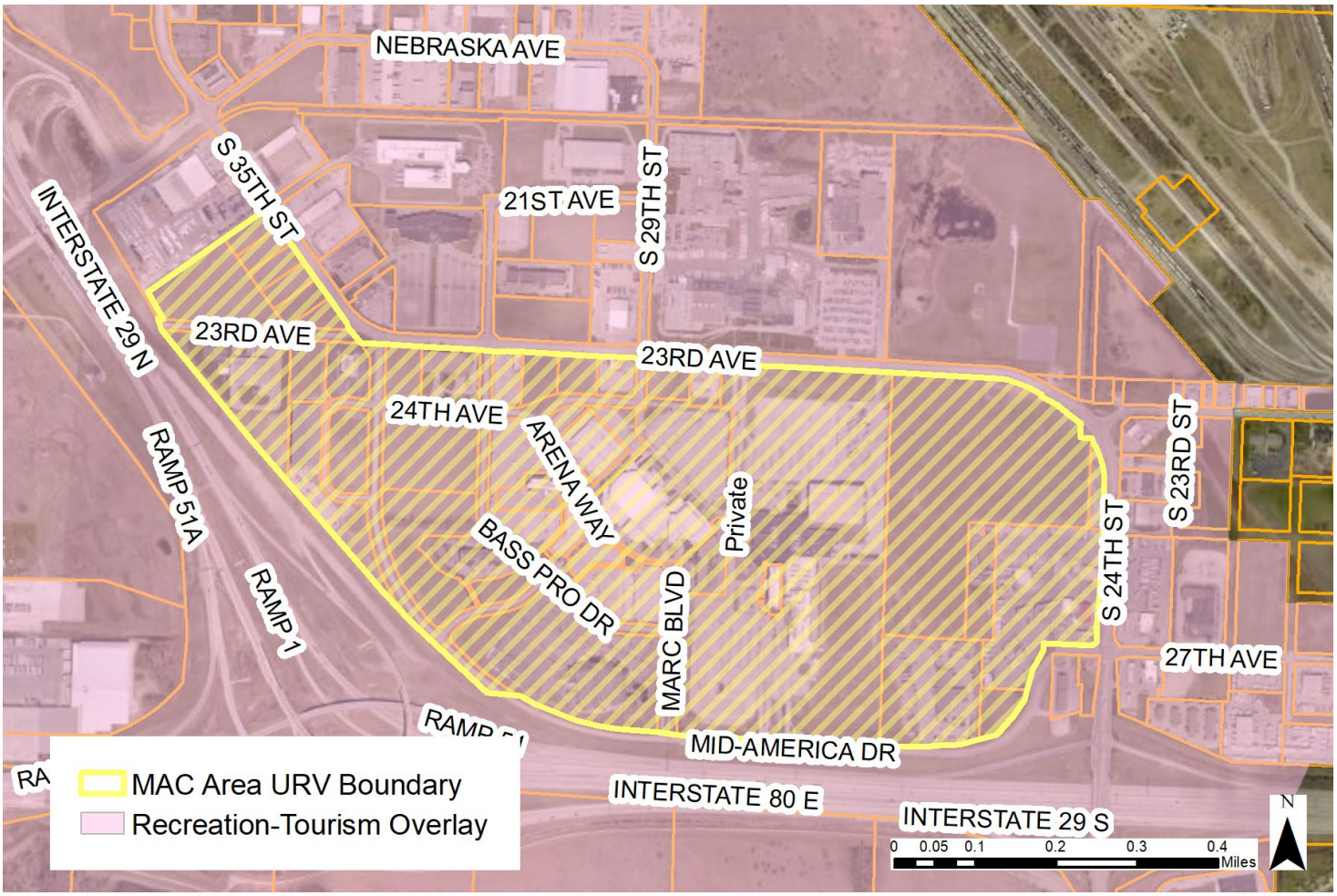
The remaining properties in the proposed Mid-America Urban Revitalization Area are undeveloped. An RV sales dealership (Lazydays RV) will be developed at the northwest corner of the intersection of 23rd Avenue and South 35th Street. The Mid-America Urban Revitalization Plan is intended to incentivize the redevelopment of vacant lands in the area. All land uses in the proposed Mid-America Urban Revitalization Area will be commercial or industrial.

Mid-America Urban Revitalization Plan

Illustration 3 – Zoning



Mid-America Urban Revitalization Plan
Illustration 4 – Recreation-Tourism Overlay



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Mid-America Urban Revitalization Area is served with all municipal utilities (sanitary sewer, water and storm sewer) as well as electricity and gas. The area is accessible by multiple public roadways. All said roadways operate at a level of service (LOS) that can adequately handle additional traffic generated by new projects in this proposed urban revitalization area. There is a plan to add a new fire station at the southeast corner of S 29th Street and 23rd Avenue. A trail will be constructed through the property as development occurs. There are no other proposals to expand City services at this time.

RELOCATION PROVISIONS

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

OTHER PUBLIC ASSISTANCE

Other public assistance has not been requested at this time.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility - The Mid-America Urban Revitalization Plan will apply to commercial and industrial land uses.

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

2. Term - The term of this Plan shall be until December 31, 2041 or as amended by City Council.

3. Commercial and Industrial

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

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

-OR-

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

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

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

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

APPLICATION AND REVIEW PROCESS

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

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

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

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

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

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

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

APPENDIX A: Property Owners and Valuations

#	Parcel Number	Owner	Permanent Property Address	Owner Mailing Address	Land Valuation	Building Valuation	Dwelling Valuation	Parcel Total Valuation	Acreage
1	744404277002	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$8,700.00	$0.00	$0.00	$8,700.00	6.31
2	744404277003	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$1,400.00	$9,600.00	$0.00	$11,000.00	1.11
3	744404277004	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$1,100.00	$0.00	$0.00	$1,100.00	1.05
4	744404277005	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$1,100.00	$0.00	$0.00	$1,100.00	1.11
5	744404277006	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$1,100.00	$16,200.00	$0.00	$17,300.00	1.11
6	744403151001	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$1,200.00	$0.00	$0.00	$1,200.00	1.14
7	744403151002	92 LAND LLC		1505 N 203RD ST, ELKHORN, NE 68022	$1,000.00	$0.00	$0.00	$1,000.00	0.96
8	744403306001	MORRIS, EDWARD L-FRANCES M TRUSTS		12582 DEERFIELD CT, COUNCIL BLUFFS, IA 51503	$2,300.00	$0.00	$0.00	$2,300.00	2.24
9	744403305001	Q S L LLC	DBA: QUAKER STEAK & LUBE 3320 MID AMERICA DR	19277 CONIFER LN SUITE #2, COUNCIL BLUFFS, IA 51503	$786,300.00	$1,218,200.00	$0.00	$2,004,500.00	2.29
10	744403306002	MAC VENTURES LLC	DBA: IOWA WEST SPORTS PLEX 3260 MID AMERICA LOOP	4201 RIVERS EDGE PKWY SUITE 400, COUNCIL BLUFFS, IA 51501	$2,100.00	$63,600.00	$0.00	$65,700.00	6.07
11	744404400007	DOLL DISTRIBUTING LLC	3501 23RD AVE	3501 23RD AVE, COUNCIL BLUFFS, IA 51501	$806,300.00	$2,585,400.00	$0.00	$3,391,700.00	8.90
12	744403306003	MORRIS, EDWARD L-FRANCES M TRUSTS		12582 DEERFIELD CT, COUNCIL BLUFFS, IA 51503	$4,000.00	$0.00	$0.00	$4,000.00	3.20
13	744403302001	COUNCIL BLUFFS SAVINGS BANK		126 W 6TH ST, CARROLL, IA 51401	$2,200.00	$0.00	$0.00	$2,200.00	2.00
14	744403302002	GREENTREE INVESTMENTS INC	DBA: XPO LOGISTICS 2300 BASS PRO DR	2617 S 95TH CIR, OMAHA, NE 68124	$882,500.00	$1,393,000.00	$0.00	$2,275,500.00	3.06
15	744403303001	KREJCI, FRANK R TRUST		1505 N 203RD ST, ELKHORN, NE 68022	$11,700.00	$0.00	$0.00	$11,700.00	7.14
16	744403351001	C B LODGING LLC		4534 WORNALL RD, KANSAS CITY, MO 64111	$12,500.00	$0.00	$0.00	$12,500.00	8.03
17	744403351002	LA POSADA GROUP LLC	DBA: MARRIOTT SPRING HILL SUITES 3216 PLAZA VIEW DR	755 E MULBERRY STE 600, SAN ANTONIO, TX 78212	$958,800.00	$8,636,900.00	$0.00	$9,595,700.00	3.67
18	744403351003	C B LODGING LLC		4534 WORNALL RD, KANSAS CITY, MO 64111	$2,200.00	$0.00	$0.00	$2,200.00	1.31
19	744403376001	COUNCIL BLUFFS, CITY OF	DBA: BASS PRO SHOP 2901 BASS PRO DR	209 PEARL ST, COUNCIL BLUFFS, IA 51503	$2,735,000.00	$13,115,100.00	$0.00	$15,850,100.00	17.88
20	744403327004	MAC VENTURES LLC		25 MAIN PL STE 550, COUNCIL BLUFFS, IA 51503	$463,600.00	$0.00	$0.00	$463,600.00	1.77
21	744403327006	MAC VENTURES LLC	DBA: PLAZA AT THE MARCC 20 ARENA WAY	25 MAIN PL STE 550, COUNCIL BLUFFS, IA 51503	$253,800.00	$821,300.00	$0.00	$1,075,100.00	1.01
22	744403327005	MAC VENTURES LLC	DBA: PLAZA AT THE MARCC 40 ARENA WAY	25 MAIN PL STE 550, COUNCIL BLUFFS, IA 51503	$253,800.00	$1,272,200.00	$0.00	$1,526,000.00	1.01
23	744403327010	COUNCIL BLUFFS, CITY OF		209 PEARL ST, COUNCIL BLUFFS, IA 51503	$0.00	$0.00	$0.00	$0.00	6.26
24	744403327009	IRH COUNCIL BLUFFS LLC	DBA: COURTYARD MARRIOTT 2501 BASS PRO DR	8815 CONROY-WINDERMERE RD STE 616, ORLANDO, FL 32835	$790,000.00	$9,000,000.00	$0.00	$9,790,000.00	2.32
25	744403327003	COUNCIL BLUFFS, CITY OF		209 PEARL ST, COUNCIL BLUFFS, IA 51503	$0.00	$0.00	$0.00	$0.00	0.38
26	744403327011	COUNCIL BLUFFS, CITY OF		209 PEARL ST, COUNCIL BLUFFS, IA 51503	$0.00	$0.00	$0.00	$0.00	4.32
27	744403326001	R P B FARMS LLC	3150 24TH AVE	10898 NORTH JOHN ALBERT AVENUE, FRESNO, CA 93730	$660,000.00	$130,000.00	$0.00	$790,000.00	1.64
28	744403326002	C M K DEVELOPMENT LLC		16820 FRANCES ST SUITE 205, OMAHA, NE 68130	$2,600.00	$0.00	$0.00	$2,600.00	1.64
29	744403326003	C M K DEVELOPMENT LLC		16820 FRANCES ST SUITE 205, OMAHA, NE 68130	$2,200.00	$0.00	$0.00	$2,200.00	1.50
30	744403326004	TARR FARMS INC	DBA: HOOTERS 2910 24TH AVE	135 RIVERSIDE ST, BELLEVUE, IA 52031	$625,000.00	$762,100.00	$0.00	$1,387,100.00	1.50
31	744403327001	COUNCIL BLUFFS SAVINGS BANK		126 W 6TH ST, CARROLL, IA 51401	$1,700.00	$0.00	$0.00	$1,700.00	1.64
32	744403400001	MIDAMERICAN ENERGY CO	2747 23RD AVE	PO BOX 657 CORPORATE TAX DMR5, DES MOINES, IA 50303-0657	$0.00	$0.00	$0.00	$0.00	1.33
33	744403327008	MAC VENTURES LLC	DBA: FIELDHOUSE IOWA WEST 5 ARENA WAY	4201 RIVERS EDGE PKWY SUITE 400, COUNCIL BLUFFS, IA 51501	$126,700.00	$1,942,100.00	$0.00	$2,068,800.00	2.76
34	744403327007	COUNCIL BLUFFS, CITY OF		209 PEARL ST, COUNCIL BLUFFS, IA 51503	$0.00	$0.00	$0.00	$0.00	2.92
35	744403327012	COUNCIL BLUFFS, CITY OF	DBA: MID-AMERICA CENTER 1 ARENA WAY	209 PEARL ST, COUNCIL BLUFFS, IA 51503	$0.00	$0.00	$0.00	$0.00	16.18
36	744403400014	HORSESHOE COUNCIL BLUFFS LLC	DBA: HILTON GARDEN INN 2702 MID AMERICA DR	535 MADISON AVE 20TH FLR, NEW YORK, NY 10022	$465,200.00	$11,522,700.00	$0.00	$11,987,900.00	0.89
37	744403400017	SAPP BROS TRAVEL CENTERS INC		PO BOX 45305, OMAHA, NE 68145-0305	$10,200.00	$15,200.00	$0.00	$25,400.00	36.56
38	744403400013	HORSESHOE COUNCIL BLUFFS LLC	DBA: HORSESHOE CASINO 2701 23RD AVE	535 MADISON AVE 20TH FLR, NEW YORK, NY 10022	$11,665,500.00	$53,349,600.00	$0.00	$65,015,100.00	62.66
39	744403400009	SIOUX CITY TRUCK SALES INC	DBA: PETERBILT 2546 MID AMERICA DR	P O BOX 386, SIOUX CITY, IA 51102	$1,821,700.00	$1,745,800.00	$0.00	$3,567,500.00	10.71

#	Parcel Number	Owner	Permanent Property Address	Owner Mailing Address	Land Valuation	Building Valuation	Dwelling Valuation	Parcel Total Valuation	Acreage
40	744403476001	SAPP BROS TRAVEL CENTERS INC		PO BOX 45305, OMAHA, NE 68145-0305	$387,500.00	$155,200.00	$0.00	$542,700.00	3.10
41	744402306003	COUNCIL BLUFFS, CITY OF		209 PEARL ST, COUNCIL BLUFFS, IA 51503	$0.00	$0.00	$0.00	$0.00	1.13
42	744403476002	SAPP BROS INC	DBA: SAPP BROTHERS 2608 S 24TH ST	PO BOX 45305, OMAHA, NE 68145-0305	$2,280,000.00	$6,179,000.00	$0.00	$8,459,000.00	14.24
43	744403476003	SAPP BROS INC		PO BOX 45305, OMAHA, NE 68145-0305	$400.00	$0.00	$0.00	$400.00	1.58
44	744403400002	BRENT ASSOCIATES CB LLC C/O CLATTERBUCK PROPERTIES	DBA COUNTRY INN AND SUITES 17 ARENA WAY	12408 S 36TH ST BELLEVUE, NE 68123	$808,800.00	$5,796,800.00	$0.00	$6,605,600.00	2.47
				Total:	$26,840,200.00	$119,730,000.00	$0.00	$146,570,200.00	260.10

RESOLUTION NO. 21-233

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE MID-AMERICA URBAN REVITALIZATION AREA GENERALLY LOCATED ON APPROXIMATELY 285 ACRES OF LAND LOCATED BETWEEN S 35TH STREET AND 23RD AVENUE TO THE NORTH AND MID-AMERICA DRIVE TO THE SOUTH, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

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

WHEREAS, multiple vacant parcels are available for economic development in this area; and

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

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

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

WHEREAS, a legal description of this area is attached as Exhibit A.

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

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

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by August 13, 2021.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on September 13, 2021.

ADOPTED
AND
APPROVED: August 9, 2021

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Housing & Economic Development

Resolution 21-234
ITEM 3.H.

Council Action: 8/9/2021

Description

Resolution directing the City Clerk to publish notice and setting a Public Hearing for August 23, 2021 at 7:00 p.m. on the plans, specifications and form of contract for the former Reliance Battery Factory demolition and restoration project located at 813 22nd Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	8/3/2021
Attachment A - Construction Plans	Other	8/3/2021
Resolution 21-234	Resolution	8/4/2021

Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 21-	City Council Meeting: August 9, 201 Public Hearing: August 23, 2021 Contract Awarded: September 22, 2021

Subject/Title

Resolution setting a public hearing to approve the plans, specifications and form of contract for the former Reliance Battery Factory Demolition and Restoration Project located at 813 22nd Avenue.

Background/Discussion

Background

In March of 2020, the former Reliance Battery Factory was inspected by the City Permits and Inspections Division for multiple violations resulting in the building posted as "unsafe or unfit." The City Inspector found structural deficiencies throughout the building, multiple roof leaks, alterations to exits without permits, electrical hazards, portions of the building converted to sleeping quarters, improper ventilation and new building uses that require the building to have a fire suppression system. Additionally, because of the longstanding use as a battery factory, it is believed the site is contaminated with lead and other possible hazardous materials. Based on these factors, the City acquired the property in September of 2020 with the intent to remediate and demolish the structures. Total cost of $117,800 for acquisition was paid through the City's Community Development Block Grant (CDBG).

CDBG funds from the City's 2020 allocations will be used to demolish the building. The 2020 Amended CDBG/HOME Investment Partnership Program (HOME) budget was recommended for approval by the Community Development Advisory Committee (CDAC) on June 2, 2021 with City Council approval on June 14, 2021. Total funds allocated to the former Reliance Battery Factory Demolition and Restoration Project is $400,000.

At this time, due to the unknown levels of soil contamination, there are no set plans for redevelopment for this property. As staff continues to work with their partners additional information will be provided.

Discussion

The City has completed environmental review process required by CDBG and is ready to bid the demolition. All hazardous materials in tanks and containers have been removed from the site. Asbestos will be removed and disposed of during demolition and in accordance with local, state and federal regulations to the strictest standard. Working with Schemmer Architecture & Engineering, the Community Development Department has determined a timeline for demolition portion of the project. The approximate timeline shall be as follows:

August 24, 2021	Bid opening via Ion Wave
September 27, 2021	City Council award demolition contract
October 1, 2021	Start demolition work
January 31, 2021	Demolition work completed

Staff Recommendation

Staff recommends setting the public hearing to approve the plans, specifications and form of contract for the former Reliance Battery Factory Demolition and Restoration Project located at 813 22nd Avenue.

Attachment

Attachment A: Construction Plans and specifications for the former Reliance Battery Factory Demolition and Restoration Project.

Submitted by: Dessie Redmond, Housing & Economic Development Planner, Community Development Department
Approved by: Courtney Harter, Housing & Economic Development Manager, Community Development Department

RELIANCE BATTERY SITE DEMOLITION

CITY OF COUNCIL BLUFFS, IOWA

PROJECT NUMBER C2080

LEGEND

- REMOVE PAVEMENT
- REMOVE SIDEWALK
- REMOVE BUILDING
- EXTERIOR DOOR LOCATION
- FENCE
- LIMITS OF CONSTRUCTION
- P.C.C. PAVEMENT
- P.C.C. SIDEWALK
- XX — PROPOSED CONTOUR
- XX — EXISTING CONTOUR
- PROPOSED STORM SEWER
- TC — TOP OF CURB ELEVATION
- G — GUTTER ELEVATION
- TP — TOP OF PAVEMENT ELEVATION
- PFG — FINISH GRADE ELEVATION
- TW — TOP OF WALL ELEVATION
- BW — BOTTOM OF WALL ELEVATION
- * — FIELD VERIFY EXISTING ELEVATION
- SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- FILL AREA
- DW — DOMESTIC WATER LINE
- FP — FIRE PROTECTION LINE
- W — W — WATER MAIN
- GAS — GAS LINE
- SS — SANITARY SEWER

NORTH

LOCATION MAP
COUNCIL BLUFFS, IOWA
NO SCALE

DRAWING INDEX:

0	COVER SHEET
C000	GENERAL NOTES
C001	SITE DEMOLITION PLAN
C101	SITE LAYOUT & GRADING PLAN
C102	STORM WATER POLLUTION PREVENTION PLAN NOTES & DETAILS
C103	STORM WATER POLLUTION PREVENTION PLAN SITE MAP

ALL CONSTRUCTION SHALL CONFORM TO THE IOWA STATEWIDE URBAN DESIGN STANDARDS SPECIFICATIONS MANUAL AND DESIGN MANUAL, AND THE CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS AND DRAWINGS, 2020 EDITION.

LICENSED PROFESSIONAL ENGINEER — MATTHEW J. HUBEL 20910 — IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MATTHEW J. HUBEL DATE 07/16/2021

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES OR SHEET COVERED BY THIS SEAL: ALL SHEETS NOTED IN INDEX

OF SHEETS

IOWA ONE CALL SM

Remember to Call Before You Dig! 1-800-292-8989

Request Utility Locate 48 Hours In Advance

ISSUE DATE: 07/16/2021
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

DESIGNED: MJH
DRAWN: DGD
CHECKED: RMD

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR USE ON THIS PROJECT IN ACCORDANCE WITH SCHEMMER'S AGREEMENT FOR PROFESSIONAL SERVICES. SCHEMMER ASSUMES NO RESPONSIBILITY FOR ANY MODIFICATIONS MADE TO THIS DRAWING OR FOR ANY USE OF THIS DRAWING ON ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

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Design with Purpose. Build with Confidence.

CITY OF COUNCIL BLUFFS
RELIANCE BATTERY SITE DEMOLITION
813 22ND AVENUE
COUNCIL BLUFFS, IA

COVER SHEET

PROJECT NO.: 08047.001

0

P:\08047001_CAD\Civil\08047001-1.dwg
7/15/2021 1:48:27 PM Davis, Daryl

GENERAL NOTES

1.UTILITY FACILITIES SHOWN ARE FROM LOCATES OR RECORDS PROVIDED BY OTHERS, AND SHALL BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST (EITHER IN SERVICE OR ABANDONED) AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL NOTIFY THE IOWA ONE-CALL SYSTEM AT 1-800-292-8989 TO IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITY FACILITIES WITHIN THE CONSTRUCTION AREA.

THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITY FACILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE IN ACCORDANCE WITH SECTION 480.4, CODE OF IOWA. DAMAGE TO UTILITIES DUE TO THE CONTRACTOR'S ACTIONS SHALL BE REPAIRED OR REPLACED WITHOUT COST TO THE OWNER OR ENGINEER.

WHERE EXISTING UTILITY FACILITIES ARE SHOWN IN THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITIES AND CONDUCTING WORK NEAR UTILITY FACILITIES REQUIRED BY SECTION 480.4, CODE OF IOWA.

THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANIES IN THEIR ADJUSTMENT OPERATIONS SO THAT THESE OPERATIONS MAY PROGRESS, THE DUPLICATION OF ADJUSTMENT WORK MAY BE REDUCED, AND THAT SERVICES RENDERED BY THOSE PARTIES WILL NOT BE INTERRUPTED.

THE CONTRACTOR SHALL REVIEW ALL UTILITIES SHOWN IN THE PLANS AND COORDINATE WITH ALL UTILITY COMPANIES NECESSARY TO SCHEDULE WORK FOR ALL KNOWN AND POTENTIAL CONFLICTS. THE CONTRACTOR SHALL BE AWARE THAT UTILITY SERVICES ARE NOT ROUTINELY LOCATED OR SHOWN ON THE PLANS, HOWEVER MAY BE A CONFLICT WITH THE WORK PERFORMED. DELAYS, INCONVENIENCE, OR DAMAGE CLAIMED BY THE CONTRACTOR DUE TO ANY INTERFERENCE OF UTILITIES SHOWN IN THE PLANS OR SERVICES SHALL NOT BE CONSIDERED A CIRCUMSTANCE FOR ADDITIONAL TIME OR COMPENSATION.

2.REMOVALS OF ABANDONED UTILITIES THAT ARE SHOWN ON THE PLANS AND ENCOUNTERED DURING TRENCH EXCAVATION SHALL BE INCIDENTAL TO THE UNDERGROUND UTILITY BEING INSTALLED AND WILL NOT BE PAID FOR SEPARATELY UNLESS INDICATED OTHERWISE ON THE PLANS.

3.PRIOR TO BEGINNING WORK ON THE FOLLOWING ITEMS, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW PLANS FOR BY-PASS PUMPING, TRENCH SHORING, JACKING AND BORING, DEWATERING, TRAFFIC CONTROL, EMERGENCY ACTION PLAN (EAP) FOR WORK IN THE LEVEE CRITICAL ZONE AND PROVIDE SHORING OR SUPPORT DETAILS FOR WATER MAINS AND OTHER MAJOR UTILITY LINES THAT MUST REMAIN IN SERVICE.

4.THE CONTRACTOR SHALL KEEP SANITARY SEWER AND STORM SEWER LINES AND STRUCTURES CLEAN AND FREE OF DEBRIS THAT IS A RESULT OF CONSTRUCTION OPERATIONS. ANY CLEANING AND REMOVAL OF DEBRIS THAT ENTERS AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.

5.THE CONTRACTOR SHALL MAKE ACCESS AVAILABLE TO ADJACENT PROPERTIES IN CASE OF EMERGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER (712-328-4634) AND NON-EMERGENCY 911 (712-328-5737), 24 HOURS PRIOR TO CLOSING AND/OR OPENING ANY ROADS TO TRAFFIC. THE CONTRACTOR SHALL ADEQUATELY BARRICADE CLOSED ROADS DURING CONSTRUCTION TO INSURE PUBLIC SAFETY AND PROTECT NEW PAVEMENT FROM DAMAGE. ALL TRAFFIC CONTROL SHALL BE IN COMPLIANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

6.REMOVAL AND REINSTALLATION OF MAILBOXES AS NECESSARY SHALL BE INCIDENTAL TO THE PROJECT UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL NOTIFY THE POST OFFICE OF THE STREET CLOSING AND ARRANGE FOR AN ALTERNATE DROP BOX LOCATION AS NECESSARY.

7.SANITARY SEWER LATERALS DISRUPTED BY THE CONTRACTOR SHALL BE RECONNECTED TO THE SEWER DURING THE SAME DAY THAT THEY ARE DISRUPTED.

8.WHEN MILLING OF ASPHALT PAVEMENT IS A BID ITEM IN THE PLANS ALL MILLED ASPHALT PAVEMENT SHALL BE DELIVERED TO THE CITY PUBLIC WORKS YARD AT 1130 2ND AVENUE. CONSTRUCTION PHASING MAY REQUIRE MULTIPLE MOBILIZATIONS FOR MILLING OPERATIONS. OUT OF PHASE MILLING WILL NOT BE ALLOWED UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. THE COST INVOLVED TO HAUL SALVAGED ITEMS TO THE CITY YARD SHALL BE INCIDENTAL TO REMOVAL FOR WHICH PAYMENT IS MADE.

9.REMOVAL OF EXISTING CITY SIGNS AS NECESSARY SHALL BE INCIDENTAL TO THE PROJECT UNLESS SPECIFIED OTHERWISE. ALL SIGNS SHALL BE REMOVED WITHOUT DAMAGE TO THE SIGNS. ANY DAMAGE TO SIGN(S) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO REPLACE IN KIND AND\OR COMPENSATE THE CITY FOR DAMAGED SIGN(S). SIGNS SHALL BE DELIVERED WHEN REMOVED TO THE CITY TRAFFIC DEPARTMENT AT 1001 10TH AVENUE. SIGNS SHALL NOT BE STORED ON PROJECT SITE.

10. ALL SOLID WASTE, AND EXCESS EXCAVATION FROM THE REMOVAL OR INSTALLATION OF PAVEMENT, STORM, AND SANITARY SEWER SYSTEMS, SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. ALL REMOVED ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE AND SHALL NOT BE INCORPORATED INTO THE WORK.

PRIOR TO THE COMMENCEMENT OF REMOVALS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER DOCUMENTATION OF THEIR CERTIFIED DISPOSAL SITE(S) FOR ALL ITEMS TO BE REMOVED FROM THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH LOAD TICKETS FOR ALL ITEMS REMOVED FROM THE PROJECT. PAYMENT WILL NOT BE MADE ON REMOVAL ITEMS WITHOUT APPROPRIATE TICKETS.

11. TO COMPLY WITH THE MIGRATORY BIRD TREATY ACT, TREES SHALL NOT BE REMOVED DURING THE PRIMARY NESTING SEASON DEFINED AS APRIL 1ST THROUGH SEPTEMBER 30TH. EXISTING TREES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. TRIMMING OF TREES WITH TRUNKS LOCATED OUTSIDE OF THE RIGHT OF WAY SHALL NOT BE COMPLETED WITHOUT AUTHORIZATION FROM THE OWNER. WHEN TRIMMING IS REQUIRED ON ANY TREE, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER AND USE SAWS TO REMOVE ROOTS AND BRANCHES FROM TREES THAT ARE TO REMAIN. NO REMOVAL OF ROOTS OR BRANCHES SHALL BE BY HEAVY EQUIPMENT THAT RESULTS IN TEARS. ALL REMOVALS SHALL LEAVE A SMOOTH CUT FACE.

12. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN PATHWAYS OPEN AND PASSABLE DURING CONSTRUCTION.

13.THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COLLECTION AND TRANSPORTATION OF GARBAGE, YARD WASTE, AND RECYCLABLES FROM IN FRONT OF INDIVIDUAL PROPERTIES TO THE ENDS OF THE PROJECT LIMITS FOR PICKUP. AND RETURNED TO THE INDIVIDUAL PROPERTIES THE SAME DAY GARBAGE IS COLLECTED. THE CONTRACTOR SHALLCOORDINATE THE PICKUP LOCATION(S) WITH THE GARBAGE COLLECTOR.

14.THE CONTRACTOR SHALL CONFINE ALL OPERATIONS, INCLUDING EQUIPMENT AND MATERIAL STORAGE, WITHIN THE CONSTRUCTION ROW AND/OR EASEMENTS OF THE PROJECT. IF THE CONTRACTOR IS GRANTED PERMISSION TO STORE MATERIALS OR EQUIPMENT ON ADJACENT PRIVATE PROPERTY THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN PROOF OF PERMISSION FROM THE LANDOWNER.

15.THE CONTRACTOR SHALL MAINTAIN THE PROJECT LIMITS. BY COMMENCING THE WORK IN A GIVEN AREA, THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR ONGOING REQUIRED MAINTENANCE SUCH AS MOWING AND WEED CONTROL WITHIN THE PROJECT LIMITS.

16.THE ENGINEER WILL SET THE REQUESTED CONSTRUCTION STAKES UPON 48 HOUR ADVANCED NOTIFICATION BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF STAKES AND MARKS. THE OWNER WILL FURNISH THE STAKING THROUGH THE ENGINEER ONE TIME ONLY. ALL OTHER CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR.

RESTAKING, INCLUDING ASSOCIATED TRIP CHARGES, SHALL BE PAID BY THE CONTRACTOR TO THE OWNER WHO WILL REIMBURSE ENGINEER. THE OWNER MAY DEDUCT AMOUNTS FOR RESTAKING FROM PAYMENTS DUE TO THE CONTRACTOR.

17.STREETS SHALL NOT BE OPENED TO TRAFFIC UNTIL ALL STREET PAVEMENT HAS REACHED REQUIRED STRENGTH, ALL JOINTS HAVE BEEN SEALED, AND ALL DRIVEWAYS AND SIDEWALKS HAVE BEEN CONSTRUCTED UNLESS INDICATED OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.

18.THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYMENTS ASSOCIATED WITH ALL RETESTING RESULTING FROM FAILURE OF INITIAL COMPACTION TESTS. RETESTING, INCLUDING ASSOCIATED TRIP CHARGES, SHALL BE PAID BY THE CONTRACTOR TO THE OWNER. THE OWNER SHALLDEDUCT AMOUNTS FOR RETESTING FROM PAYMENTS DUE TO THE CONTRACTOR.

19.THE CONTRACTOR SHALL CONTROL CONSTRUCTION DEBRIS, HAZARDOUS WASTE SPILLS, AND CONCRETE TRUCK WASHOUT AREA(S). THE CONTRACTOR SHALL CLEAN-UP AND DISPOSE OF ALL WASTE PROPERLY OFF-SITE AT AN APPROVED DISPOSAL FACILITY. NO CONSTRUCTION MATERIAL WASTES OR UNUSED MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED WITHIN THE PROJECT LIMITS.

20.THE CONTRACTOR SHALL TAKE STEPS TO CONTROL SOIL EROSION AND FUGITIVE DUST DURING CONSTRUCTION. IF NECESSARY, HAY BALES, CHECK DAMS, SEDIMENT TRAPS OR ADDITIONAL SILT FENCE (NOT INDICATED ON THE PLANS) SHALL BE USED TO RETAIN SILT AND PREVENT SILT FROM ENTERING THE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT OPERATIONS IN ACCORDANCE WITH THE POLLUTION PREVENTION PLAN AND ADMINISTER IT THROUGHOUT THE PROJECT DURATION.

21.THE CONTRACTOR SHALL CONSTRUCT THE NECESSARY EROSION CONTROL AND RUNOFF DETENTION STRUCTURES INCLUDED IN THE PLANS AND PER THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) PRIOR TO ANY GRADING ON THE PROJECT IN ORDER TO PREVENT SILT TRANSPORT AND SOIL TRACKING OUTSIDE OF THE PROJECT LIMITS. THE CONTRACTOR SHALL MAINTAIN AND WATER HAUL ROADS TO CONTROL FUGITIVE DUST.

22.ALL CONCRETE TRUCKS SHALL RETURN TO THE PLANT TO WASH OUT UNLESS THE CONTRACTOR PROVIDES A CONCRETE WASH OUT AREA AS DESCRIBED IN THE PLANS OR AS APPROVED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND CLEAN UP OF THE WASH OUT LOCATION.

23.THE OWNER MAY CHARGE THE CONTRACTOR ACTUAL DAMAGES FOR FAILURE OF THE CONTRACTOR TO COMPLY WITH ANY PART OF THE CONTRACT, INCLUDING INCIDENTAL PROJECT REQUIREMENTS, FOR WHICH THE OWNER INCURS COSTS TO REMEDY. THE OWNER MAY CHARGE UP TO THE ACTUAL COST INCURRED BY THE OWNER FOR SUCH DAMAGES. THE OWNER MAY DEDUCT AMOUNTS FOR DAMAGES FROM PAYMENTS DUE TO THE CONTRACTOR.

24.ALL SIDEWALKS, SHARED USE PATHS, PEDESTRIAN CURB RAMPS, AND DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE MINIMUM REQUIREMENTS OF DIVISION 7 SECTION 7030 OF THE SUDAS STANDARD SPECIFICATIONS. ALL WORK COMPLETED THAT DOES NOT MEET THESE REQUIREMENTS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY.

25.THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN FINAL GRADING HAS BEEN COMPLETED. THE ENGINEER SHALL PERFORM A FIELD REVIEW OF THE GRADING PRIOR TO ANY SEEDING OR HYDROMULCHING BY THE CONTRACTOR. FAILURE TO COMPLY WITH THE FINAL GRADING REVIEW MAY RESULT IN RE-GRADING, RE-SEEDING AND RE-HYDROMULCHING IN AREAS THAT DO NOT MEET SPECIFICATIONS. ANY ADDITIONAL WORK WILL BE AT THE EXPENSE OF THE CONTRACTOR.

26.THE CONTRACTOR SHALL NOT INSTALL MANHOLE INFILTRATION BARRIERS UNTIL AFTER THE ENGINEER AND CITY REPRESENTATIVE(S) HAVE INSPECTED THE MANHOLE(S). ONCE THE INSPECTION OF MANHOLE(S) HAS BEEN COMPLETED AND IS ACCEPTABLE, THE INFILTRATION BARRIER MAY BE INSTALLED. THE INFILTRATION BARRIERWILL THEN BE INSPECTED BY THE ENGINEER AND CITY REPRESENTATIVE(S) FOR APPROVAL. BACKFILL AROUND THE MANHOLE SHALL NOT BE COMPLETED UNTIL AFTER THE INSPECTION OF THE INFILTRATION BARRIER HAS OCCURRED WHEN USING AN EXTERNAL BARRIER.

27.CONCRETE ADMIXTURES SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER AND SUBMITTED AS PART OF THE SHOP DRAWING SUBMITTAL FOR THE SPECIFIED MIX DESIGN AS SHOWN IN THE CONTRACT DOCUMENTS.

28.CONCRETE FOR SIDEWALKS AND CURB AND GUTTER SHALL BE CV-QMC-C15 MIX PER CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS.

29.WHEN CONSTRUCTION OPERATIONS WILL IMPACT PUBLIC STREETS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PER MUTCD REQUIREMENTS THROUGHOUT DURATION OF IMPACT. TRAFFIC CONTROLS MUST BE IN PLACE PRIOR TO START OF THIS WORK AND REMAIN IN PLACE UNTIL THIS WORK IS FULLY COMPLETED.

30. PRIOR TO CLOSURE OF ANY PUBLIC STREET OR RIGHT-OF-WAY, CONTRACTOR SHALL PROVIDE NOTIFICATION TO ALL AFFECTED PROPERTY OWNERS AND CITY REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE. NO CLOSURE SHALL ENDURE MORE THAN 5 SUCCESSIVE BUSINESS DAYS WITHOUT ADVANCE WRITTEN APPROVAL FROM THE CITY AND NOTIFICATION OF ALL PROPERTY OWNERS.

31. NO SOIL SHALL BE REMOVED FROM THE SITE. THIS INCLUDES ANY SUBSIDIARY SOIL ATTACHED TO ITEMS TO BE REMOVED.

32. REMOVAL OF ASBESTOS-CONTAINING MATERIALS (ACM) IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A SEPARATE BID PRICE FOR THIS PORTION OF THE SCOPE OF WORK. THE TABLE BELOW IS AN APPROXIMATION OF THE ACM THAT WILL BE ENCOUNTERED BASED ON AN INSPECTION CONDUCTED BY THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL MATERIALS AND QUANTITIES.

ASBESTOS CONTAINING MATERIALS LIST

SAMPLE #	MATERIAL SUBSTANCE	COLOR	FLOOR	LOCATION	ASBESTOS CONTENT	EST. QUANTITY
20EL0618-10	TAR	BLACK	ROOF	FLASHINGS/PROTRUSIONS/ PARAPET WALL	2% CHRYSOTILE	250 SF
20EL0618-13	CAULK	GRAY	EXT.	WALL PROTRUSIONS	2% CHRYSOTILE	10 F

DESIGNED: MJH
DRAWN: DGD
CHECKED: RMD

ISSUE DATE: 07/16/2021
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CITY OF COUNCIL BLUFFS
RELIANCE BATTERY SITE DEMOLITION
813 22ND AVENUE
COUNCIL BLUFFS, IA

GENERAL NOTES

PROJECT NO.: 08047.001

C000

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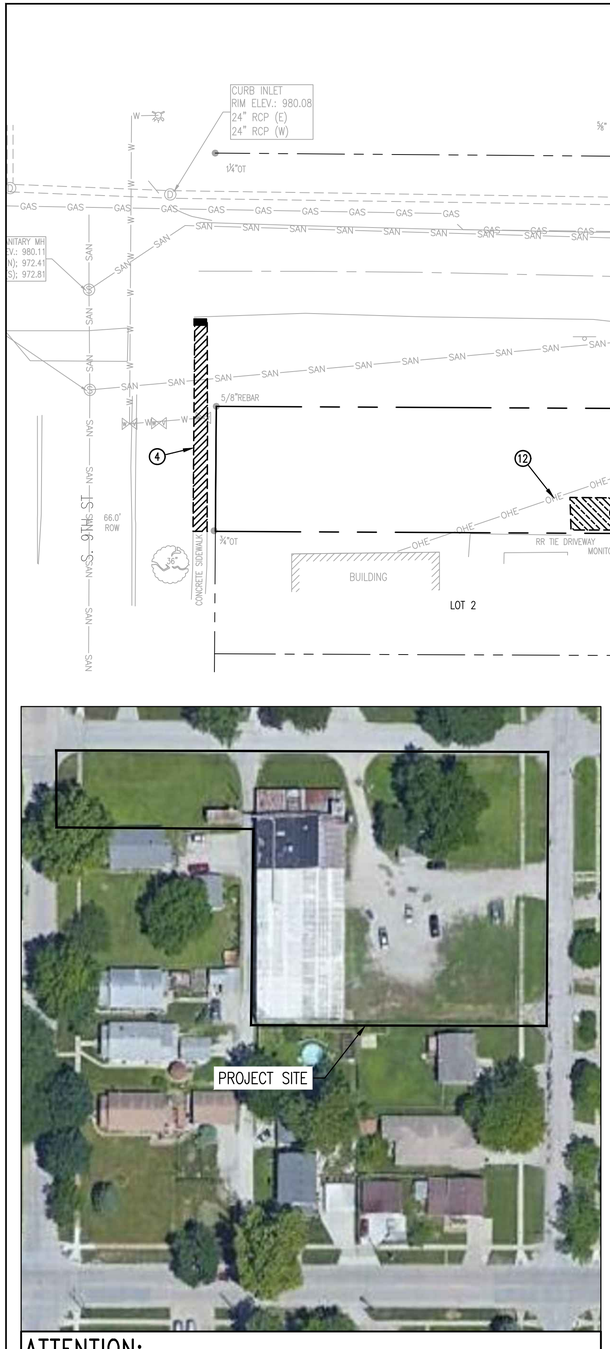
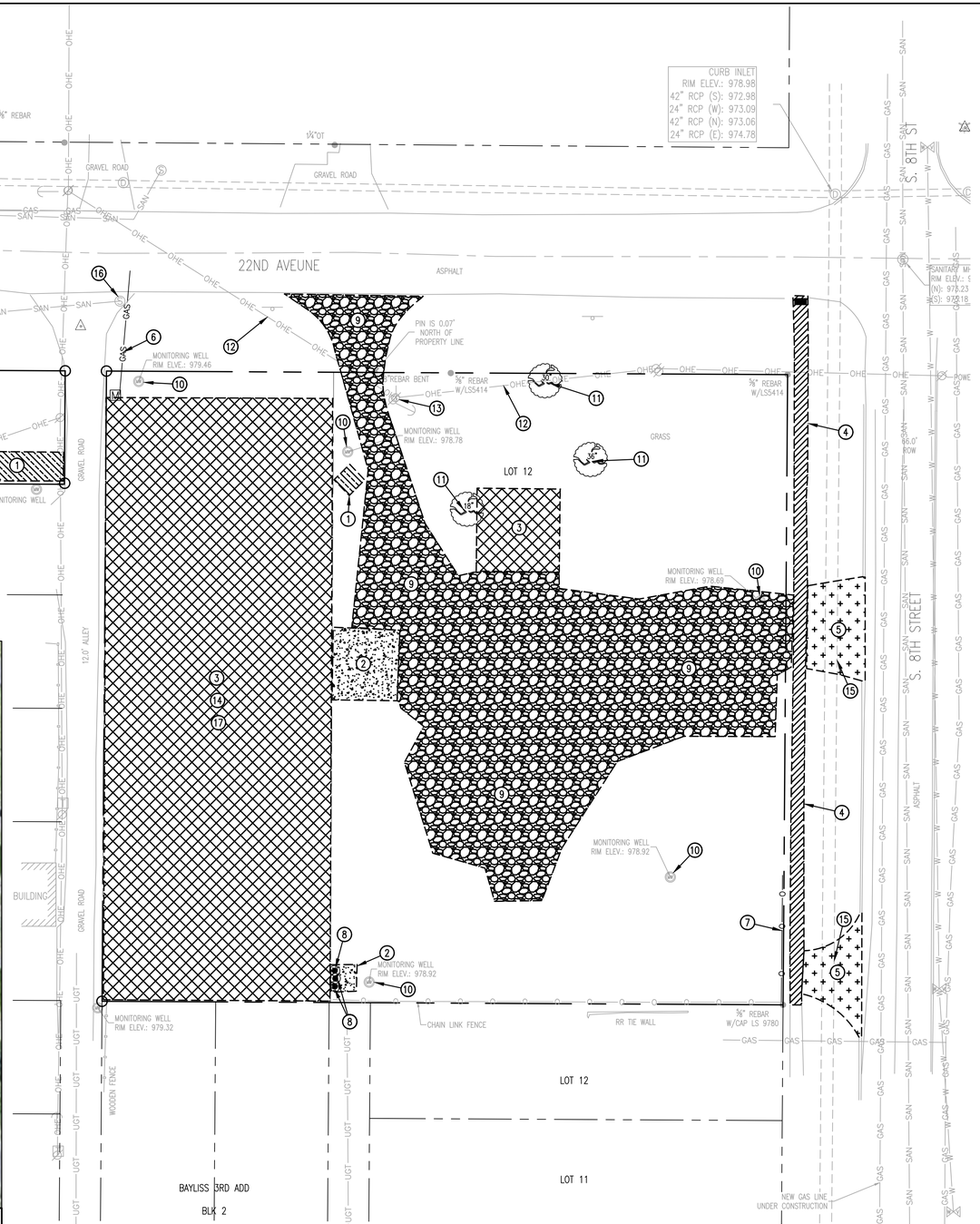


ATTENTION:

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS NOT INDICATED FOR DEMOLITION AND OF ALL NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY FACILITIES NECESSARY TO PROVIDE ADEQUATE PROTECTION OF THESE AREAS AND TO THE GENERAL PUBLIC. ALL COSTS ASSOCIATED WITH THESE TEMPORARY FACILITIES SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT.



LEGEND

- REMOVE HOPPER & OR FOUNDATION OR PIERS
- REMOVE SIDEWALK
- REMOVE BUILDING
- REMOVE CONCRETE
- REMOVE CONCRETE DRIVEWAY WITH CURB AND GUTTER
- REMOVE AGGREGATE SURFACING

NORTH

20 0 20

1 inch = 20 ft.

REFERENCED DEMOLITION NOTES(ⓧ):

1. REMOVE EXISTING HOPPER, INCLUDING ALL FOOTINGS & FOUNDATIONS.
2. REMOVE EXISTING CONCRETE PAVING, INCLUDING SUBBASE MATERIAL IF PRESENT.
3. REMOVE EXISTING BUILDING AS SPECIFIED, INCLUDING ALL FOOTINGS, FOUNDATIONS AND FLOOR SLABS.
4. REMOVE EXISTING SIDEWALK.
5. REMOVE EXISTING CONCRETE DRIVEWAY WITH CURB & GUTTER.
6. CONTRACTOR TO COORDINATE WITH BLACK HILLS ENERGY (BHE) FOR DISCONNECTION OF GAS SERVICE TO BUILDING. CONTRACTOR SHALL CALL 402-669-0671 TO INITIATE COORDINATION. BHE WILL DIG TO MAIN, DISCONNECT SERVICE LINE AND CAP AT MAIN. BHE WILL ALSO REMOVE GAS METER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE THE REMAINING UNDERGROUND SERVICE LINE FROM THE CAP TO THE BUILDING ONCE BHE'S OPERATIONS ARE COMPLETE.
7. REMOVE EXISTING FENCE AND FENCE POST FOOTINGS.
8. REMOVE EXISTING BOLLARDS AND FOOTINGS.
9. REMOVE EXISTING AGGREGATE SURFACING.
10. PROTECT EXISTING MONITORING WELL.
11. REMOVE EXISTING TREE AND ROOT BALL.
12. PROTECT EXISTING OVERHEAD ELECTRICAL AND POLES TO REMAIN.
13. CONTRACTOR SHALL COORDINATE DISCONNECTION OF OVERHEAD ELECTRICAL SERVICE TO BUILDING PRIOR TO DEMOLITION COMMENCEMENT.
14. CONTRACTOR SHALL LOCATE WATER SERVICE TO BUILDING AND REMOVE EXISTING SERVICE LINE AND CONSTRUCT CAP AT THE MAIN. PERFORM REMOVALS AND CAPPING PER THE REQUIREMENTS OF THE UTILITY.
15. PROTECT EXISTING STORM SEWERS DURING CONSTRUCTION.
16. PROTECT EXISTING SANITARY SEWER LINE AND MANHOLE DURING CONSTRUCTION.
17. CONTRACTOR SHALL LOCATE SANITARY SEWER LATERAL SERVICING THE BUILDING AND REMOVE SAID LATERAL AND CONSTRUCT CAP AT THE MAIN.

ATTENTION:

1. THE EXISTING BUILDING CONTAINS ASBESTOS CONTAINING MATERIALS THAT MUST BE REMOVED PRIOR TO BUILDING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF THESE MATERIALS PROPERLY. SEE SPECIFICATIONS FOR INFORMATION.
2. THIS SITE CONTAINS CONTAMINATED SOILS. ALL SOILS ON SITE SHALL BE CONSIDERED CONTAMINATED. NO SOIL SHALL BE REMOVED FROM THE SITE.

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL - BEFORE - YOU - DIG

DESIGNED: MJH
DRAWN: DGD
CHECKED: RMD

ISSUE DATE: 07/16/2021
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CITY OF COUNCIL BLUFFS
RELIANCE BATTERY SITE DEMOLITION
813 22ND AVENUE
COUNCIL BLUFFS, IA

SITE DEMOLITION PLAN

PROJECT NO.: 08047.001

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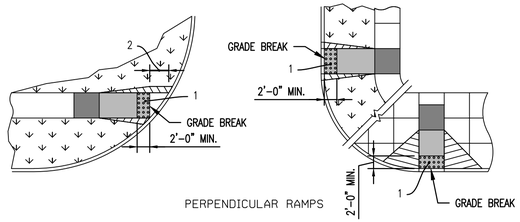
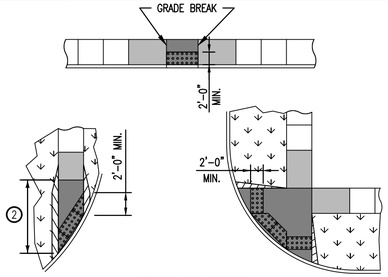


PERPENDICULAR RAMPS



PARALLEL RAMPS

PROVIDE A MINIMUM 2 FOOT WIDTH OF DETECTABLE WARNING SURFACES IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR TURNING SPACE, EXCLUSIVE OF CURBS OR FLARES.

(1) WHEN DETECTABLE WARNING IS LOCATED ON CURB RAMP SURFACE, ORIENT DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL.

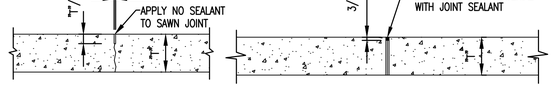
(2) WHEN THE DISTANCE BETWEEN THE GRADE BREAK AND THE BACK OF CURB IS LESS THAN 5 FEET, PLACE DETECTABLE WARNING SURFACE AT THE BOTTOM OF THE CURB RAMP.

WHERE ONE CORNER OF THE CURB RAMP IS MORE THAN 5 FEET FROM THE BACK OF CURB, CONSTRUCT CURB RAMP AS A PARALLEL CURB RAMP. MOVE GRADE BREAK BACK AS REQUIRED TO PLACE DETECTABLE WARNING ON TURNING SPACE AT THE BACK OF CURB.

KEY

- CURB RAMP
- TURNING SPACE
- DETECTABLE WARNING

7030.210
DETECTABLE WARNING PLACEMENT



CONTRACTION JOINT

EXPANSION JOINT, SIDEWALK

SIDEWALK NOTES:

1. EXPANSION JOINTS SHALL BE PLACED IN ALL SIDEWALKS AT INTERVALS OF NOT MORE THAN 40' LONGITUDINALLY, WHERE SIDEWALKS ABUT CURBS, BUILDINGS, DRIVEWAYS, VALVES, ETC. AND AS SHOWN. IF THE SIDEWALK TO BE CONSTRUCTED IS LESS THAN 40' IN LENGTH ONE SUCH EXPANSION JOINT SHALL BE PLACED.
2. ALL SIDEWALKS 5 FEET OR MORE IN WIDTH SHALL BE SCORED IN PANELS NO GREATER THAN 5 FEET IN LENGTH.
3. USE URETHANE SEALANT, AS SPECIFIED, ON ALL EXPANSION JOINTS.
4. MAXIMUM CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2%.
5. SIDEWALK: "T" = 4"

(1) P.C.C. SIDEWALK

Not to Scale

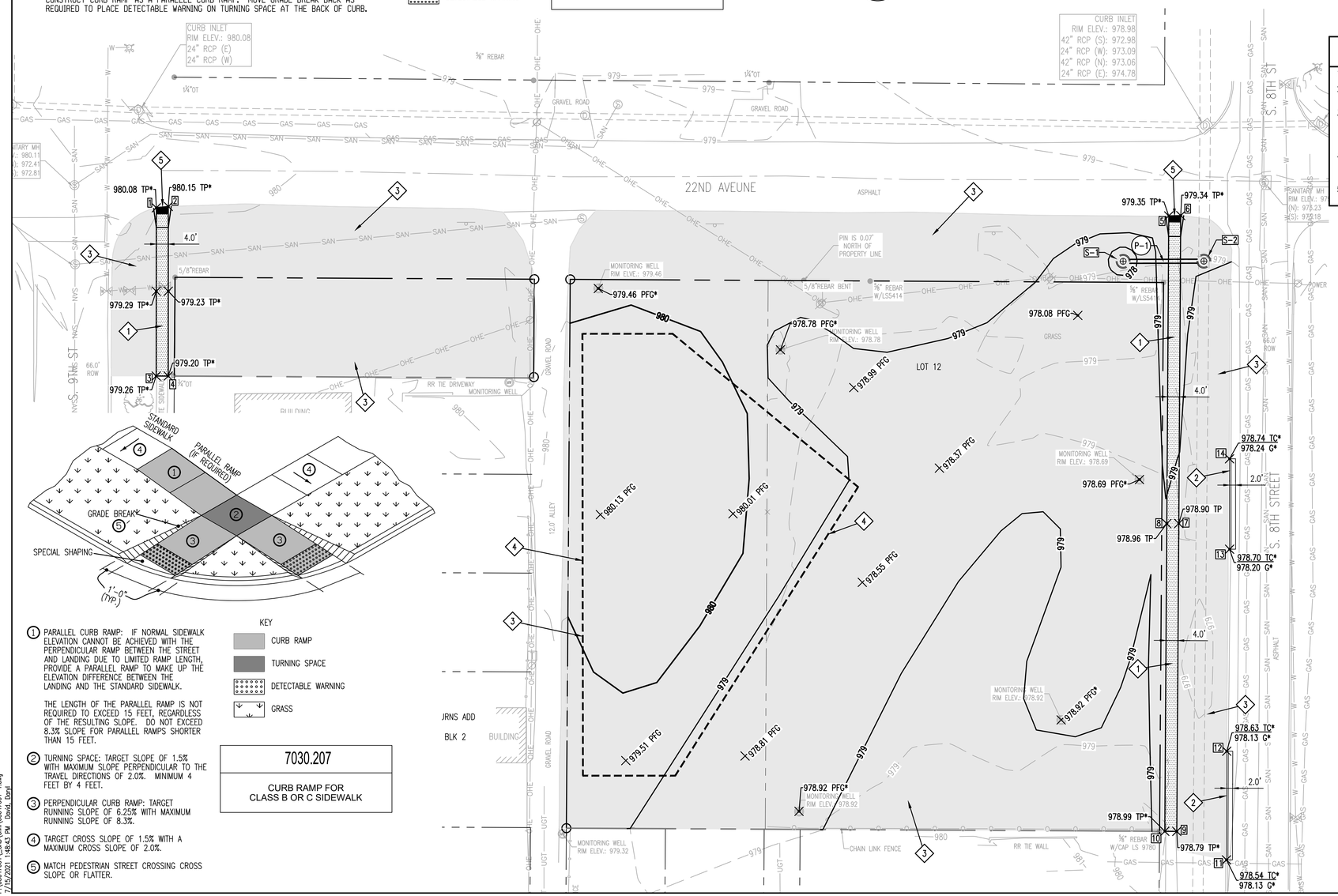
LEGEND

- XX — PROPOSED CONTOUR
- XX — EXISTING CONTOUR
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED 4" P.C.C. SIDEWALK
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- PFG FINISH GRADE ELEVATION
- * FIELD VERIFY EXISTING ELEVATION
- RESPREAD TOPSOIL AND CONSTRUCT PERMANENT SEEDING WITH MULCH AS SPECIFIED

NORTH

20 0 20

1 inch = 20 ft.



(1) PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.

THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.

(2) TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.

(3) PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.

(4) TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.

(5) MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE OR FLATTER.

KEY

- CURB RAMP
- TURNING SPACE
- DETECTABLE WARNING
- GRASS

7030.207
CURB RAMP FOR CLASS B OR C SIDEWALK

REFERENCED CONSTRUCTION NOTES(X):

1. CONSTRUCT 4" P.C.C. SIDEWALK, SEE DETAIL 1 THIS SHEET.
2. CONSTRUCT 6" CONCRETE CURB & GUTTER PER IOWA SUDAS FIGURE 7010.102 WITH BT JOINT WHERE ABUTS EXISTING PAVEMENT.
3. RESPREAD TOPSOIL EVENLY OVER ALL DISTURBED AREAS AND CONSTRUCT AND MAINTAIN PERMANENT SEEDING WITH MULCH. PERMANENT SEEDING SHALL BE TYPE 1 SEED MIXTURE PER THE SUDAS STANDARD SPECIFICATIONS. ALL SEEDING OPERATIONS, INCLUDING PREPARATION OF SOIL, FERTILIZING, APPLICATION AND MAINTENANCE SHALL BE PER THE SAME SPECIFICATIONS.
4. IF EXCESS SOILS RESULT FROM THE CONSTRUCTION AND GRADING, THESE SOILS CAN BE SPOILED IN THE AREA INDICATED. SOILS MUST BE FREE OF ALL DEBRIS AND DELETERIOUS MATERIAL AND SPREAD EVENLY OVER THE AREA SHOWN PRIOR TO PLACEMENT OF TOPSOIL.
5. CONSTRUCT CURB RAMP WITH TRUNCATED WARNING SURFACE PER IOWA SUDAS DETAILS 7030.207 AND 7060.210 AND APPLICABLE IOWA SUDAS SPECIFICATIONS. SEE DETAILS THIS SHEET.

LAYOUT COORDINATES

POINT #	NORTHING	EASTING
1	6960891.57	16465848.89
2	6960892.02	16465852.89
3	6960835.37	16465848.85
4	6960835.37	16465852.85
5	6960888.86	16466187.05
6	6960888.98	16466191.05
7	6960786.12	16466190.39
8	6960786.08	16466186.39
9	6960683.26	16466189.73
10	6960683.29	16466185.73
11*	6960673.76	16466206.32
12*	6960710.04	16466206.42
13*	6960777.53	16466207.36
14*	6960807.73	16466207.36

* FIELD VERIFY TO MATCH ENDS OF CURB AND GUTTER REMAINING AFTER REMOVALS ARE COMPLETED.

STORM SEWER STRUCTURE TABLE(S-X):

STRUCTURE NAME	TYPE	DETAILS	LOCATION
S-1	PRECAST CIRCULAR AREA INTAKE, CASE 1 WITH SW-604 TYPE 3 CASTINGS PER IOWA SUDAS FIGURE 6010.512	RIM: 977.90 (FG) I.E. 12": 973.40 (E)	N: 6960873.69 E: 16466171.81
S-2	TEE SECTION STORM SEWER MANHOLE OVER EXISTING 42" STORM SEWER PER IOWA SUDAS FIGURE 6010.405	RIM: 979.13 (FG) I.E. 12": 972.86 (W) I.E. 42": 972.50*	N: 6960873.74 E: 16466198.77

STORM SEWER PIPE TABLE(P-X):

NAME	SIZE	LENGTH	SLOPE
P-1	12"	26.96'	2.00%

ISSUE DATE: 07/16/2021

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RELIANCE BATTERY SITE DEMOLITION
813 22ND AVENUE
COUNCIL BLUFFS, IA

SITE LAYOUT & GRADING PLAN

PROJECT NO.: 08047.001

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EROSION CONTROL PROCEDURES:

1. THE CONTRACTOR SHALL COMPLY WITH EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.
2. ALL SEDIMENT TRAPS (IF USED) SHALL BE CLEANED OUT AND RESTORED TO ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. SILT FENCES SHALL BE CLEANED OUT WHEN THE FENCE BEGINS TO "BULGE". SILT FENCE WILL REQUIRE COMPLETE REPLACEMENT WHEN TEARS OR RIPS FORM IN THE FENCE OR WHEN THE FENCE HAS BEEN COMPLETELY UNDERMINED.
3. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.
4. ALL GRADED OR CLEARED AREAS THAT ARE SUBJECT TO EROSION FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN IN THE DRAWINGS. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL DEVICES UNTIL THE SITE IS FULLY STABILIZED.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.

GENERAL NOTES:

A. MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES

IN ADDITION TO THE INSPECTION AND MAINTENANCE REPORTS, KEEP RECORDS OF THE CONSTRUCTION ACTIVITY ON THE SITE, INCLUDING:
1. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR IN A PARTICULAR AREA.
2. THE DATES WHEN CONSTRUCTION ACTIVITIES CEASE IN AN AREA, TEMPORARILY OR PERMANENTLY.
3. THE DATES WHEN AN AREA IS STABILIZED, TEMPORARILY OR PERMANENTLY.

B. UPDATE/CHANGE THE PLAN TO KEEP THE PLAN CURRENT

COMPLY WITH THE NPDES STORM WATER GENERAL PERMIT, THE PLAN MUST ACCURATELY REFLECT SITE FEATURES AND OPERATIONS. WHEN IT DOES NOT, THE PLAN MUST BE CHANGED. CHANGE PLAN AS NECESSARY TO REFLECT SITE FEATURES AND OPERATIONS TO MINIMIZE POLLUTANT DISCHARGE FROM THE SITE. KEEP A RECORD OF ALL CHANGES.
1. IDENTIFY ANY CHANGE IN OWNERSHIP OR TRANSFERENCE OF THE PERMIT AND PERMIT RESPONSIBILITIES.
2. MODIFY PLAN WITHIN 7 DAYS TO COMPLY WITH THE MINIMUM STANDARDS ESTABLISHED IN THE GENERAL PERMIT WHEN NOTIFIED BY IDNR.

C. REPORT ANY HAZARDOUS CONDITIONS AND UPDATE THE PLAN

NOT MORE THAN SIX HOURS AFTER THE ONSET OF A HAZARDOUS CONDITION THE IDNR AND LOCAL SHERIFF'S OFFICE OR THE OFFICE OF THE SHERIFF OF THE AFFECTED COUNTY SHALL BE NOTIFIED. THE STORM WATER POLLUTION PREVENTION PLAN MUST BE MODIFIED WITHIN 14 CALENDAR DAYS OF A HAZARDOUS CONDITION.
1. DESCRIBE THE RELEASE AND THE CIRCUMSTANCES LEADING TO THE RELEASE.
2. IDENTIFY AND IMPLEMENT STEPS TO PREVENT THE REOCCURRENCE OF SUCH RELEASES.

D. PROVIDE FOR PLAN LOCATION AND ACCESS

THE GENERAL PERMIT HAS SPECIFIC REQUIREMENTS REGARDING PLAN LOCATION AND ACCESS.
PLAN LOCATION – A COPY OF THE POLLUTION PREVENTION PLAN MUST BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
RETENTION OF RECORDS – RETENTION OF RECORDS FOR 3 YEARS AFTER THE COMPLETION OF FINAL SITE STABILIZATION.
ACCESS – ALTHOUGH PLANS AND ASSOCIATED RECORDS ARE NOT NECESSARILY REQUIRED TO BE SUBMITTED TO THE IDNR, THESE DOCUMENTS MUST BE MADE AVAILABLE UPON REQUIRED TO THE DEPARTMENT OF NATURAL RESOURCES.

CONSTRUCTION ACTIVITIES & SCHEDULING

ACTIVITY	SCHEDULE
INSTALL ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SILT BASINS, RISER PIPES, OUTLET PIPES, SILT TRAPS, SILT FENCE, DIVERSIONS, TERRACES, AND ETCETERA.	PRIOR TO ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH STRIPPING OF EXISTING VEGETATION AND GRADING IN ACCORDANCE WITH THE GRADING PLAN, WHILE DISTURBING NO MORE THAN NECESSARY.	AFTER INSTALLING ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE START OF ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH INFRASTRUCTURE INSTALLATION.	INFRASTRUCTURE INSTALLATION MUST OCCUR PRIOR TO ANY LOT DEVELOPMENT.
IMPLEMENT THE INSTALLATION OF TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING.	STABILIZATION MEASURES MUST BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
IMPLEMENT THE INSTALLATION OF ALL BMP'S NEEDED AND ASSOCIATED WITH THE BUILDING PHASE.	BUILDING PHASE BMP'S MUST BE INSTALLED CONCURRENTLY WITH LOT DEVELOPMENT.
PROCEED WITH REMOVAL OF BMP'S.	BMP'S MAY NOT BE REMOVED UNTIL EACH IMPACTED DRAINAGE BASIN HAS BEEN FULLY DEVELOPED. FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENT, BUILDINGS, AND UTILITIES, LANDSCAPING, AND FULLY ESTABLISHED PERMANENT SEEDING. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE REMOVAL OF ANY BMP'S.

MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURES REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. CONSTRUCTION ENTRANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. STRAW BALE BARRIER – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES; (2.3) NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY; (2.4) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
3. SILT FENCE – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (3.1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (3.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES RESULTING FROM END RUNS AND UNDERCUTTING; (3.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (3.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DISPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (3.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
4. STORM DRAIN INLET PROTECTION – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (4.1) STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY AND (4.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABLIZED.
5. TEMPORARY DIVERSION DIKE – THE MEASURE SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE DIKE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY. ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
6. TEMPORARY FILL DIVERSION – SINCE THE PRACTICE IS TEMPORARY AND UNDER MOST SITUATIONS WILL BE COVERED THE NEXT WORKING DAY. THE MAINTENANCE REQUIRED SHOULD BE LOW. IF THE PRACTICE IS TO REMAIN IN USE FOR MORE THAN ONE DAY, AN INSPECTION SHALL BE MADE AT THE END OF EACH WORK DAY AND REPAIRS MADE TO THE MEASURE IF NEEDED. THE OPERATOR/CONTRACTOR SHOULD AVOID THE PLACEMENT OF ANY MATERIAL OVER THE STRUCTURE WHILE IT IS IN USE. CONSTRUCTION TRAFFIC SHOULD NOT BE PERMITTED TO CROSS THE DIVERSION.
7. TEMPORARY SEDIMENT TRAP – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (7.1) SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF OF THE DESIGN VOLUME OF WET STORAGE, SEDIMENT REMOVAL FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS; (7.2) FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED, STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED; AND (7.3) THE STRUCTURE SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.
8. TEMPORARY SEDIMENT BASIN – THE BASIN EMBANKMENT SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECK REGULARLY TO ENSURE THAT ITS LINING IS WELL ESTABLISHED AND EROSION-RESISTANT. THE BASIN SHOULD BE CHECKED AFTER EACH RAINFALL PRODUCING RUNOFF FOR SEDIMENT CLEANOUT AND TRASH REMOVAL. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
9. TEMPORARY SEEDING – AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED. CONTROL WEEDS BY MOWING.
10. PERMANENT SEEDING – THE MAINTENANCE MEASURES AS FOLLOWS: (10.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (10.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES, WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (10.3) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [10.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [10.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [10.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
11. MULCHING – ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.
12. SOIL STABILIZATION BLANKETS & MATTING – ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATIONS OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME ANNUAL INSPECTIONS SHOULD BE ADEQUATE.
13. STREET CLEANING / SWEEPING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (13.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (13.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIME OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (13.3) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (13.4) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS A PART OF THE CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

THIS CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE; THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM AND THE DATE THE CERTIFICATION IS MADE. SUBCONTRACTORS SHALL ALSO CERTIFY. SIGNATURES SHALL BE AFFIXED TO THIS PLAN.

SIGNATURE:	SIGNATURE:
NAME:	NAME:
TITLE:	TITLE:
COMPANY:	COMPANY:
ADDRESS:	ADDRESS:
PHONE NUMBER:	PHONE NUMBER:
SIGNATURE:	SIGNATURE:
NAME:	NAME:
TITLE:	TITLE:
COMPANY:	COMPANY:
ADDRESS:	ADDRESS:
PHONE NUMBER:	PHONE NUMBER:

NPDES INFORMATION (GENERAL PERMIT NO. 2):

1. THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF POTAWATTAMIE COUNTY DESCRIBES THE SOILS ON THE SITE AS SANDY CLAY LOAM.
2. THE RECEIVING WATER FROM THE SITE IS MOSQUITO CREEK.
3. THE PURPOSE OF THE PROJECT IS TO REMOVE ALL EXISTING IMPROVEMENTS ON THE SITE AND RESTORE IT TO A GRASSED LOT.
4. THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT REACHED "FINAL STABILIZATION" AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER. AN INSPECTION AND MAINTENANCE CHECKLIST SHALL BE PROVIDED BY THE CONTRACTOR WHICH DOCUMENTS ALL INSPECTIONS AND ANY MAINTENANCE NEEDED AND COMPLETED.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NPDES PERMIT.

CONTROLS IMPLEMENTATION:

A. IMPLEMENT CONTROLS

CONSTRUCT OR PERFORM THE CONTROLS OVER EROSION, SEDIMENTATION AND OTHER WASTE, AS INDICATED IN THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTROLS MUST BE CONSTRUCTED IN THE ORDER INDICATED IN THE CONSTRUCTION ACTIVITIES & SCHEDULING.

STABILIZATION CONTROLS (MEASURES) MUST BE APPLIED WITHIN THE TIME FRAME SPECIFIED IN THE GENERAL PERMIT.

B. INSPECT AND MAINTAIN CONTROLS

INSPECTIONS – THE GENERAL PERMIT REQUIRES INSPECTION EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCH OR GREATER OF RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS FOR MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT WERE IDENTIFIED AS PART OF THE PLAN, AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

PREPARE AN INSPECTION REPORT OF THE POLLUTION CONTROL MEASURES. THE REPORT SHALL:
A) SUMMARIZE THE SCOPE OF THE INSPECTION
B) PROVIDE THE NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION
C) DATE(S) OF THE INSPECTION
D) IDENTIFY ANY DAMAGES OR DEFICIENCIES IN THE CONTROL MEASURES (INCLUDE PICTURES)
E) IDENTIFY WHAT ACTIONS WILL BE TAKEN TO MODIFY POLLUTION CONTROL PRACTICES.

THESE REPORTS DOCUMENT THE INSPECTION OF THE POLLUTION PREVENTION MEASURES. INSPECTION REPORTS MUST CONTAIN THE FOLLOWING CERTIFICATION STATEMENT AND BE SIGNED IN ACCORDANCE WITH THE SIGNATORY REQUIREMENTS FOUND IN THE GENERAL PERMIT (I.E., PRINCIPAL EXECUTIVE OFFICER, VICE-PRESIDENT, GENERAL PARTNER, PROPRIETOR, ELECTED OFFICIAL).

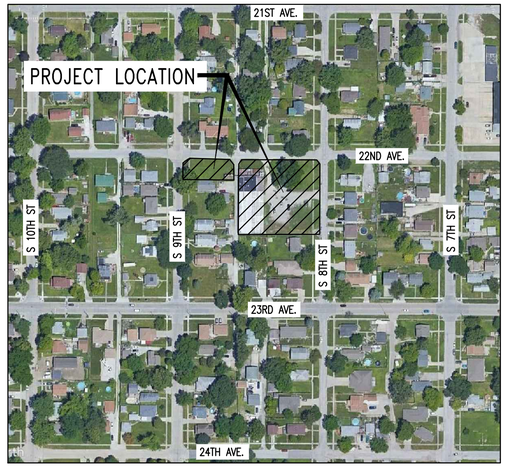
INSPECTION REPORT CERTIFICATION STATEMENT:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

MAINTENANCE/REPAIRS – USE THE INSPECTION REPORTS TO RECORD SCHEDULED MAINTENANCE. ANY CHANGES THAT MAY BE REQUIRED TO CORRECT DEFICIENCIES IN THE STORM WATER POLLUTION PREVENTION PLAN NOTED DURING AN INSPECTION SHOULD BE MADE AS SOON AS PRACTICAL AFTER AN INSPECTION BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION.

SWPPP INDEX OF SHEETS:

C101	SITE LAYOUT & GRADING PLAN
C102	STORM WATER POLLUTION PREVENTION PLAN NOTES & DETAILS
C103	STORM WATER POLLUTION PREVENTION PLAN SITE MAP



1 LOCATION MAP
NO SCALE

NORTH

ISSUE DATE: 07/16/2021
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

DESIGNED: MJH
DRAWN: DGD
CHECKED: RMD

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CITY OF COUNCIL BLUFFS
RELIANCE BATTERY SITE DEMOLITION
813 22ND AVENUE
COUNCIL BLUFFS, IA

STORM WATER POLLUTION PREVENTION PLAN NOTES & DETAILS

PROJECT NO.: 08047.001

C102

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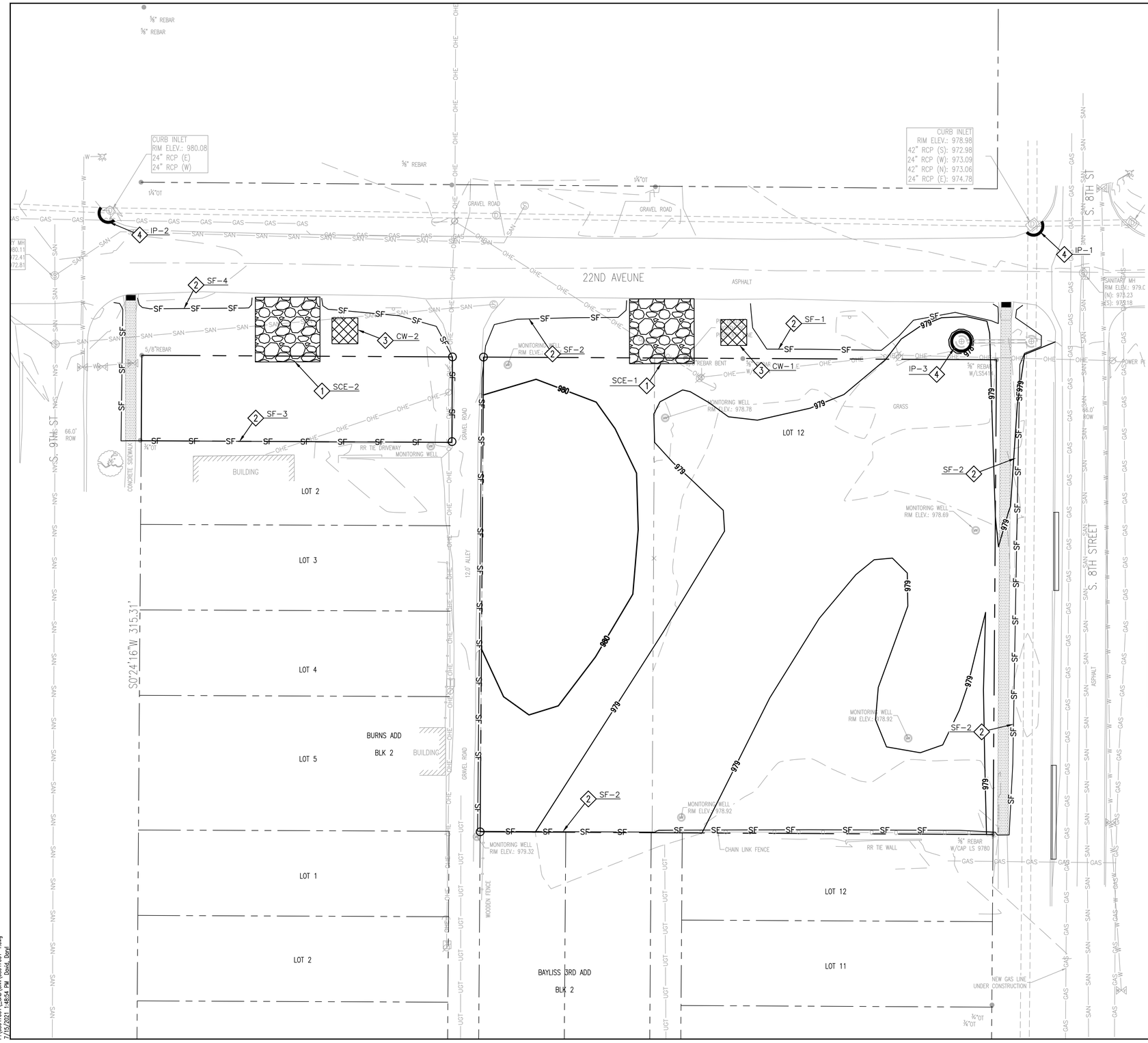
PERMIT NUMBER TBD



LEGEND

- XX — PROPOSED CONTOUR
- XX — EXISTING CONTOUR
- SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- CONCRETE WASH-OUT AREA
- INLET PROTECTION

NORTH

20 0 20

1 inch = 20 ft.

EROSION CONTROL NOTES:

A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN NPDES PERMIT THROUGH IOWA DNR FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

B. THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS AND IN THE SPECIFICATIONS. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT.

C. IF SEDIMENT IS TRACKED ON PUBLIC AREAS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT IMMEDIATELY. THIS ITEM WILL BE STRICTLY ENFORCED.

D. WHEN EROSION CONTROL DEVICES ARE CLEANED OUT, SEDIMENT MUST EITHER BE DISTRIBUTED OVER THE SITE OR PLACED UPSTREAM OF THE STRUCTURE. SEDIMENT MUST NEVER BE PLACED DOWNSTREAM OF THE STRUCTURE.

E. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS UNTIL THE SITE IS STABILIZED.

F. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES. ANY CONSTRUCTION OR MAINTENANCE ISSUES REGARDING EROSION CONTROL METHODS WILL BE DIRECTED TO THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL HAVE 24 HOURS AFTER NOTIFICATION TO REMEDY ANY ITEMS THAT ARE ADDRESSED.

G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EROSION CONTROL. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREETS OPEN TO TRAFFIC AND THEY SHALL BE KEPT CLEAN AND FREE OF SILT AND MUD AT ALL TIMES. ALL DISTURBED AREAS SHALL BE SEEDED ONCE FINAL GRADE HAS BEEN ESTABLISHED.

H. THE CONTRACTOR SHALL FURNISH WATER FOR DUST CONTROL AND COMPACTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING DUST CONTROL. THE WATER SUPPLY AND DISTRIBUTION SHALL BE SUFFICIENT TO APPLY THE AMOUNT OF WATER WITHIN THE TIME INTERVAL NECESSARY TO ENSURE THAT THE AMOUNT OF DUST OR BLOWING DIRT IS KEPT TO A MINIMUM AND IS SATISFACTORY TO THE OWNER.

REFERENCED CONSTRUCTION NOTES(X):

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER IOWA SUDAS FIGURE 9040.120.
2. CONSTRUCT SILT FENCE PER IOWA SUDAS FIGURE 9040.119.
3. CONSTRUCT CONCRETE WASHOUT PER CITY OF COUNCIL BLUFFS SUPPLEMENTAL DRAWINGS.
4. CONSTRUCT TEMPORARY FILTER SOCK INLET PROTECTION PER IOWA SUDAS SECTION 7E-4.

EROSION CONTROL DEVICES SCHEDULE

NAME	TYPE
SCE-1, SCE-2	CONSTRUCTION ENTRANCE
SF-1 thur SF-4	SILT FENCE
CW-1, CW-2	CONCRETE WASHOUT
IP-1 thru IP-3	INLET PROTECTION

ISSUE DATE: 07/16/2021
REVISIONS:
No.: DATE: BY: DESCRIPTION:

DESIGNED: MJH
DRAWN: DGD
CHECKED: RMD

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CITY OF COUNCIL BLUFFS
RELIANCE BATTERY SITE DEMOLITION
813 22ND AVENUE
COUNCIL BLUFFS, IA

STORM WATER POLLUTION PREVENTION PLAN SITE MAP

PROJECT NO.: 08047.001

C103

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RESOLUTION NO. 21-234

A RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE FORMER RELIANCE BATTERY FACTORY DEMOLITION AND RESTORATION PROJECT LOCATED AT 813 22ND AVENUE.

WHEREAS, The City wishes to demolish the vacant former Reliance Battery Factory located at 813 22nd Ave; and

WHEREAS, This project is known as the former Reliance Battery Factory Demolition and Restoration Project; and

WHEREAS, Such improvements are required to accommodate the further redevelopment of the area; and

WHEREAS, The plans, specifications and form of contract for the improvements 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 directed to set a public hearing on August 23, 2021 at 7:00 p.m. on the plans, specifications and form of contract for the former Reliance Battery Factory Demolition and Restoration Project.

ADOPTED
AND
APPROVED: August 9, 2021

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

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

Mayor's Appointment
ITEM 3.I.

Council Action: 8/9/2021

Description

Background/Discussion

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

Dodge Trust Board of Trustees

Reappoint the following with term expiring 07/01/2027:

Michael Sciortino
21 Burr Oak Rd

Recommendation

Council Communication

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

Claims
ITEM 3.J.

Council Action: 8/9/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Claims	Notice	8/4/2021

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

CITY CLAIM NO. 21-PK-2125

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Carl + Michele Foutch DAY PHONE:

ADDRESS: 3523 10th Ave., Council Bluffs, IA DOB:

DATE & TIME OF LOSS/ACCIDENT: July 9-10-2021 - stormnight

LOCATION OF LOSS/ACCIDENT: 3513 10th Ave, CB

DESCRIPTION OF LOSS/ACCIDENT: See attachment

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: $ 600.00

WITNESS(ES) (Name(s), Address(es), Phone No(s). A lot of neighbors across street neighbors. Bob + Jackie Turk, 3528 10th Ave, 402-319-1390

WAS POLICE REPORT FILED ____ YES X NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? _____ YES _____ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: Receipt for tree removal attached

CLERK RCVD
29 JUL '21
AM 9:43

LIST INSURANCE PROVIDER AND COVERAGE:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

7-26-2021
DATE

RECEIVED
7-28-21
CITY ATTORNEY'S OFFICE

CLAIMANT'S SIGNATURE Michele Foutch

During the night of July 9-10, 2021 during a severe storm with high winds, a 40-45' linden tree that was planted on the parking in front of our house to the west side broke off at the trunk and fell completely into our front yard (and partially in our neighbor's to the west). Since it was Saturday morning when I started looking for help to remove it, the City was not available, and I left a message. I then contacted A-1 Tree Service and they came Sunday to remove. The tree needed removing asap as it was completely blocking all access to our house from the street and it covered the sidewalk in front too. Since the tree was planted by the City on the parking in the early '90's, I have been told by the City's tree people it is the City's responsibility to remove it if it falls. The City was not available on the weekend and the tree had to be removed, so we paid the tree service $600 (includes stump removal). Our request is for reimbursement of our cost for the removal.

Thanks for your kind attention to this matter.

Michele Foutch

Michele Foutch
3523 10th Avenue
Council Bluffs, IA 51501
712-328-2726

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

CITY CLAIM NO. 21-FD-2122

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Stephen Grove DAY PHONE: [redacted]

ADDRESS: [redacted] DOB: [redacted]

DATE & TIME OF LOSS/ACCIDENT: 6/22/2021 at 1000

LOCATION OF LOSS/ACCIDENT: 34th Ave & S Expressway Council Bluffs, IA

DESCRIPTION OF LOSS/ACCIDENT:

A firetruck driven by CBFD backed in to my car while I was stopped at an intersection. The firetruck driver was purportedly trying to clear space for an oncoming semi truck and didn't realize I was stopped behind him. (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: $ 2828.44

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

Jim Kuck, Dan Lewis, and driver was Jeremy Dankiw

WAS POLICE REPORT FILED X YES _____ NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? X YES _____ NO

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

Damage to the front bumper of my car

LIST INSURANCE PROVIDER AND COVERAGE: Mine: Progressive Auto CBFD: Scottsdale Ins Co

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

7/8/21
DATE

RECEIVED
7-8-21
CITY ATTORNEY'S OFFICE

CLAIMANT'S SIGNATURE

CLERK RCVD
9 JUL '21
AM 11:52

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

CITY CLAIM NO 21-PW-2120

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Rachel Sweet DAY PHONE: [redacted]

ADDRESS: 4725 North Shore Dr. CB IA 51501 DOB: [redacted]

DATE & TIME OF LOSS/ACCIDENT: June 5th 2021 Roughly 8:45pm

LOCATION OF LOSS/ACCIDENT: Just North of timbercrest Dr. on Madison Ave (west side of street)

DESCRIPTION OF LOSS/ACCIDENT: I was headed south towards Hy-Vee - where there is no shoulder and there is a concrete storm drain with pot hole/eroding street pulling away from drain. Since there is no shoulder my front passenger tire was sucked into drain where 6 pieces of rebar are hanging out and it gouged both passenger tires and ruined both... (USE BACK OF FORM, IF NECESSARY) →

TOTAL DAMAGES CLAIMED: $

WITNESS(ES) (Name(s), Address(es), Phone No(s): No one stopped to help. My husband came to help me & the tow truck Company

WAS POLICE REPORT FILED ___ YES X NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? ___ YES X NO I am without a vehicle

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: Information is on next page

LIST INSURANCE PROVIDER AND COVERAGE: Farm Bureau / Full Coverage

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

6/15/2021
DATE

CLAIMANT'S SIGNATURE

RECEIVED
7-6-21
CITY ATTORNEY'S OFFICE

CLERK RCVD
6 JUL '21
PM 3:27

passenger side Rims and tires. I had to Call a tow truck.
My 2018 Lincoln MKX is all wheel drive and my Lincoln dealership Requires the Replacement of all 4 tires due to Current Mileage on other tires of 36,000ish. In Order to turn my lease back in I Need to Replace 2 Rims that were damaged from Rebar and all 4 tires to Stay Compliant with my lease agreement with Lincoln Financial.

Tow Bill $75 - attached
Estimates -
1) [redacted] Dealership - Preferred Shop
McMullen Ford $4189.15

I've been needing a Rental Vehicle - how do I get Reimbursed for that as well?

I will have another tow bill to get vehicle back to shop for Repairs $75
(I drove home from Shop originally on donut tire but now [redacted] Rear tire is unsafe to drive)

Total amount Requesting $4,339.15 plus Rental Reimbursement

21-PD-2121

TLN Thomas Campbell Law Office LLC

June 22, 2021

Clerk for City of Council Bluffs
209 Pearl St.
Suite 102
Council Bluffs, IA 51503

RE: Claim/Demand for Compensation - Rosa Espinoza, Kiara Espinoza and Joely Garcia

Dear Sir. or Madam

Please accept this correspondence as a claim, pursuant to the Political Subdivisions Tort Claims Act, on behalf of my clients Rosa Espinoza, Kiara Espinoza and Joely Garcia. All notices regarding this claim should be sent to me at my law office: Thomas Campbell Law Office LLC, 4808 S 24th Street, Omaha, NE 68107.

This claim arises from a traffic car accident in which Council Bluffs Police Department caused the careless driving of the name here tortfeasor. On or about July 09, 2020, my clients resulted injured in said motor vehicle accident provoked by the careless pursuit of Council Bluffs Police Department during rush hour causing the negligent driving of Raymundo Rafael Silva-Gomez, identified as the tortfeasor. We're it not for the actions of the police the accident would not have occurred.

As a result of the negligence, my clients suffered personal injuries deprivation of their live free of pain. My clients suffered emotional distress. My clients, Rosa Espinoza, suffered economically because she was unable to work while in hospital. My clients' family suffered knowing their relatives were injured. THIS ENTIRE SITUATION AND FAULT lies with City of Council Bluffs as responsible of Council Bluffs Police Department. This is all due to the negligence and failure Council Bluffs Police Department staff to exercise ordinary care in the commission of their duties.

Considering the forgoing, Rosa Espinoza, Kiara Espinoza and Joely Garcia hereby claim compensation in the amount of $300,000.00 Please present this claim to the Board of Council Bluffs and let me know whether the City of Council Bluffs will compensate Rosa Espinoza, Kiara Espinoza and Joely Garcia for the injury that they have suffered. Please contact me if you have any questions or require further information in this regard.

CLERK RCVD
6 JUL '21
PM 3:27

Sincerely,

Thomas O. Campbell
Attorney for Rosa Espinoza, Kiara Espinoza and Joely Garcia

RECEIVED
7-6-21
CITY ATTORNEY'S OFFICE

NAME OF CLAIMANT: Emily Green DAY PHONE: [redacted]

ADDRESS: [redacted] Council bluffs, IA 51503 DOB: [redacted]

DATE & TIME OF LOSS/ACCIDENT: 07/06/21 10 am

LOCATION OF LOSS/ACCIDENT: 47 canning st council bluffs, IA 51503

DESCRIPTION OF LOSS/ACCIDENT: Tree belonging to city fell on my car, breaking window.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: $ 284.02

WITNESS(ES) (Name(s), Address(es), Phone No(s).: Emily Green (me)

WAS POLICE REPORT FILED ____ YES X NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? X YES ____ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: Reciept for window & 3 photos are included.

LIST INSURANCE PROVIDER AND COVERAGE: I have liability

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

07/10/21
DATE

Emily Green
CLAIMANT'S SIGNATURE

21-PK-2124

RECEIVED
7-14-21
CITY ATTORNEY'S OFFICE

CLERK RCVD
14 JUL '21
PM 2:53

21-PD-2123

LAW OFFICES OF
GALLNER & PATTERMANN, P.C.
ATTORNEYS AND COUNSELORS AT LAW

SHELDON M. GALLNER (1949 -2013)

LAURA LAUBENTHAL PATTERMANN
THOMP J. "T.J." PATTERMANN

ROBERT J. LAUBENTHAL

lpattermann@sgallnerlaw.com
tjpattermann@sgallnerlaw.com

rlaubenthal@sgallnerlaw.com

300 W. Broadway, Ste 145
PO Box 1588
Council Bluffs, IA 51502
Telephone (712) 323-0999
Facsimile (712) 323-0814

Attorneys Licensed In
Iowa and Nebraska

September 21, 2020 FAX: 402-964-5454

Silverstone Group
Illinois Union Insurance Company
11516 Miracle Hills Drive, Suite 100
Omaha, NE 68154

Re: Your Insured: Matthew Youso / City of Council Bluffs Police Department
Policy No.: PEPG24891516
Our Client: Carolyn Leaden
Date of Accident: 09/01/2020

Dear Sir/Madame:

Please be advised that I have been retained to represent Carolyn Leaden regarding injuries she sustained as a result of an automobile accident which occurred on September 1, 2020. The accident occurred on 16th Street and Broadway Street in Council Bluffs, Iowa. All correspondence and communications regarding this matter should be directed to our attention.

Please forward a copy of all medical records you have in your file along with any statements taken and a copy of the City of Council Bluffs' insurance coverage (policy and declarations page) that was in effect at the time of the above referenced accident. Also, please consider all medical releases/medical authorizations given to you revoked.

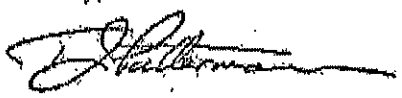
This letter is also intended as formal notice that we consider any video, video stills, photographs depicting the incident or vehicles involved and any driver's past incident of alcohol or drug testing results and any event data recorder from the vehicles involved and any other relevant evidence to be essential to my client's claim, thereby creating a duty that you preserve and safely store this evidence keeping it in the same condition it was in as the time of the incident. Failure to take adequate steps to preserve the evidence may give rise to additional causes of action and/or imposition of sanctions by the court if and when this case proceeds into litigation.

RECEIVED
7-9-21
CITY ATTORNEY'S OFFICE

CLERK RCVD
9 JUL'21
AM11:52

In addition, please be advised that this firm asserts an attorney's lien on this claim pursuant to the Iowa Statutes. Please acknowledge this letter of retainer in writing at your earliest convenience.

Sincerely,



T.J. Pattermann
Attorney- at-Law

Council Communication

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

Notice of Right of Redemption
ITEM 3.K.

Council Action: 8/9/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Notices	Notice	8/4/2021

TO: PERSON IN POSSESSION, 1514 3RD AVE COUNCIL BLUFFS IOWA 51501 - PERSON IN POSSESSION
STEVEN SCHLEIS, 1514 3RD AVE COUNCIL BLUFFS IOWA 51501 - OWNER
ANGELIQUE SCHLEIS AKA ANGELIQUE MATLOCK, 811 E CARY ST PAPILLION NE 68046 - EX SPOUSE
ALLY BANK, PO BOX 951 HORSHAM PA 19044 - JUDGMENT CREDITOR
ALLY BANK C/O GURSTEL LAW FIRM, 10110 NICHOLAS ST #203 OMAHA NE 68114 - JUDGMENT CREDITOR
ALLY BANK C/O CT CORPORATION SYSTEM, REGISTERED AGENT, 400 E COURT AVE DES MOINES IOWA 50309 - JUDGMENT CREDITOR
COUNCIL BLUFFS C/O CITY ATTY, 209 PEARL ST, STE 304 COUNCIL BLUFFS IOWA 51503 - JUDGMENT CREDITOR
CITY OF COUNCIL BLUFFS C/O CITY CLERK, 209 PEARL ST, STE 102 COUNCIL BLUFFS IOWA 51503 - CITY LIMITS
ANY OTHER UNKNOWN PERSONS WITH INTEREST

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on

   the 17TH day of June, 2019. The purchaser at tax sale was ADAIR 0123 WITH UNION BANK AS SECURED PARTY.

2. The legal description of the property sold is:

   LOT 13 IN BLOCK 33 IN BEER'S SUBDIVISION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA. a/k/a PARCEL # 754435210010

3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of

   the property is made within 90 days from the date of completed service of this Notice.

4. If the right of redemption is allowed to expire, a tax deed will be issued by the

   Treasurer of POTTAWATTAMIE County.

By _____
Emily Gillispie, agent
for ADAIR 0123 WITH UNION BANK AS SECURED PARTY
POTTAWATTAMIE 19-0098

TO: PERSON IN POSSESSION, 111 N 8TH ST COUNCIL BLUFFS IOWA 51503 - PERSON IN POSSESSION
JAMES PEABODY, 2813 S 11TH ST COUNCIL BLUFFS IOWA 51501 - OWNER
JAMES PEABODY, 111 N 8TH ST COUNCIL BLUFFS IOWA 51503 - OWNER
CITY OF COUNCIL BLUFFS C/O CITY CLERK, 209 PEARL ST COUNCIL BLUFFS IOWA 51503 - CITY LIMITS
WELLS FARGO BANK C/O HOMEQ SERVICING, 4837 WATT AVE, STE 100 NORTH HIGHLANDS CA 95660 - MORTGAGE HOLDER
WELLS FARGO C/O HOME MORTGAGE, PO BOX 10335 DES MOINES IOWA 50306 - MORTGAGE HOLDER
KARYN PEABODY, 2035 CASTELAR ST OMAHA NE 68108 - MORTGAGE HOLDER
KARYN PEABODY, 517 N 22ND ST COUNCIL BLUFFS IOWA 51501 - MORTGAGE HOLDER
STATE OF IOWA C/O ATTY GENERAL, 1305 E WALNUT ST DES MOINES IOWA 50319 - CHILD SUPPORT
COUNCIL BLUFFS CSRU, 300 W BROADWAY #32 COUNCIL BLUFFS IOWA 51503 - CHILD SUPPORT
CONVERGENCE ACQUISITIONS LLC C/O ANTHONY KUHNS, REGISTERED AGENT, 1574 42ND ST NE #3 CEDAR RAPIDS IOWA 52402 - JUDGMENT CREDITOR
ABA RECOVERY SERVICE INC C/O DAVID POORE, REGISTERED AGENT, 421 W BROADWAY, STE 306 COUNCIL BLUFFS IOWA 51503 - JUDGMENT CREDITOR
ABA RECOVERY SERVICE INC, 821 W OKLAHOMA AVE, STE 2 GRAND ISLAND NE 68801 - JUDGMENT CREDITOR
ANY OTHER UNKNOWN PERSONS WITH INTEREST

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

In accordance with Iowa Code Section 447.9 you are hereby notified that:

1. The property described in paragraph 2 of this Notice was sold at tax sale on the 17TH day of June, 2019. The purchaser at tax sale was ADAIR 0050 WITH UNION BANK AS SECURED PARTY.

2. The legal description of the property sold is:

   THE NORTH HALF OF LOT 2, BLOCK 3, GRIMES ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA. a/k/a PARCEL # 754425360003

3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of the property is made within 90 days from the date of completed service of this Notice.

4. If the right of redemption is allowed to expire, a tax deed will be issued by the Treasurer of POTTAWATTAMIE County.

By _____
Emily Gillispie, agent
for ADAIR 0050 WITH UNION BANK AS SECURED PARTY
POTTAWATTAMIE 19-0039

Council Communication

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

Notice to Taxing Districts (R&F)
ITEM 3.L.

Council Action: 8/9/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Notices	Notice	8/4/2021

PENNY RAVLIN, ICA
ASSESSOR

POTTAWATTAMIE ASSESSOR COUNTY

CLERK BOARD
12 JUL '21
PM12:03

JOSEPH CASSON, ICA
CHIEF DEPUTY

KEVIN KREIMEYER, ICA
DEPUTY

July 2, 2021

NOTICE TO TAXING DISTRICT(S)

Iowa Code §§441.37A(1) & 441.38A

Notice is hereby given that the property owner or aggrieved taxpayer named below has filed an appeal of the decision of the Pottawattamie County Board of Review to the Property Tax Assessment Appeal Board of the Iowa Department of Revenue, or to the Pottawattamie County District Court. See attached the notice of appeal to PAAB.

If you should have any questions, please feel free to contact me.

Sincerely,

Penny Ravlin
Pottawattamie County Assessor

PROPERTY ASSESSMENT APPEAL BOARD

Tax Dist	Owner/Taxpayer	Address	Parcel #	Assessed	Docket
000	River Park Apartments LLC	103 S 38th St	7544 33 126 002	$19,320,100	2021-078-00086M
000	Rivers Edge Apartments LLC	4141 Rivers Edge Pkwy	7544 28 356 006	$22,929,200	2021-078-00085M
000	103 W Broadway LLC	103 W Broadway St	7544 25 479 011	$3,438,300	2021-078-00151D
000	125 W Broadway LLC	125 W Broadway St	7544 25 479 009	$5,123,500	2021-078-00152D
000	Smith, David L-Sheri L		7444 02 411 003 Through 7444 02 411 024	$187,908	2021-078-00236R
000	Pinnacle Entertainment/ Gold Merger Sub	2200 River Rd	7444 04 100 003 7444 04 300 001	$59,367,200	2021-078-00280C
000	Maple Second Ave LLC	110 S 35th St	7544 33 228 003	$1,906,400	2021-078-00340M
000	Maple Second Ave LLC	3550 2nd Ave	7544 33 228 002	$2,234,300	2021-078-00339M
000	M R E S Deer Park Holdings LLC	317 North Ave	7543 30 204 008	$5,642,700	2021-078-00335M
000	Glen Harbor Holdings LLC	32 Dillman Dr	7543 30 228 003	$5,531,900	2021-078-00336M

P.O. BOX 1076 • COUNCIL BLUFFS, IA 51502 • TEL (712) 328-5617 • ASSESSOR@POTTCO.ORG

PENNY RAVLIN, ICA
ASSESSOR

POTTAWATTAMIE ASSESSOR COUNTY

JOSEPH CASSON, ICA
CHIEF DEPUTY

KEVIN KREIMEYER, ICA
DEPUTY

IOWA DISTRICT COURT IN POTTAWATTAMIE COUNTY

Tax Dist	Owner/Taxpayer	Address	Parcel #	Assessed	Docket
000	Wal-Mart Real Estate Business Trust	1800 N 16th St	7544 23 405 002	$13,257,800	CVCV116362
000	Hy-Vee Inc	2323 W Broadway St	7544 34 226 006	$7,892,400	EQCV121817
000	Hy-Vee Inc		7544 34 226 008	$316,000	EQCV121817
000	Woodsonia MOTB LLC	1751 Madison Ave	7443 06 228 005	$6,274,400	EQCV121816
000	Warren Distribution Inc	2850 River Rd	7444 04 400 012	$8,231,600	EQCV121812
000	Horseshoe Council Bluffs LLC	2701 23rd Ave	7444 03 400 013	$65,016,100	EQCV121846
000	Horseshoe Council Bluffs LLC	2702 Mid America Dr	7444 03 400 014	$11,987,900	EQCV121846
000	Harrahs Council Bluffs LLC	1 Harrahs Blvd	7544 33 301 001	$42,146,800	EQCV121845
000	Harrahs Council Bluffs LLC		7544 33 301 901	$7,042,900	EQCV121845
000	Harrahs Council Bluffs LLC		7544 33 326 001	$1,139,000	EQCV121845
000	Harrahs Council Bluffs LLC		7444 04 100 002	$1,175,000	EQCV121845

P.O. BOX 1076 • COUNCIL BLUFFS, IA 51502 • TEL. (712) 328-5617 • ASSESSOR@POTTCO.ORG

PENNY RAVLIN, ICA
ASSESSOR

POTTAWATTAMIE ASSESSOR COUNTY

CLERK BOARD
12 JUL '21
PM 12:08

JOSEPH CASSON, ICA
CHIEF DEPUTY
KEVIN KREIMEYER, ICA
DEPUTY

July 2, 2021

NOTICE TO TAXING DISTRICT(S)

Iowa Code §§441.37A(1) & 441.38A

Notice is hereby given that the property owner or aggrieved taxpayer named below has filed an appeal of the decision of the Pottawattamie County Board of Review to the Property Tax Assessment Appeal Board of the Iowa Department of Revenue, or to the Pottawattamie County District Court. See attached the notice of appeal to PAAB.

If you should have any questions, please feel free to contact me.

Sincerely,

Penny Ravlin
Pottawattamie County Assessor

PROPERTY ASSESSMENT APPEAL BOARD

Tax Dist	Owner/Taxpayer	Address	Parcel #	Assessed	Docket
002	Morris, Steven L-Jane E	13500 192nd St	7443 17 300 001	$456,800	2021-078-10020C

IOWA DISTRICT COURT IN POTTAWATTAMIE COUNTY

Tax Dist	Owner/Taxpayer	Address	Parcel #	Assessed	Docket
002	Kohls Department Stores Inc	3626 Metro Dr	7443 07 300 008	$5,300,000	EQCV121831
095	HD Development Maryland Inc	3101 Manawa Centre Dr	7444 12 203 005	$7,378,600	EQCV121827

Council Communication

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

Water Works Annual Report (R&F)
ITEM 3.M.

Council Action: 8/9/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Water Works Annual Report	Other	8/4/2021

Council Communication

BOARD OF WATER WORKS TRUSTEES	Ordinance No. Resolution No. _____	First Reading Second Reading Third Reading NA

Subject/Title

COUNCIL BLUFFS WATER WORKS
2020 ANNUAL REPORT

Background/Discussion

The Board of Water Works Trustees of the Council Bluffs City Water Works approved the 2020 Annual Report at their June meeting. Section 388.4, Code of Iowa requires the Board to submit to the Council a detailed Annual Report. The financial statement is included in the Annual Report.

Recommendation

Respectfully request that the Council receive and file the
2020 Council Bluffs Water Works Annual Report

Douglas P Dunmire

CEO & General Manager
Council Bluffs Water Works

Mayor Signature

Council Bluffs Water Works

COUNCIL BLUFFS, IOWA — 51501
Office
2000 NORTH 25TH STREET
Mailing Address
P.O.BOX No. 309 — 51502

Board of Trustees:
CAITLIN A. BERESFORD, *Chairperson*
MARTIN L. BROOKS
MAUREEN R. KRUSE
MICHAEL J. WALLNER
KEITH R. JONES
CEO & General Manager & Secretary of Board
DOUGLAS P. DRUMMEY

July 27, 2021

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

Re: Council Bluffs Water Works 2020 Annual Report

Dear Ms. Quakenbush:

Section 388.4, Code of Iowa requires the Board of Water Works Trustees provide an annual report to the council. Enclosed are eight copies of our 2020 Annual Report. Please give a copy of the report to each member of the council and the mayor. We have provided two copies for your files. Also, enclosed is a Council Communication for your use.

Very truly yours,

Douglas P. Drummey
CEO & General Manager

Enclosures (8)

MISSION STATEMENT:

THE COUNCIL BLUFFS WATER WORKS IS COMMITTED TO PROVIDING THE BEST POSSIBLE SERVICE WHILE SUPPLYING ADEQUATE QUANTITIES OF HIGH QUALITY TAP WATER TO MEET ALL THE DOMESTIC, INDUSTRIAL AND FIRE PROTECTION NEEDS OF OUR CUSTOMERS AND OUR COMMUNITY.

Front Cover Photo:

Top: Narrows Water Purification Plant and Bottom: Council Point Water Purification Plant

COVID-19. That is how 2020 will be remembered in the history books. A pandemic that swept the world in a frenzy, the likes of which had not occurred in over 100 years and certainly not in our lifetimes. Unfortunately, our little niche of the world could not escape the tragedy that was to unfold. The Council Bluffs Water Works soon found itself reacting to a declared national emergency. While we have always known the essential nature of delivering safe drinking water to our customers, the pandemic truly brought that mission into focus. As the public water supply purveyor to the City of Council Bluffs and environs, including consecutive systems, the Council Bluffs Water Works supplies water to 70% of the citizens of Pottawattamie County. A safe drinking water supply is the lynch pin for maintaining public health, public safety and economic sustainability. Fortunately for us, in the recent flood years of 2011 and 2019 our organization has had some practice responding to emergencies. The ability to respond and react to those more "mundane" emergencies provided the underpinnings to respond to the unexpected demands of the pandemic. We all soon became aware that the pandemic would require a response to ensure the safety, health and welfare of our employees as well as our customers. The employees of the Council Bluffs Water Works are not only essential, but they are also irreplaceable in the continuous effort to accomplish that mission. We prepared for the worse-case scenario, meaning isolation of our key essential personnel to ensure no matter what happened we could deliver safe water to our customers, families, friends and neighbors. The Administration Building was closed and turned into a dormitory and provisions brought in to sustain essential employees. An auxiliary office was set up so that customers could pay their bills and conduct needed business. The Board suspended shutoffs for non-payment recognizing the pandemic's burden on our customers. The Board suspended in-person Board meetings and we conducted meetings using Zoom. Then there were masks. As time went on the organization adapted to the new pandemic normal, along with the anxiety of not knowing when it would be over. Some of our employees contracted COVID, thankfully all have recovered. By the end of 2020 vaccines were on the horizon offering a glimmer of hope for a brighter 2021.

Even with the added demands of the pandemic the Council Bluffs Water Works marshalled on, completing numerous projects, most importantly the last phase of the West Broadway transmission main relocation on Avenue A and ongoing relocation projects for the IDOT Interstate system projects. We also continued our coordination of projects with the city, including joint projects in the 1st Street Neighborhood area and East Manawa. We got back on track with our Council Point well field expansion project that was delayed by the high river in 2019.

While many water utilities reported a decline in water sales directly related to the pandemic, our 2020 water sales were the second highest on record due to an unusually dry summer.

Even in the midst of a pandemic we adapted, as the Board of Water Works Trustees and employees met the challenge to fulfill its obligation and mission to our customers to provide a safe, dependable and an affordable supply of high-quality drinking water from the tap. Please read this report that details the accomplishments and challenges of the dedicated employees of the Council Bluffs Water Works.

Martin L. Brooks
Chairperson

Trustees:
Carl L. Heinrich
Maureen R. Kruse
Michael J. Wallner
Caitlin A. Beresford

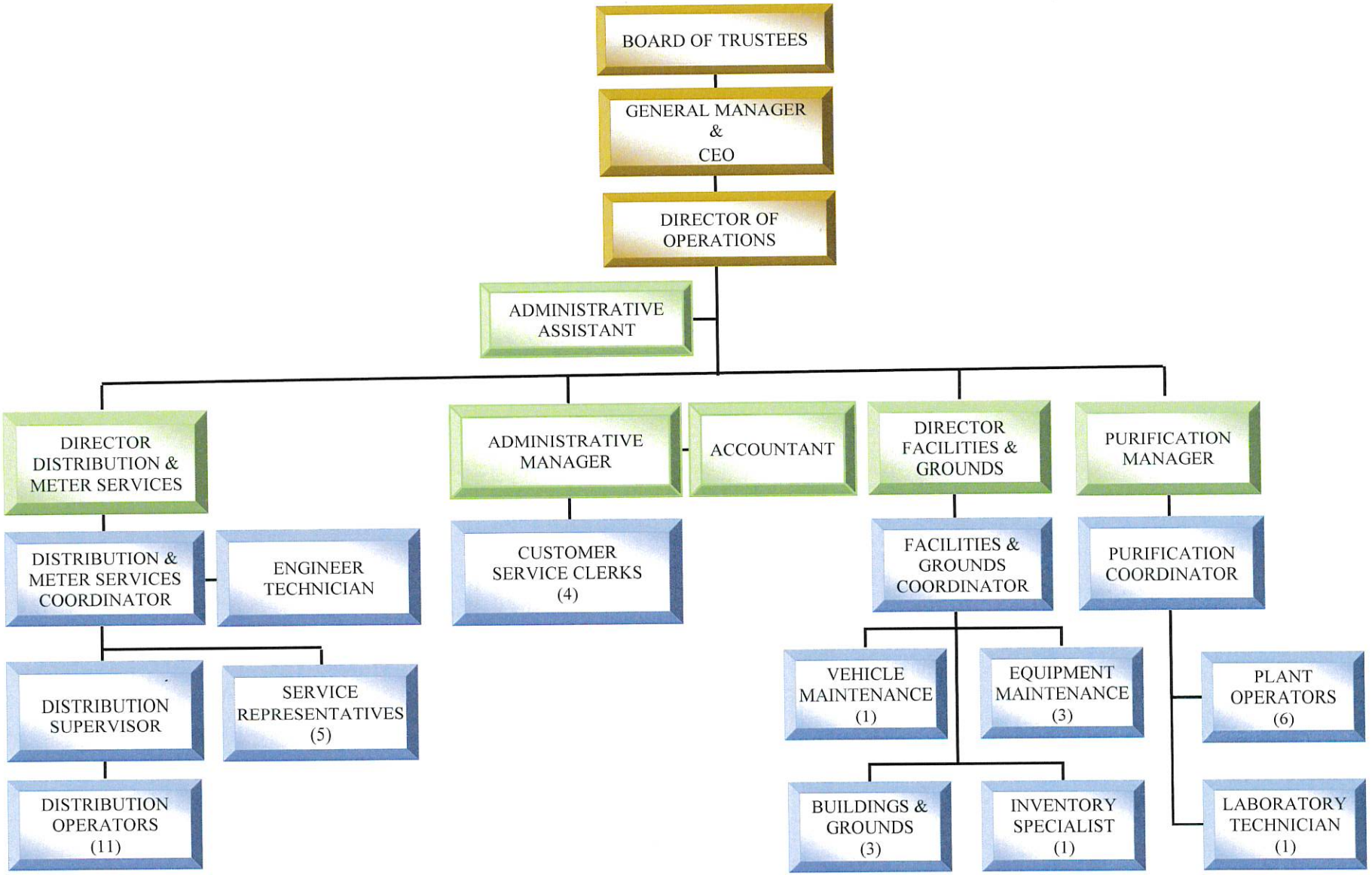
2020
RATE SCHEDULE

Monthly Retail Volume Charges		
	Monthly Billing	
	Inside City ($/CCF)	Outside City ($/CCF)
First 1,500 Cubic Feet	$3.70	$5.55
Next 28,500 Cubic Feet	$2.69	$4.04
Over 30,000 Cubic Feet	$1.70	$2.55

Bi-Monthly Retail Volume Charges		
	Bi-Monthly Billing	
	Inside City ($/CCF)	Outside City ($/CCF)
First 3,000 Cubic Feet	$3.70	$5.55
Next 57,000 Cubic Feet	$2.69	$4.04
Over 60,000 Cubic Feet	$1.70	$2.55

Cubic foot = 7.48 gallons
100 cubic feet (CCF) = 748 gallons

COUNCIL BLUFFS WATER WORKS ORGANIZATIONAL CHART



ORGANIZATION

AND

PERSONNEL

BOARD OF WATER WORKS TRUSTEES

Chairperson	Martin L. Brooks	term expires June 30, 2025
Trustee	Carl L. Heinrich	term expires June 30, 2021
Trustee	Maureen R. Kruse	term expires June 30, 2022
Trustee	Michael J. Wallner	term expires June 30, 2022
Trustee	Caitlin A. Beresford	term expires June 30, 2024

STAFF

CEO and General Manager:	Douglas P. Drummey	Iowa Grade IV Operator
Administrative Assistant:	Celestine Powell	---
Director of Operations:	Brian T. Cady	Iowa Grade IV Operator

PURIFICATION DEPARTMENT

Purification Manager:	John M. Meads	Iowa Grade IV Operator
Coordinator:	---	---
Personnel:	Rodney A. Scott	Iowa Grade IV Operator
	Timothy C. Parker	Iowa Grade IV Operator
	Joseph S. Rhoades	Iowa Grade IV Operator
	Brandon L. Wear	Iowa Grade III Operator
	Ian J. Cassidy	Iowa Grade III Operator
	Cody R. Weddon	Iowa Grade II Operator
	Jacob E. Henry	---

DISTRIBUTION & METER SERVICES DEPARTMENT

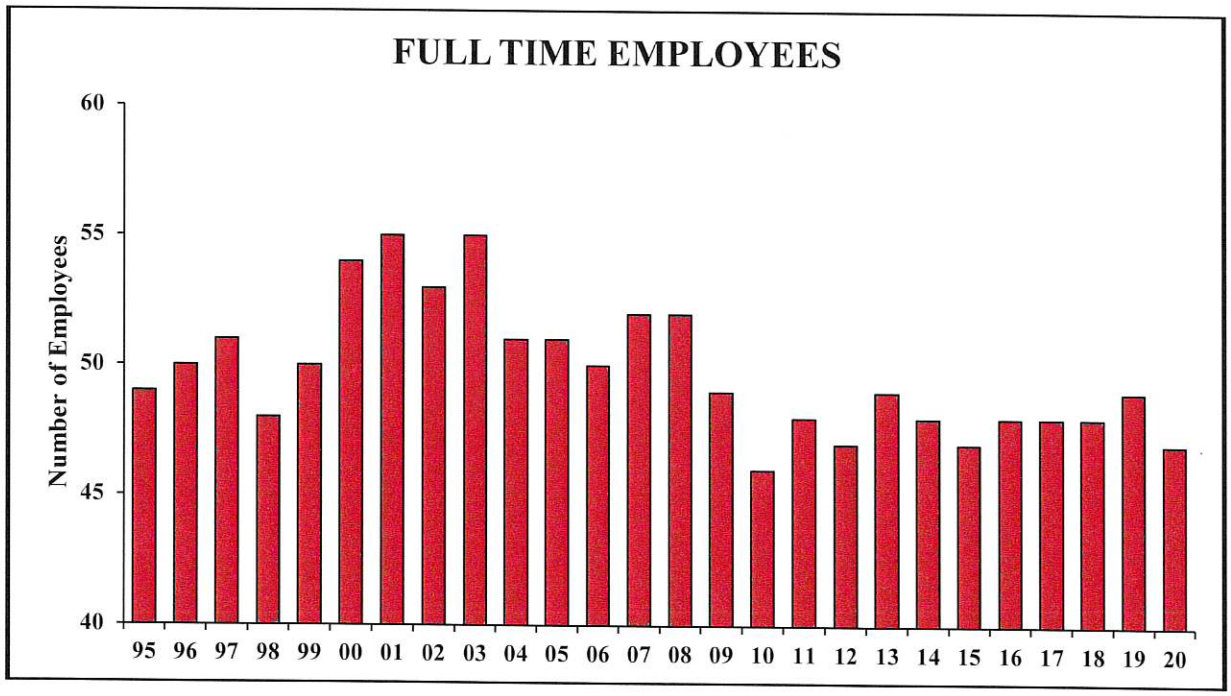
Director:	William E. Wiggins Jr.	Iowa Grade IV Operator
Supervisor:	Josh W. Ryan	Iowa Grade IV Operator
Coordinator:	Douglas L. Adkins	Iowa Grade II Operator
Engineering Technician:	Karen R. Cedeno-Perdue	---
Distribution Personnel:	Jeffry A. Schuster	Iowa Grade II Operator
	Robert D. Hildreth	Iowa Grade II Operator
	Michal J. Tornblom	Iowa Grade II Operator
	Kyle W. Newsom	Iowa Grade II Operator
	Jacob J. Slobodnik	Iowa Grade II Operator
	Sammy J. McNeal	Iowa Grade I Operator
	Brian O. Guthrie	Iowa Grade I Operator
	Timothy R. Rhoades	Iowa Grade I Operator
	Jeffrey S. Chanley	Iowa Grade I Operator
	Chad D. Underwood	Iowa Grade I Operator
	Tylor L. Story	---
Meter Personnel:	Russell D. Osbahr	
	Kenny C. McKeighan	
	Chad M. Springer	
	Travis M. Black	
	Jordan D. Freeman	

FACILITIES & GROUNDS DEPARTMENT

Director:	Phil V. Kinart	Iowa Grade III Operator
Coordinator:	Robert J. Sekera	---
Personnel:	Elden D. Tackett	Iowa Grade II Operator
	James L. Smith Jr.	
	Joseph A. Masker	
	Shane E. Ruckman	
	Frank J. Bouska Jr.	
	Andrew D. Diller	
	Matthew B. Truax	
	Cody A. Neighbors	

CUSTOMER SERVICE & ACCOUNTING DEPARTMENT

Administrative Manager:	Karen A. Wisniski
Personnel:	Travis P. Anderson
	Lisa A. Hammer
	Loni N. Neve
	Amy M. Driver
	Alyssia J. Wiebold



HIGHLIGHTS

AND

STATISTICS

PURIFICATION DEPARTMENT

The Purification Department's primary responsibility is to produce safe drinking water in compliance with all Federal and State Drinking Water Standards. The Council Bluffs Water Works delivered 4,191,778,000 gallons of potable water to our customers in 2020. The Narrows Water Purification Plant produced 3,047,307,000 gallons for an average of 8.3 million gallons per day. The Council Point Water Purification Plant produced 1,144,471,000 gallons for an average of 3.1 million gallons per day. In typical fashion, our peak month occurred during the summer in July, when more than 471,000,000 gallons of water was pumped to the system at an average daily flow of 15.2 million gallons of water per day. The peak day occurred on August 26th, when 18,798,000 gallons was pumped to the system.

The Council Bluffs Water Works Certified Bacteriological Laboratory processed a total of 2,617 bacteriological samples in 2020. Of the samples processed, 1,441 were for the Council Bluffs Water Works, 842 for other public water supplies, 80 pool samples, and 254 "Special Purpose" samples which consist of samples taken after water main breaks. The Purification Department collected 128 samples for disinfection by-product analysis and 250 Total Suspended Solid (TSS) samples for NPDES/Sanitary Discharge Compliance.

The department also collected samples Unregulated Contaminant Monitoring Rule round 4 (UCMR 4) in 2020. The EPA made amendments to the Safe Drinking Water Act in 1996. The amendments to the Safe Drinking Water Act (SDWA) require that once every five years, the U.S. Environmental Protection Agency (EPA) issue a new list of no more than 30 unregulated contaminants to be monitored by public water systems (PWSs). The Unregulated Contaminant Monitoring Rule (UCMR) provides EPA and other interested parties with scientifically valid data on the occurrence of contaminants in drinking water. This national survey is one of the primary sources of information on occurrence and levels of exposure that the agency uses to develop regulatory decisions for contaminants in the public drinking water supply. The revisions to the Unregulated Contaminant Monitoring Rule (UCMR 4) for Public Water Systems and announcement of public meeting was published in the Federal Register on December 20, 2016. UCMR 4 monitoring occurred from 2018-2020 and includes monitoring for a total of 30 chemical contaminants: 10 cyanotoxins (nine cyanotoxins and one cyanotoxin group) and 20 additional contaminants (two metals, eight pesticides plus one pesticide manufacturing byproduct, three brominated haloacetic acid (HAA) disinfection byproducts groups, three alcohols, and three semi-volatile organic chemicals (SVOCs). UCMR 4 samples have been collected at entry points to the distribution system for all contaminant groups except for the HAAs, which were taken in the distribution system. Sampling for the HAA indicators (TOC and bromide) took place at a single source water influent for each treatment plant. The Council Bluffs Water Works sampling started in January 2019 and completed sampling in 2020.

Throughout the year, the department ran thousands of tests on water quality parameters to maintain the optimal performance of both the Narrows and Council Point Water Purification Plants. To do so, plant operators carefully adjusted the application of numerous water treatment chemicals, including lime, ferric sulfate, liquid chlorine, soda ash, polymer, powder activated carbon, sodium hydroxide, sodium permanganate, hydrochloric acid, anhydrous ammonia, aqua ammonia, phosphate and fluoride in order to provide our customers the highest quality drinking water.

2020 Water Quality Facts and Figures

Narrows Water Purification Plant

Total Gallons Pumped to System	3,047,307,000	
Average Gallons Pumped to System (daily)	8,326,000	
Maximum Gallons Pumped to System (single day)	15,000,000	
Average Gallons Used Per Person Per Day	133	
Source of Water	Missouri River & Missouri River Alluvium	
Finished Water Chemical Analysis		
pH	9.5	Standard Units
Alkalinity	56	mg/L as $CaCO_3$
Hardness	165	mg/L as $CaCO_3$

Calcium	102	mg/L as $CaCO_3$
Magnesium	63	mg/L as $CaCO_3$
Non-Carbonate Hardness	109	mg/L as $CaCO_3$
Total Chlorine	2.28	mg/L as Cl_2
Fluoride	0.68	mg/L as F^-
Turbidity	0.09	Nephelometric Turbidity Units
Annual Average Temperature (Fahrenheit)	56	degrees

Council Point Water Purification Plant

Total Gallons Pumped to System	1,144,471,000	
Average Gallons Pumped to System (daily)	3,127,000	
Maximum Gallons Pumped to System (single day)	4,627,000	
Average Gallons Used Per Person Per Day	50	
Source of Water	Missouri River Alluvium	
Finished Water Chemical Analysis		
pH	7.3	Standard Units
Alkalinity	193	mg/L as $CaCO_3$
Hardness	159	mg/L as $CaCO_3$
Calcium	115	mg/L as $CaCO_3$
Magnesium	44	mg/L as $CaCO_3$
Total Chlorine	2.20	mg/L as Cl_2
Fluoride	0.62	mg/L as F^-
Turbidity	0.07	Nephelometric Turbidity Units
Annual Average Temperature (Fahrenheit)	57	Degrees

The following chemicals and quantities were used to treat our water:

Narrows Water Purification Plant

Water Treatment Chemical	Tons Used	$ Cost
Lime	1,946.2	$ 427,774
Ferric Sulfate	187.5	135,023
Soda Ash	339.3	98,940
Liquid Chlorine	72.8	47,616
Sodium Hexametaphosphate	4.6	8,802
Sodium Silicofluoride	8.1	12,920
Polymer	12.9	16,027
Potassium Permanganate	6.5	28,690
Powder Activated Carbon	9.2	10,811

Anhydrous Ammonia	8.5	14,512
Total Water Treatment Chemical Cost		$801,115

Council Point Water Purification Plant

Water Treatment Chemical	Tons Used	$ Cost
MCI310 Antiscalant	17.3	$ 38,052
Aqueous Ammonia	16.9	6,101
Citric Acid	13.2	14,912
Hydrofluosilicic Acid	12.1	6,388
Hydrochloric Acid	490.4	107,890
Ortho-polyphosphate	6.0	6,105
Anionic Polymer	6.7	22,470
Kleen MCT – 105, Low pH	0.6	2,676
Kleen MCT – 405, High pH	0.6	2,895
Sodium Bisulfite	28.2	10,993
Sodium Hydroxide 30%	44.4	9,685
Sodium Hydroxide 50%	224.4	54,988
Sodium Permanganate	49.4	81,810
Sodium Chloride	60.01	12,096
Total Water Treatment Chemical Cost		$377,061

DISTRIBUTION DEPARTMENT

The Distribution Department is responsible for the maintenance and operation of all underground facilities in the water distribution system and fire hydrants, including 312 miles of water main, 8,043 valves and 2,971 fire hydrants. The department responds to emergency call-outs 24/7 under all weather conditions to repair water main breaks and restore water service to Water Works' customers in a timely manner.

In 2020, the Distribution Department continued with the leak survey of our entire system and maintained all fire hydrants as a part of our annual hydrant maintenance program. Additionally, our personnel responded to 541 emergency call-outs throughout the year during all hours and weather conditions to ensure continued water service to our customers.

The Distribution Department's water main replacement efforts this year continued in support of city street and sewer replacement projects. Water mains were also added in new developments. Department personnel repaired approximately 2,400 square yards of Portland Cement Concrete (PCC) paving, and 350 square yards of asphalt overlay was installed by various contractors.

This year the department:

Made 216 small taps, and 10 purification taps
Replaced/Killed 57 lead services
Checked 1,026 service leaks
Turned on/off 73 services
Repaired 70 service lines and 273 curb boxes
Replaced 36 services from the main to stop box
1 service was moved for construction by Water Works personnel
143 services were connected by contractors

Killed 21 services at the main and 6 at the curb stop
Answered 6,939 requests for service line or main location
Turned 553 large valves, rebuilt 21, replaced 13 and added 3 new valves
Installed 3 additional valves with Water Works mains
Repaired 83 main breaks, moved 2 water main
Repaired 21 valve boxes
Made 14 large taps (4 inches and above)
Removed 15 fire hydrants from service which were obsolete, damaged or for main replacement
20 hydrants were replaced by Water Works personnel
2,577 hydrants were listened to while performing leak survey
Checked 2,764 hydrants
Repaired 44 hydrants
Relocated 6 hydrants
Flushed 582 hydrants
Thawed out 21 fire hydrants

Observed installation of 20,830 feet of new mains installed by contractors.

Mains installed by the Distribution Department were:

441	feet of 6	– inch main
314	feet of 8	– inch main
616	feet of 12	– inch main
26	feet of 16	– inch main
314	feet of 24	– inch main

Mains installed by contractors were:

2	feet of 4	– inch main
469	feet of 6	– inch main
11,802	feet of 8	– inch main
920	feet of 10	– inch main
1,858	feet of 12	– inch main
951	feet of 16	– inch main
2,852	feet of 20	– inch main
1,976	feet of 24	– inch main

METER SERVICES DEPARTMENT

The Meter Department's primary function is to read over 22,000 water meters on a monthly and bi-monthly basis, repair and replace meters as needed, complete disconnect and reconnect orders, collect delinquent accounts and respond to service call requests as needed.

In 2020, the Meter Department continued to upgrade and exchange 36 water meters as part of our meter replacement program. While continuing to maintain and upgrade the Water Works' 22,000 plus water meters, we installed an additional 122 radio read meters to improve meter reading efficiency.

In addition to the meter exchanges this year the department:

Replaced 68 dead meters
Removed 8 meters for demolition
Repaired 45 leaking meters
Replaced 44 frozen meters
18 curb boxes were raised
Installed 148 touch pads
Installed 122 radio reading devices
Exchanged 50 radio reading devices
Exchanged 105 radio reading batteries

Set 115 new addresses with meters
Set 14 new addresses with large meters
Exchanged 105 small meters
Exchanged 4 large meters
36 meters were exchanged for the Meter Exchange Program
There were a variety of 1,323 non-scheduled orders
108 meters were tested for accuracy or malfunction
Wired 53 new construction homes
Rewired 53 existing customer homes
Monitored 331 new construction homes
Checked 43 homes for low water pressure
Surveyed 489 accounts for leaks
Set and Removed 123 Hydrant Meters
Performed 2,941 final readings
Read 3,054 RMMS (Reading Meter Management System)
Researched 115 high bill orders
Verified 3 meter readings
730 notes were left to read the meter
Turned on 466 delinquent accounts for Customer Service
7,269 cards were left for delinquent accounts
Turned on 837 water services
Turned off 659 water services
Inspected Pump Stations 2,667
Investigated 3 water main leaks
Investigated 21 service leaks
There were 143,103 meter readings

FACILITIES & GROUNDS DEPARTMENT

The Facilities and Grounds Department is responsible for the maintenance of all facilities, equipment, buildings and grounds, including the Narrows and Council Point Water Purification Plants, Administration Building, five (5) Booster Pump Stations, four (4) Ground Storage Reservoirs, and five (5) Elevated Storage Tanks. The eleven (11) locations account for approximately 217 acres of land spread throughout the city, along with the equipment at and within those facilities, including but not limited to HVAC systems, pumps and their control systems, telemetry and process monitoring equipment. The Facilities and Grounds crew takes pride in maintaining the appearance of all Water Work's properties and facilities.

Department personnel oversee the daily operations of the storeroom and warehouse. The Inventory Specialist is responsible for the purchase, storage and allocation of material and resources needed for all departments with an inventory value at $1,142,823.40.

The department maintains the organization vehicle and equipment fleet with over forty (40) pieces of equipment including automobiles, service trucks, dump trucks, backhoes, tractors, mowers, compressors, welders, trailers and specialty equipment used for concrete and water main repair.

Power and fuel are essential to our operations. It took 9,938,763 kWh of electricity at a cost of $659,592.18 to process and distribute nearly four billion gallons of water. We also used 19,081 gallons of lead free gasoline at a cost of $26,608.28 and used 12,380 gallons of red diesel fuel at a cost of $18,321.83 to fuel the Water Works fleet. We used 44,244 thousand cubic feet (MCF) of natural gas at a cost of $23,084.54 to heat our buildings and structures.

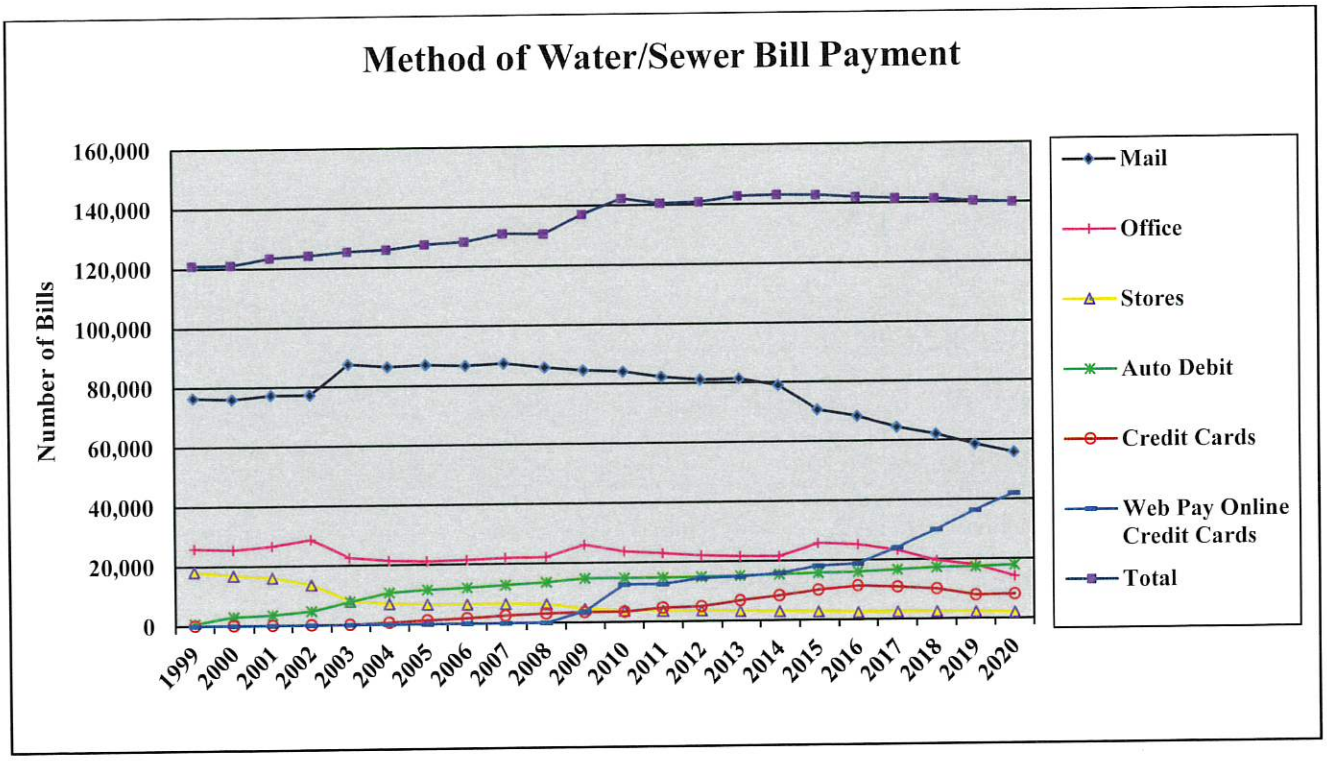
CUSTOMER SERVICE & ACCOUNTING DEPARTMENT

Our Customer Service Representatives do an excellent job assisting Water Works customers with their questions concerning their bills, turning on/off services, signing up for service and paying bills whether it is by telephone or in person. If Customer Service need to send a Service Representative to the customer's location, a service order is prepared for the Meter Department and then processed when the order is completed.

In 2020, the department mailed out 140,265 water bills, and sent 34,065 reminder notices and 17,489 shut-off notices to customers. There were 139,946 payments processed. There were 17,891 automatic bank payments. There were 6,307 service orders processed for final readings, high bills, dead meters, or to install new meters. There were 382 meters installed or replaced. Customer Service Representative made 1,085 payment arrangements with customers. 472 water bills were paid on the day of shut-off and 641 services were discontinued for non-payment. There were 108 returned checks that had to be collected from customers. 3,285 service contracts were processed to transfer, reinstate or add new customers to the system.

The Council Bluffs Water Works continues to see an increase in the number of customers paying their bills on our website. There were 8,094 credit card payments and 42,076 online web credit card payments.

The Accounting Department processed $21,708,548.62 in receipts and payments in 2020, including processing water and sewer bill payments and making the daily bank deposits. The department is responsible for processing accounts payable invoices, checks, payroll, the budget, fixed assets and other information for the general ledger. The department prepares monthly reports for the Board and other departments. The most recent audit found no irregularities or deficiencies in accounting practices and procedures.



GENERAL INFORMATION

The Council Bluffs Water Works has 22,121 active service accounts: 20,268 residential; 1,853 are commercial or industrial.

Last year, total production was 4,191,778,000 gallons.

Residential customers consumed 1,120,186,848 gallons in 2020. The average residential customer used 55,269 gallons at a cost of $295.80 per year or $24.65 per month.

Our top ten customers consumed 1,682,724,736 gallons, 40% total production.

SERVICES PROVIDED OUTSIDE THE CITY OF COUNCIL BLUFFS, IOWA

653 outside-City customers paid $490,611.60 for 77,488,312 gallons of water.

The City of Crescent paid $64,248.60 for 19,989,552 gallons of water.

Regional Water paid $177,579.75 for 50,436,892 gallons of water.

In total, outside City Customers paid $732,439.95 for 147,914,756 gallons of water. This represents 5.55% of metered water sales and 3.5% of total water production.

SERVICES PROVIDED TO THE CITY OF COUNCIL BLUFFS, IOWA

The Council Bluffs Water Works provided 43,674,224 gallons of water to the City free of charge, having a value of $185,924.95. Also, on behalf of the City, the Council Bluffs Water Works collected $7,698,777.25 in sewer use fees.

TOP TEN CUSTOMERS

	2020 Rank	2019 Rank
1.	Google, Inc. (Council Bluffs)	1
2.	ConAgra Frozen Foods	2
3.	Tyson Foods, Inc.	3
4.	Plumrose USA, Inc.	4
5.	Tetra, LLC	6
6.	MidAmerican Energy	5
7.	City of Council Bluffs	7
8.	Regional Water	9
9.	Iowa Western Community College	8
10.	The Grove at Council Bluffs	unranked

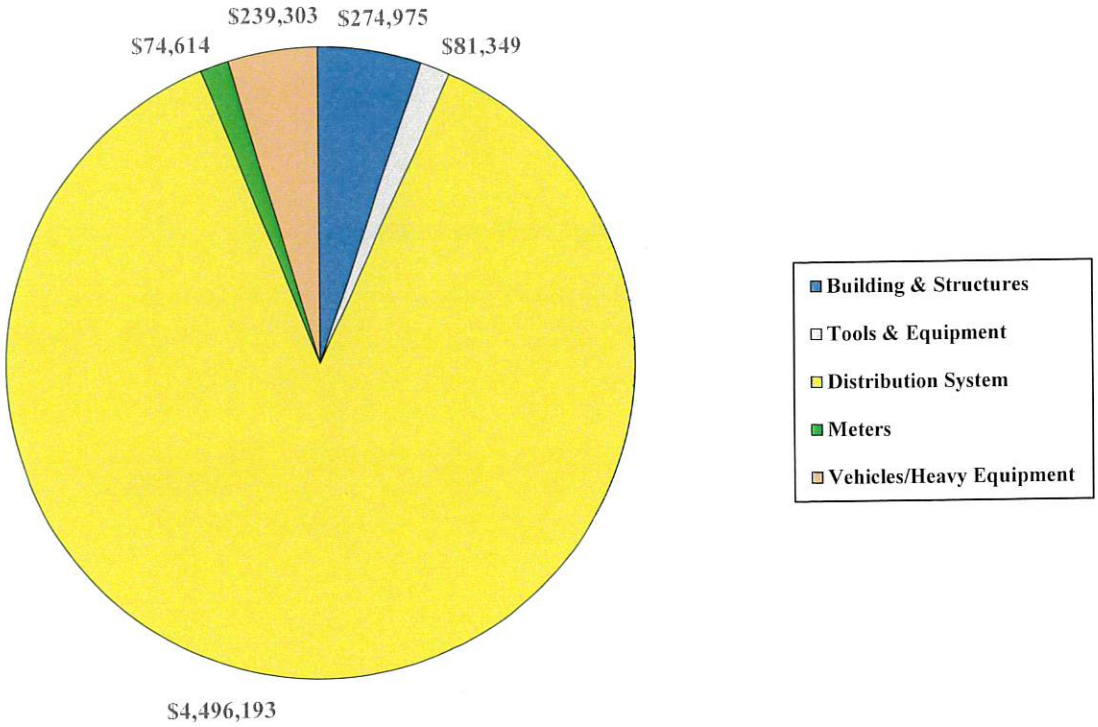
The Council Bluffs Water Works has 301.82 miles of water mains consisting of:

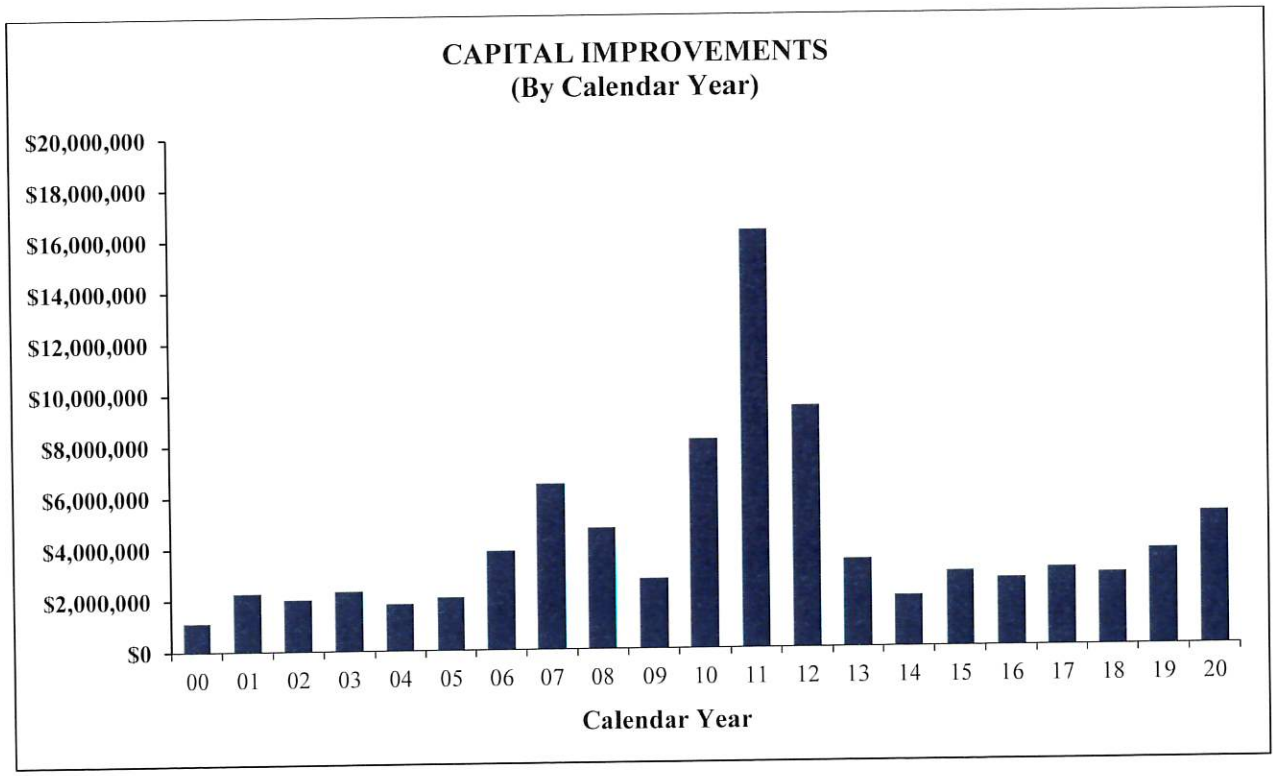
1-inch main	3,192	feet
1 ¼ -inch main	310	feet
1 ½ -inch main	138	feet
2-inch main	1,054	feet
4-inch main	44,554	feet
6-inch main	592,876	feet
8-inch main	341,752	feet
10-inch main	156,512	feet
12-inch main	231,336	feet
16-inch main	168,529	feet
20-inch main	7,723	feet
24-inch main	23,541	feet
30-inch main	13,638	feet
36-inch main	8,995	feet

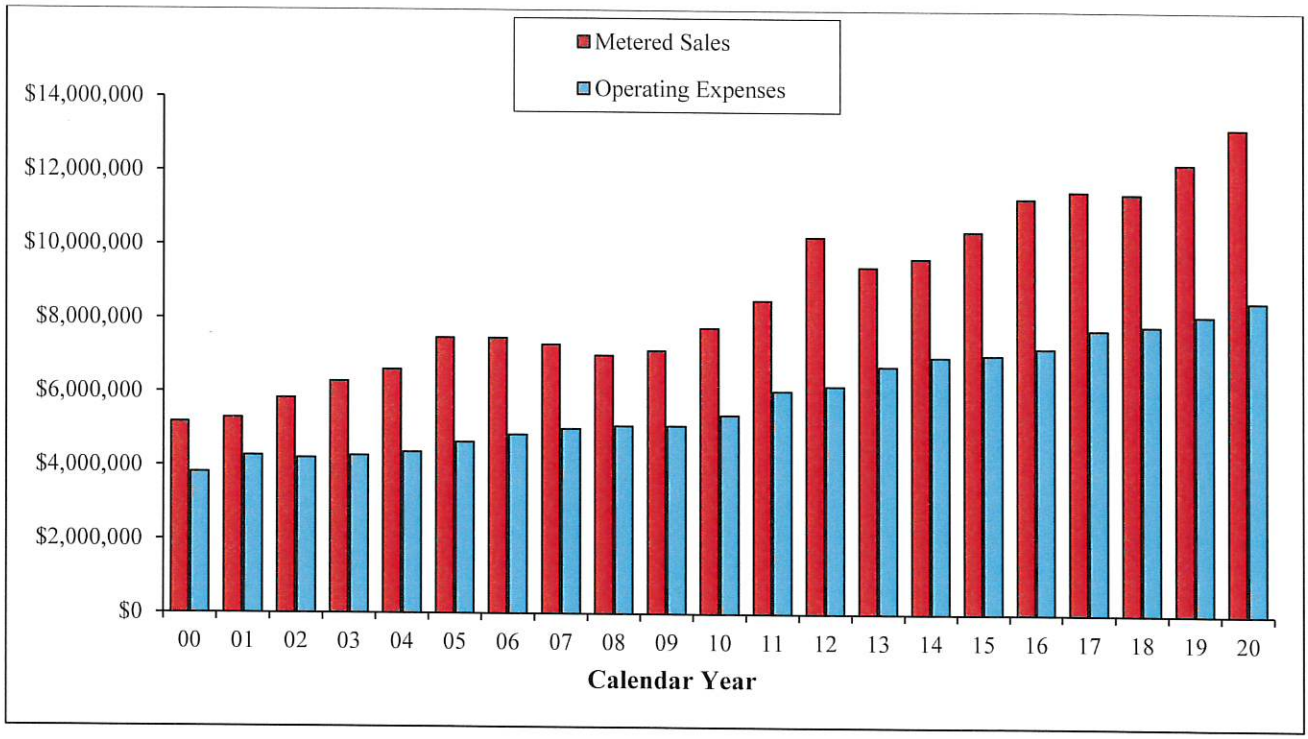
Number of Hydrants: 2,971

Number of Valves: 8,043

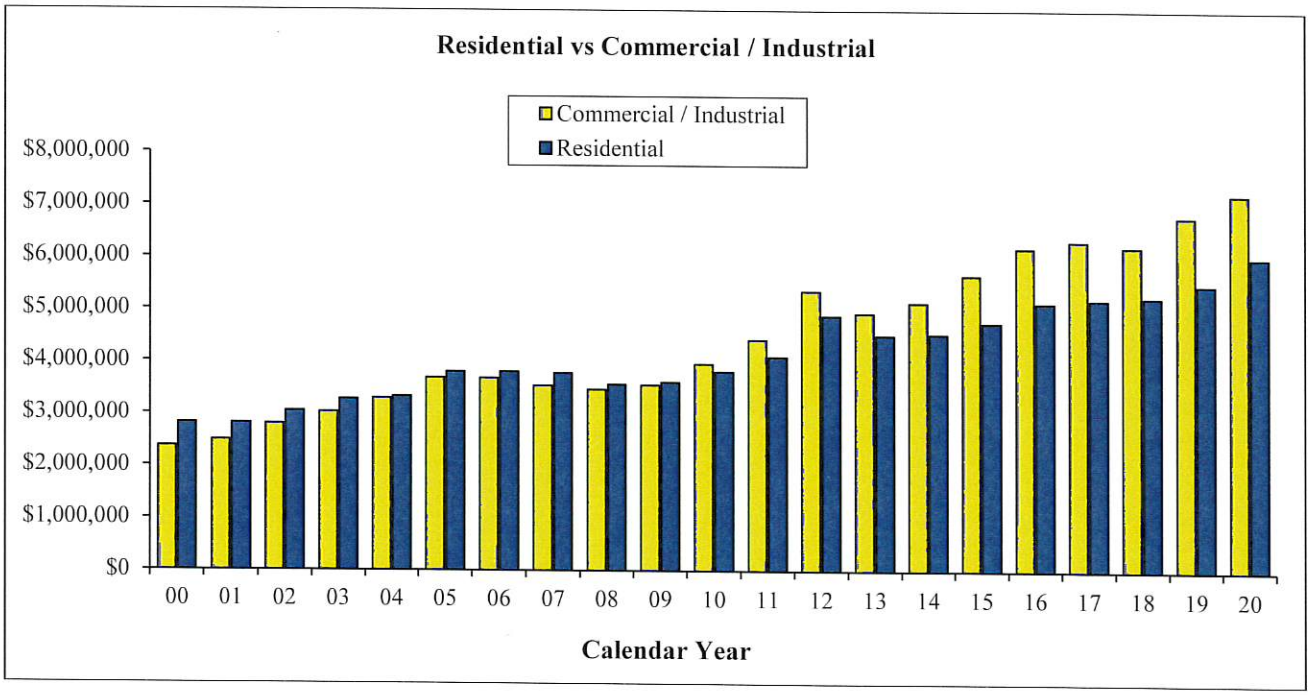
2020 CAPITAL IMPROVEMENTS
TOTAL $5,166,434







METERED SALES vs OPERATING EXPENSES



WATER REVENUE

COUNCIL BLUFFS WATER WORKS

PUMPAGE & METERED CONSUMPTION
(1,000's Gallons)
2020

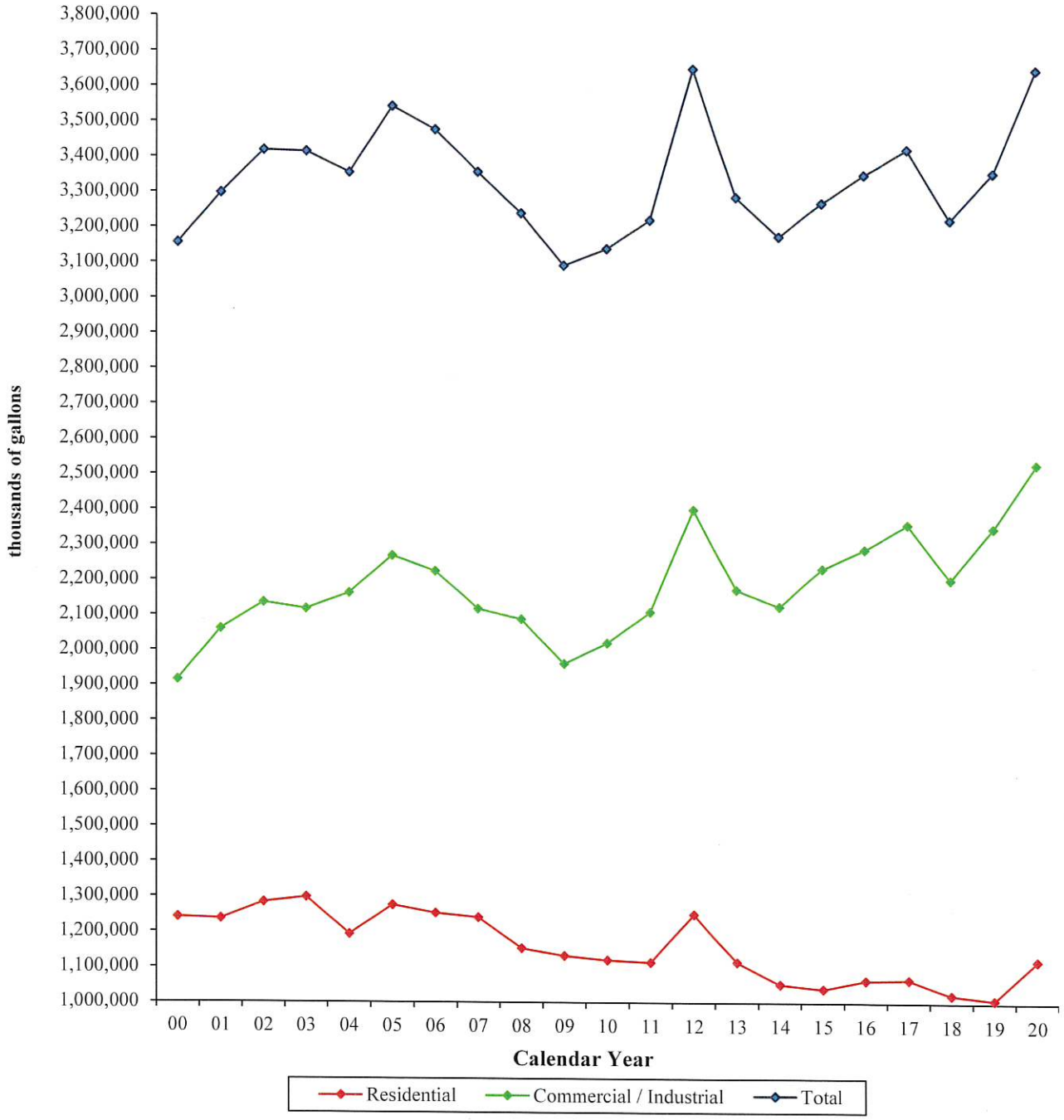
MONTH	PUMPAGE TOTAL	METERED CONSUMPTION TOTAL	CONSUMPTION COMMERCIAL & INDUSTRIAL	RESIDENTIAL
January	280,653	238,435	165,255	73,180
February	271,114	238,809	163,716	75,093
March	299,475	253,452	181,893	71,559
April	303,167	258,207	182,309	75,898
May	324,157	265,151	183,499	81,652
June	422,896	353,742	249,219	104,523
July	476,415	391,072	285,593	105,479
August	471,086	416,565	274,729	141,836
September	395,410	368,680	258,362	110,318
October	357,097	352,167	232,038	120,129
November	303,067	270,496	186,400	84,096
December	287,241	246,056	169,632	76,424
Totals 2020	4,191,778	3,652,832	2,532,645	1,120,187
Ratio		87.1%	60.4%	26.7%
Totals 2019	3,944,535	3,360,149	2,351,242	1,008,907
Ratio		85.2%	59.6%	25.6%
Totals 2010	3,713,399	3,141,660	2,021,540	1,120,120
Ratio		84.6%	54.4%	30.2%

COUNCIL BLUFFS WATER WORKS

METERED SALES ($)
2020

MONTH	TOTAL	COMMERCIAL & INDUSTRIAL	RESIDENTIAL
January	$ 893,345	$ 484,286	$ 409,059
February	900,530	475,047	425,483
March	916,384	512,971	403,413
April	936,030	508,637	427,393
May	973,523	528,865	444,658
June	1,250,326	698,362	551,964
July	1,366,719	822,130	544,589
August	1,474,134	766,252	707,882
September	1,303,923	738,273	565,650
October	1,279,353	656,366	622,987
November	989,296	530,977	458,319
December	921,214	487,338	433,875
Totals 2020	$ 13,204,776	$ 7,209,504	$ 5,995,272
Ratio		54.6%	45.4%
Totals 2019	$ 12,251,192	$ 6,776,339	$ 5,474,853
Ratio		55.3%	44.7%
Totals 2010	$ 7,757,670	$ 3,951,501	$ 3,806,169
Ratio		50.9%	49.1%

RESIDENTIAL VERSUS COMMERCIAL / INDUSTRIAL CONSUMPTION



HISTORY

Construction of the Council Bluffs Water System began in 1881 by the American Construction Company of New York City, which had been granted a 25-year franchise by the City of Council Bluffs. Under the franchise, the American Construction Company was to construct and operate a water system. The system constructed was very inferior, and during the life of the franchise, practically no improvements or extensions were made. As a result, along with the poor service rendered by the water company, the renewal of the franchise was rejected by the voters in 1906. In 1911, the City acquired the water system through condemnation proceedings at a cost of $510,000. On June 1, 1911, the control of the Council Bluffs Water Works came under the Board of Water Works Trustees, which had been appointed by the Mayor. Their first task was to reconstruct or replace practically the entire system. The utility remains under the control of a five-member Board of Trustees, appointed by the Mayor on alternate terms of six years each. Many physical changes have occurred within the water system itself. The system in 1911 consisted of obtaining water from the Missouri River near North 37th Street, settling in large reservoirs, disinfecting, and pumping. Disinfection was begun in 1910 which eliminated illness and deaths from typhoid. In 1952, a conventional lime softening water treatment plant, known as the Narrows was constructed at North 25th Street. The Administration Building was relocated to North 25th Street in 1974. In the ensuing thirty years many other improvements have been made including the construction of the 2,000,000 gallon Valley View Reservoir, a Distribution/Meter Department Office and Warehouse Complex, a 1,500,000 gallon Clearwell, a modern Chlorine Handling Facility, 3 Elevated Storage Tanks, two Pump Stations and one storage reservoir. In 2010 Board began construction of a new groundwater source of supply and integrated membrane water treatment plant known as Council Point, on the south side of the City. This new source of supply began serving the City in 2013.

GENERAL DESCRIPTION OF SYSTEM OPERATIONS

The Narrows Water Purification Plant's main source of water is the Missouri River. Four low service pumps are located at the intake pump station. #1 pump is rated at 12.5 million gallons per day (MGD) and is a dual drive pump (electric or gas engine). #2 pump is rated at 5.5 MGD. #3 pump is a variable speed with a maximum capacity of 9.0 MGD. #4 pump is also variable speed with a maximum capacity of 12.5 MGD. Any single pump can be run from a standby generator if commercial power fails.

The secondary source of water is the Missouri River Alluvium. Two wells at a depth of 150 feet have a capacity of 4.5 MGD each.

Traveling screens at the Intake Pump Station remove large debris before it is pumped to twin preliminary settling basins where the sand and heavy silt settle out. Polyelectrolytes are added when necessary to enhance the settling process. Well water is blended with the cold river water in the winter to minimize icing problems within the basins. Water then flows by gravity through the remaining treatment steps.

There are two independent treatment trains at the purification plant. Typically, the plant operates in a split treatment mode where lime is added to approximately 70% of the water to elevate the pH sufficiently to precipitate magnesium and calcium ions. This softened water is blended with un-softened water as needed to adjust the pH and hardness of the water. Soda Ash and Ferric Sulfate are added as required to complete the coagulation and softening process. A series of mixers and flocculators ensure a complete chemical reaction prior to the clarification basins. Solids are recycled to the mixers as a catalyst for the chemical reactions.

Water then flows to 8 gravity multi-media filters. Each filter has a rated capacity of 3.0 MGD. The filters remove any remaining particles. The filters have a granular activated carbon cap that remove dissolved organic compounds and taste and odor causing compounds by adsorption.

Chlorine is added as a disinfectant before and after the filters. Fluoride is added as a prophylaxis. The water then flows through two 1.5 million gallon baffled clearwells to ensure inactivation of microorganisms. Ammonia is then added to convert the chlorine to chloramines to stabilize the chlorine residual and control disinfection by-products.

There are four high service pumps that deliver water to the City. Two of the pumps have a capacity of 10 MGD, one is 7.5 MGD and the smallest is 6 MGD. Pumps can be run in any combination to meet demand. Typical plant discharge pressure is 90 – 100 pounds per square inch. A 500 kW and 100 kW generators provide emergency backup power to the plant in case of commercial power failure.

The Council Point Water Purification Plant's source of water is five wells in the Missouri River alluvium to a depth of 100 feet. The groundwater is pumped to the pretreatment building where it is first aerated to oxidize iron followed by chemical addition to oxidize manganese. Insoluble iron and manganese is removed by ultrafiltration. Dissolved minerals are removed by reverse osmosis. Chlorine is added as a disinfectant. Fluoride is added as a prophylaxis. Finished water is stored in a 3.0 million gallon clearwell. There are three high service pumps that deliver water to the City, each with variable frequency drives and capable of delivering 4.0 MGD. The plant is automated and controlled by the water plant operators from the Narrows Water Purification Plant.

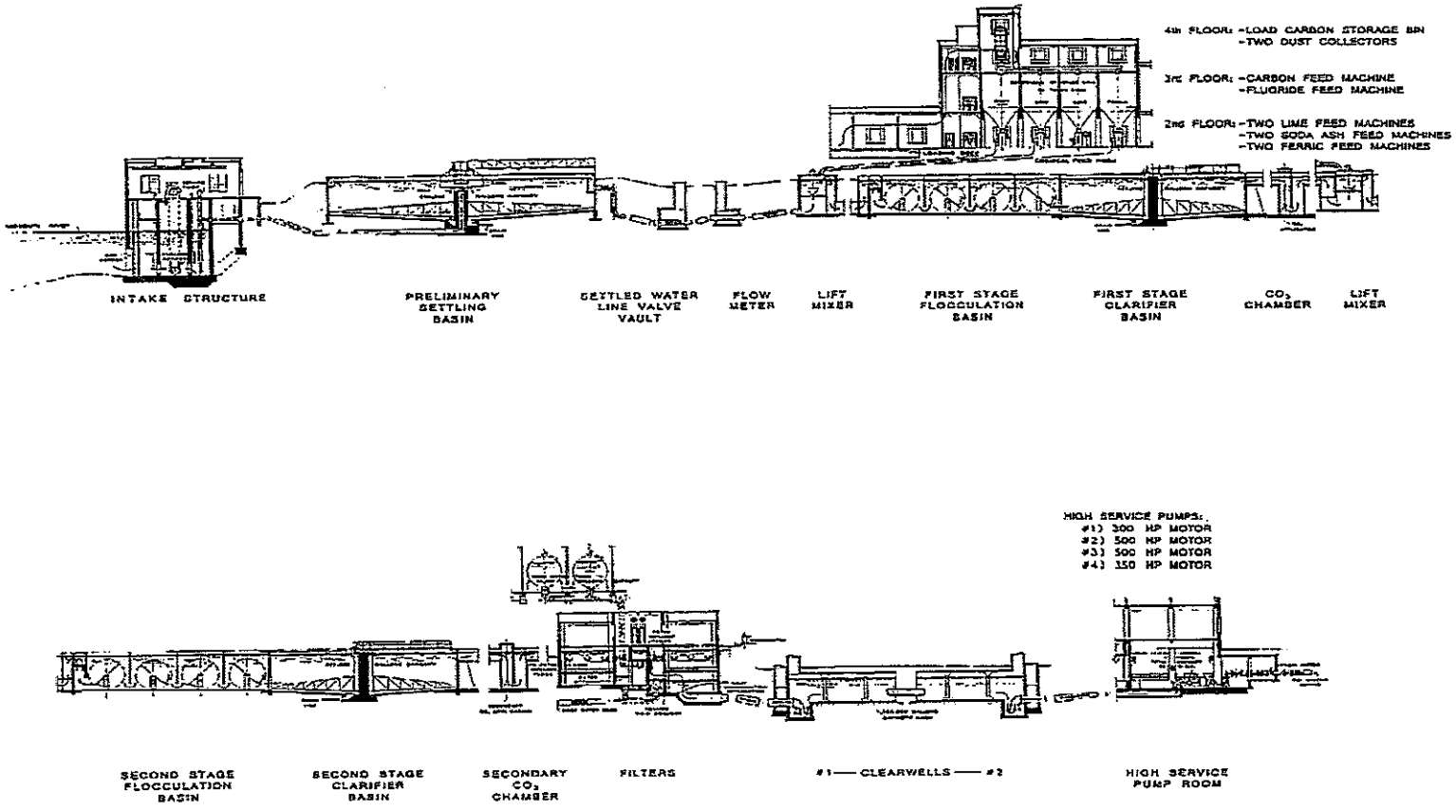
The distribution system has three pressure zones. The first zone is the flat (western and southern) sections of the city and is served by three 2 million gallon reservoirs and one 3-million gallon reservoir. Three of the reservoirs are located downtown and one is located in the southeastern part of the city.

Four booster pump stations and 4 elevated storage tanks with a combined capacity of 1.2 million gallons serve the second pressure zone (bluffs). Lincoln Pump Station has three pumps rated at 600, 750 and 750 gallons per minute (GPM), one is dual drive (electric or gas). Lincoln Pump Station delivers water to the northern section of the City and pumps to a 500,000 gallon elevated tank at Buena Vista Circle and a 200,000 gallon elevated tank at Simms Avenue. Glen Pump Station has three pumps rated at 1500, 800 and 2500 GPM, the largest being a dual drive. This booster pump station delivers to the eastern section of the city and pumps to a 200,000 gallon elevated tank at Memorial Park and a 300,000 gallon tank on Greenview Drive. The Valley View Pump Station has two pumps rated at 750 GPM and 1500 GPM. A gas fired generator provides emergency backup power. This new pump station supports the rapidly growing eastern sections of the city. Oak Street Pump Station has three pumps rated at 400, 700 and 700 GPM, one is a dual drive. This pump station supports both the northern and eastern sections of the bluffs.

A third pressure zone of the distribution system serves the eastern portions of the system. The Airport/Bent Tree pump station has three variable speed pumps each with a maximum capacity of 600 gallons per minute and pump to a 400,000 gallon elevated tank on Highway 6. A gas fired generator provides emergency backup power.

A Supervisory Control and Data Acquisition System monitors all pump station and tank operations from the Water Treatment Plant located on North 25th Street.

WATER TREATMENT PROCESS



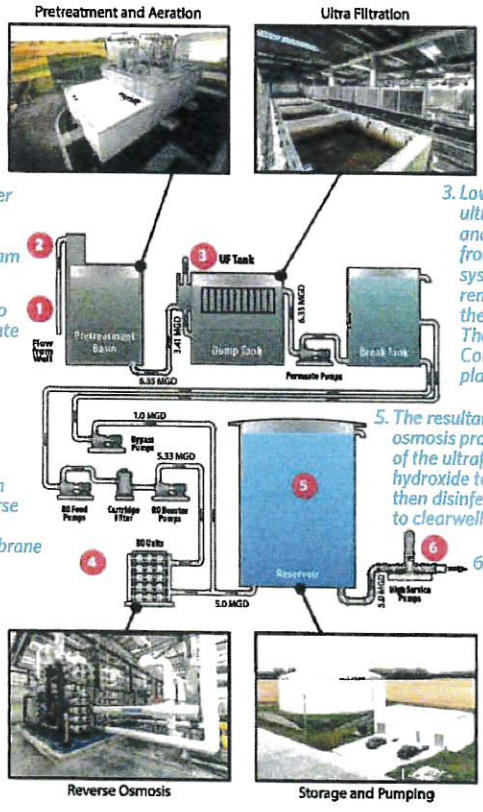
Unique Application of Different Technology, Techniques, Materials or Equipment

The CPWTP uses a process which employs the use of semi-permeable membranes (low pressure followed by high pressure) to separate impurities from well water, as shown in Figure 1 below. **While membrane technology is not a new technology, the application of low pressure membranes followed by high pressure membranes is a unique application that is a model for other communities to follow.** This process has very limited application in the United States and is a unique combination of technology that will serve as a model for other Iowa communities.

The CPWTP includes a level of automation that allows remote operation of the facility. Every component of the facility from the raw water supply to the membrane processes and chemical systems is automated, allowing operation from the Narrows WTP through the CBWW SCADA system. The facility is also monitored from the Narrows WTP through CCTV. The processes in operation at the facility can be easily shutdown, started up, and varied, allowing a quick response to system needs. This automation has allowed CBWW to maintain efficient staffing of their treatment facilities, therefore reducing the costs to their customers.

Another unique application of technology is the **on-site chlorine generation**. Salt (very similar to table salt) is delivered to the site and stored as brine solution in large storage tanks. The brine solution is exposed to high level of electrical current in the generators to make a dilute concentration of liquid sodium hypochlorite. The concentration of the chemical is low and the amount generated can be limited to the amount consumed every day or two, so the quantities on site are smaller and the risks from gaseous or liquid chlorine to the employees and neighboring area are greatly reduced.

Figure 1. CPWTP Water Treatment Process



COUNCIL BLUFFS CITY WATER WORKS

FINANCIAL STATEMENTS

DECEMBER 31, 2020 AND 2019

(With Independent Auditors' Report Thereon)

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INDEPENDENT AUDITOR'S REPORT

The Board of Trustees
Council Bluffs City Water Works
Council Bluffs, Iowa

Report on the Financial Statements

We have audited the accompanying financial statements of the Council Bluffs City Water Works, Council Bluffs, Iowa (Water Works) as of and for the years ended December 31, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Council Bluffs City Water Works' basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Governmental Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Council Bluffs City Water Works, as of December 31, 2020 and 2019 and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (pages 1 through 4), Schedule of the Utility's Proportionate Share of the Net Pension Liability (page 20) and the Schedule of the Utility's Contributions (pages 21 through 22) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

The Budgetary Comparison Schedule on page 24 has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standard

In accordance with *Government Auditing Standards*, we have also issued our report dated April 14, 2021 on our consideration of the Council Bluffs City Water Works internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Council Bluffs City Water Works internal control over financial reporting and compliance.

Hamilton Associates, P.C.

Council Bluffs, Iowa
April 14, 2021

Council Bluffs Water Works
Council Bluffs, Iowa

MANAGEMENT'S DISCUSSION AND ANALYSIS
Calendar Year Ending December 31, 2020

Council Bluffs Water Works provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the calendar year ending December 31, 2020. We encourage readers to consider this information in conjunction with our financial statements, which follow.

FINANCIAL HIGHLIGHTS

- The Water Works' operating revenues increased 7.7% or $998,539 from calendar year 2019 to 2020.
- The Water Works' operating expenses increased by 1.8% or $206,345, in calendar year 2019 to 2020.
- The Water Works' net position increased 4.3% or $2,014,378, from December 31, 2019 to December 31, 2020.

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information, as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the Water Works financial activities.

Financial Statements consist of Statements of Net Position, Statements of Revenues, Expenses, and Changes in Net Position, and Statements of Cash Flows. These provide information about the activities of the Council Bluffs Water Works as a whole and present an overall view of the Water Works finances.

Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Required Supplementary Information further explains and supports the net pension liability and IPERS contributions.

Other Information further explains and supports the financial statement with a comparison of the Water Works' budget for the year.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Calendar Year Ending December 31, 2020

FINANCIAL ANALYSIS

Statements of Net Position

The statements of net position present the assets, liabilities, and net position of the Water Works, as of the end of the calendar year. The purpose of this statement is to present a summary of the Water Works to the readers of the financial statements. The statements of net position include year-end information concerning current assets and liabilities, and net position (assets less liabilities). Readers of the financial statements are able to determine the Water Works financial position by analyzing the increases and decreases in fund equity. This statement is a good source for readers to determine how much the Water Works owes to outside vendors and creditors. The statement presents the available assets that can be used to satisfy those liabilities.

The largest portion of the Water Works' net position 89.4% is the investment in capital assets (building and structures, furniture and fixtures, tools and equipment, distribution system, meters and automotive equipment), less the related debt. The restricted portion of the net position .6% includes resources that are subject to restrictions. The remaining net position 10% is the unrestricted position that can be used to meet the Water Works' obligations as they come due.

Statements of Net Position
December 31, 2020 and 2019

	2020	2019
Current assets	$ 9,580,628	$ 8,649,703
Restricted assets	5,035,929	7,222,000
Capital assets	71,649,685	69,287,604
Total assets	$ 86,266,242	$ 85,159,307
Deferred outflows of resources	$ 437,653	$ 389,513
Current liabilities (payable from current assets)	$ 3,890,052	$ 3,735,727
Current liabilities (payable from restricted assets)	4,660,945	6,973,086
Revenue bonds payable	25,730,275	24,557,478
Other liabilities	3,888,757	3,501,311
Total liabilities	$ 38,170,029	$ 38,767,602
Deferred inflows of resources	$ 80,273	$ 342,003
Net investment in capital assets	$ 43,310,042	$ 42,394,310
Restricted	274,983	248,915
Unrestricted	4,868,568	3,795,990
Total net position	$ 48,453,593	$ 46,439,215

Council Bluffs Water Works
Council Bluffs, Iowa

MANAGEMENT'S DISCUSSION AND ANALYSIS
Calendar Year Ending December 31, 2020

Statement of Revenues and Expenses

The Statement of Revenues and Expenses reflects a positive with an increase in the net assets at the end of the calendar year.

In calendar year 2020, operating revenues increased by $998,539 or 7.7%, due to an 8.7% increase in consumption.

A summary of revenues and expense for the years ending December 31, 2020 and 2019 is presented below:

Statements of Revenues and Expenses
December 31, 2020 and 2019

	2020	2019
Operating revenues		
Metered water sales	$ 13,206,758	$ 12,246,243
Rental	145,416	134,544
Other	664,019	636,867
Total operating revenues	$ 14,016,193	$ 13,017,654
Operating expenses		
Facilities and grounds	$ 944,193	$ 973,801
Inventory adjustment	9,062	(6,352)
Purification	2,353,693	2,265,885
Distribution and meter	1,422,004	1,345,107
Customer accounting	585,617	557,416
Administration and general	2,626,271	2,518,503
Pension and social security	603,511	601,513
Depreciation	3,390,876	3,473,009
Total operating expenses	$ 11,935,227	$ 11,728,882
Nonoperating revenues (expenses)		
Interest on investments	$ 150,035	$ 308,077
Interest expense	(663,340)	(779,851)
Loss on disposal of equipment	(1,268)	-
Nonoperating revenues, net	$ (514,573)	$ (471,774)
Change in net position	$ 1,566,393	$ 816,998
Total Net Postion	48,453,593	46,439,215

Statement of Cash Flows

The Statement of Cash Flows presents information related to cash inflows and outflows, summarized by operating, capital and related financing and investing activities. Cash provided by operating activities include metered water sales, miscellaneous water sales, penalty charges, and service charges. Cash used from capital and related financing activities includes: principal payment of revenue bonds, interest paid on revenue bonds, interest paid on consumer deposits, additions to property, plant, and equipment, and contributions-in-aid of construction. Cash used by investing activities includes interest income.

CAPITAL ASSETS

At December 31, 2020 the Water Works had $138,413,233 invested in capital assets, net of accumulated depreciation of $66,763,548. Depreciation expense totaled $3,390,876 for calendar year 2020. More detailed information about the Water Works' capital assets is presented in Note 4 to the financial statements.

LONG-TERM DEBT

At December 31, 2020, the Water Works had $27,613,275 debt outstanding. See Note 5 to the financial statements for more information.

ECONOMIC FACTORS

Council Bluffs Water Works continued to support development throughout the community to improve its financial position during the current calendar year.

Facilities and the distribution system operated by Water Works require constant maintenance and upkeep.

Chemical cost, electricity, maintenance of mains and services, and health insurance continue to put pressure on the Water Works resources.

Continued growth in the community requires the Water Works to invest in new infrastructures to meet the growing demands of the community.

Vulnerability and security improvement of our system will be an ongoing process.

CONTACTING THE COUNCIL BLUFFS WATER WORKS FINANCIAL MANAGEMENT

This financial report is designed to provide our customers, investors and creditors with a general overview of the Water Works finances and operating activities. If you have any questions or require additional, information please contact the General Manager, 2000 North 25th Street, P O Box 309, Council Bluffs, Iowa 51502.

FINANCIAL STATEMENTS

COUNCIL BLUFFS CITY WATER WORKS

STATEMENTS OF NET POSITION
December 31, 2020 and 2019

ASSETS	2020	2019
CURRENT ASSETS		
Cash (Note 2)	$ 5,878,786	$ 5,240,178
Inventory	1,142,823	1,133,103
Receivables:		
Consumer accounts	1,605,730	1,466,415
Unbilled revenues	432,345	409,626
Total receivables	$ 2,038,075	$ 1,876,041
Prepaid expense	520,944	400,381
Total current assets	$ 9,580,628	$ 8,649,703
RESTRICTED ASSETS (Note 3)	5,035,929	7,222,000
PROPERTY, PLANT AND EQUIPMENT, NET (Note 4)	71,649,685	69,287,604
Total assets	$ 86,266,242	$85,159,307
DEFERRED OUTFLOWS OF RESOURCES		
Pension related deferred outflows (Note 9)	$ 437,653	$ 389,513
LIABILITIES		
CURRENT LIABILITIES (payable from current assets):		
Accounts payable	$ 283,424	$ 290,947
Accrued wages and payroll taxes	51,495	146,735
Accrued compensated absences	310,784	304,077
Accrued interest payable	44,822	60,576
Construction costs payable	343,239	187,346
Retainage payable	383,128	321,469
Due to City of Council Bluffs	590,160	597,577
Current portion of long term debt (Note 5)	1,883,000	1,827,000
Total current liabilities (payable from current assets)	$ 3,890,052	$ 3,735,727
CURRENT LIABILITIES (payable from restricted assets):		
Consumer deposits	$ 837,725	$ 815,355
Plant expansion and main extension escrow deposits	3,538,242	5,883,260
Accrued interest on consumer deposits	284,978	274,471
Total current liabilities (payable from restricted assets)	$ 4,660,945	$ 6,973,086
LONG TERM DEBT (Note 5)	$ 25,730,275	$24,557,478
OTHER LIABILITIES		
Deferred revenue (Note 6)	$ 1,272,760	$ 1,299,840
Net pension liability (Note 9)	2,615,997	2,201,471
Total other liabilities	$ 3,888,757	$ 3,501,311
Total liabilities	$ 38,170,029	$38,767,602
DEFERRED INFLOWS OF RESOURCES		
Pension related deferred inflows (Note 9)	$ 80,273	$ 342,003
NET POSITION		
Net investment in capital assets	$ 43,310,042	$42,394,310
Restricted	274,983	248,915
Unrestricted	4,868,568	3,795,990
Total net position	$ 48,453,593	$46,439,215

See Notes to Financial Statements

COUNCIL BLUFFS CITY WATER WORKS

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
Years Ended December 31, 2020 and 2019

	2020	2019
OPERATING REVENUES		
Metered water sales	$ 13,206,758	$ 12,246,243
Rental	145,416	134,544
Other	664,019	636,867
Total operating revenues	$ 14,016,193	$ 13,017,654
OPERATING EXPENSES		
Facilities and grounds	$ 944,193	$ 973,801
Inventory adjustment	9,062	(6,352)
Purification	2,353,693	2,265,885
Distribution and meter	1,422,004	1,345,107
Customer accounting	585,617	557,416
Administration and general	2,626,271	2,518,503
Pension and social security	603,511	601,513
Depreciation	3,390,876	3,473,009
Total operating expenses	$ 11,935,227	$ 11,728,882
Operating income	$ 2,080,966	$ 1,288,772
NONOPERATING REVENUES (EXPENSES)		
Interest on investments	$ 150,035	$ 308,077
Interest expense	(663,340)	(779,851)
Loss on disposal of equipment	(1,268)	-
Nonoperating revenues, net	$ (514,573)	$ (471,774)
Change in net position	$ 1,566,393	$ 816,998
NET POSITION - BEGINNING	$ 46,439,215	$ 44,825,088
Contributions in aid of construction (Note 7)	447,985	797,129
NET POSITION - END OF YEAR	$ 48,453,593	$ 46,439,215

See Notes to Financial Statements

COUNCIL BLUFFS CITY WATER WORKS

STATEMENTS OF CASH FLOWS
Years Ended December 31, 2020 and 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers and users	$ 13,044,724	$ 12,083,984
Cash received from other revenues	782,355	744,331
Cash paid to suppliers for goods and services	(5,046,912)	(4,963,458)
Cash paid to employees and on their behalf	(3,596,752)	(3,477,603)
(Payments) receipts for City sewer services net of collections	(7,417)	46,179
Net cash provided by operating activities:	$ 5,175,998	$ 4,433,433
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Principal payment of long term debt	$ (1,827,000)	$ (1,572,000)
Long term debt issued	3,055,797	1,663,478
Interest paid on long term debt	(638,789)	(748,325)
Interest paid on consumer deposits	(29,798)	(31,385)
Additions to property, plant, and equipment	(5,536,673)	(4,537,955)
Plant expansion and main extension escrow deposits	(2,345,018)	4,873,474
Contributions-in-aid of construction	447,985	797,129
Net cash provided by (used in) capital and related financing activities	$ (6,873,496)	$ 444,416
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received on investments	150,035	308,077
Net cash provided by investing activities	$ 150,035	$ 308,077
NET INCREASE (DECREASE) IN CASH	$ (1,547,463)	$ 5,185,926
CASH - BEGINNING OF YEAR	12,462,178	7,276,252
CASH - END OF YEAR	$ 10,914,715	$ 12,462,178
RECONCILIATION TO BALANCE SHEETS		
Cash	$ 5,878,786	$ 5,240,178
Cash included in restricted assets	5,035,929	7,222,000
	$ 10,914,715	$ 12,462,178
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating income (loss)	$ 2,080,966	$ 1,288,772
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	3,390,876	3,473,009
Changes in assets and liabilities:		
(Increase) Decrease in inventory	(9,720)	(164,438)
(Increase) Decrease in receivables	(162,034)	(162,259)
(Increase) Decrease in prepaid insurance	(120,563)	(215,096)
(Increase) Decrease in deferred outflows of resources	(48,140)	95,384
Increase (Decrease) in accounts payable	(7,523)	69,640
Increase (Decrease) in salaries payable	(95,240)	13,232
Increase (Decrease) in accrued compensated absences	6,707	(8,138)
Increase (Decrease) in due to City of Council Bluffs	(7,417)	46,179
Increase (Decrease) in deferred revenue	(27,080)	(27,080)
Increase (Decrease) in net pension liability	414,526	(165,622)
Increase (Decrease) in consumer deposits	22,370	6,230
Increase (Decrease) in deferred inflows of resources	(261,730)	183,620
Net cash provided by operating activities	$ 5,175,998	$ 4,433,433

See Notes to Financial Statements

1. Summary of Significant Accounting Policies

The Council Bluffs City Water Works ("Water Works") is a related organization to the City of Council Bluffs, Iowa ("City") and is not included in the City's financial statements. The Mayor, with City Council concurrence, appoints individuals to the Water Works' Board of Trustees. The Water Works' Board of Trustees maintains oversight responsibility and, therefore, is responsible for selection of management personnel and all financial matters. The authority to adopt the annual budget, to incur debt and to fix rates and charges is vested in the Board of Trustees. The Water Works is exempt from state and Federal income taxes. The Water Works' financial statements are prepared on the accrual basis.

Reporting Entity:

For financial reporting purposes, the Water Works has included all funds, organizations, agencies, boards, commissions and authorities. The Water Works has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the Water Works are such that exclusion would cause the Water Works' financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and 1) the ability of the Water Works to impose its will on that organization or 2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the Water Works. The Water Works has no component units which meet the Governmental Accounting Standards Board criteria.

Basis of Presentation:

The accounts of the Water Works are organized as an Enterprise Fund. Enterprise Funds are used to account for operations (a) financed and operated in a manner similar to private business enterprises, where the intent of the governing body is the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or (b) where the governing body has decided periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

The Statement of Net Position presents the Water Works assets and liabilities, with the difference reported as net position. Net position is reported in the following categories:

Net investment in capital assets – Consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances for bonds, notes and other debt attributable to the acquisition, construction or improvement of those assets.

Restricted – Use of net position is externally imposed.

Unrestricted – The portion of net position that is not in restricted or net of investment in capital assets.

Measurement Focus and Basis of Accounting:

The financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met.

1. **Summary of Significant Accounting Policies - Continued**

Measurement Focus and Basis of Accounting - Continued:

Water Works distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Water Works' principal ongoing operations. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of estimates:

In preparing the accompanying financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents:

For purposes of the statements of cash flows, the Water Works considers all highly liquid instruments with a maturity date of three months or less when purchased to be cash equivalents.

Consumer Accounts Receivable:

The consumer accounts receivable balance includes an assessment for sewer fees, which the Water Works bills on behalf of the City. A corresponding liability represents the amount of consumer accounts receivable that will be remitted to the City upon collection.

Revenues:

Metered water sales include amounts billed to customers on a monthly and bimonthly cycle basis and unbilled amounts based on estimated usage from the latest meter reading to the end of the accounting period.

Valuation of Inventories:

Inventories are valued at the lower of cost (average cost method) or market.

Contributions-in-Aid of Construction and Contributed Capital:

Contributions of cash by governments, customers or developers are maintained by the Water Works as restricted assets and restricted liabilities until expended. When expended the contributor's costs of construction are recorded as property, plant and equipment and contributed capital. Further, a contribution may be in the form of a completed project in which the contributor's costs of construction is recorded directly into the property, plant and equipment and contributed capital accounts. Depreciation expense recognized on these assets is charged to contributed capital.

1. Summary of Significant Accounting Policies - Continued

Property, Plant and Equipment:

Property, plant and equipment are stated at cost. Depreciation is computed using the straight-line method based on estimated useful lives.

Maintenance and repair of property, plant and equipment are charged to operations and major improvements are capitalized. Upon retirement, sale or other disposition of property, plant and equipment, the cost and accumulated depreciation are eliminated from the accounts and gain or loss is included in operations.

Deferred Outflows of Resources:

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension expense and contributions from the employer after the measurement date but before the end of the employer's reporting period.

Accrued Compensated Absences:

Accrued compensated absences represent vacation time, which has been earned by employees in the current year to be used in subsequent years. Sick leave does not vest and, therefore, is not accrued.

Pensions:

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System (IPERS) and additions to/deductions from IPERS' fiduciary net position have been determined on the same basis as they are reported by IPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Inflows of Resources:

Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources in the financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources represents the difference between projected and actual earnings on pension plan investments.

Subsequent Events:

Subsequent events have been evaluated through April 14, 2021, which is the date the financial statements were available to be issued.

2. Cash and Short-Term Investments

Below is a summary of the deposit and investment portfolios that comprise cash and investments on the December 31, 2020 balance sheet including restricted cash and cash equivalents and investments:

Deposits:

At December 31, 2020, deposits consisted of demand deposits and certificates of deposits and had the following balances:

Book Balance	$ 10,912,914
Bank Balance	$ 11,381,211

Of the total deposits, $250,000 was covered by federal depository insurance and $11,131,211 was covered by pledged securities that are being held in the pledging bank's trust department in the Board's name in the form of a joint safekeeping receipt.

3. Restricted Assets

Restricted assets represent money set aside for payment of bonds, proceeds from bond issues to be used for capital improvements, or contributions of cash by governments, customers, or developers for costs of construction. These contributions are reflected as restricted assets until expended. Details of the accounts comprising restricted assets as of December 31, 2020 and 2019 are as follows:

	2020	2019
Consumer deposit fund cash	$ 1,151,266	$ 1,135,386
Plant expansion deposit	3,884,663	5,987,506
Main extension deposit	-	99,108
	$ 5,035,929	$ 7,222,000

4. Property, Plant and Equipment

Property, plant and equipment at December 31, 2020 and 2019 consisted of the following:

Description	Useful Life in Years	2020	2019
Land	-	$ 3,500,307	$ 3,500,307
Building and Structures	20 - 50	36,829,265	36,568,955
Water Distribution System	20 - 75	68,322,768	66,339,971
Meters	25 - 40	2,290,399	2,246,957
Tools and Equipment	3 - 20	18,486,297	18,560,059
Automobiles and Trucks	5	1,661,359	1,672,474
Office Equipment	15	104,985	104,985
Work in Progress	-	7,217,853	3,905,070
		$ 138,413,233	$ 132,898,778
Less Accumulated Depreciation		(66,763,548)	(63,611,174)
		$ 71,649,685	$ 69,287,604

5. Revenue Bonds

In 2010, the Water Works executed the final $25 million of its $35.353 million Water Revenue Bonds for construction of a second water treatment facility. The Water Revenue Bonds originally bore interest at 3.00% due in 2040. In 2019 $7,416,000 of these bonds were refinanced with an interest rate of 1.75%. In 2020 the remaining original balance of $17,205,000 were also refinanced with an interest rate of 1.75%. The Iowa Finance Authority also charges an annual service fee of 0.25%. As of December 31, 2013, the Water Works had drawn down the $35,353,000.

In 2015, the Water Works issued Water Revenue Bonds in the amount of $1,200,000 for the purchase of land adjacent to their treatment plant to protect existing wells from potential contamination by farming practices and industries wanting to locate on adjacent property. The bonds are non-interest bearing, and are due in 2034. The Iowa Finance Authority charges an annual service fee of 0.25%.

In 2018, the Water Works issued Water Revenue Bonds in the amount of $5,025,000 for the construction of a West Broadway transmission water main project. The Water Revenue Bonds bear interest at 1.75% due in 2039. The Iowa Finance Authority also charges an annual service fee of 0.25%. As of December 31, 2020, the Water Works had drawn down $4,864,275.

All of the bonds require that the Water Works produce and maintain net revenues at a level not less than 110% of the amount of principal and interest on the Revenue Bond falling due in the same year. The Water Works was in compliance with this requirement for the years ended December 31, 2020 and 2019.

Principal and interest requirements to maturity on revenue bonds outstanding at December 31, 2020 are as follows:

Years ended December 31,	Principal	Interest	Total Requirements
2021	$ 1,883,000	$ 468,427	$ 2,351,427
2022	1,940,000	436,507	2,376,507
2023	2,000,000	403,601	2,403,601
2024	2,058,000	369,657	2,427,657
2025	2,121,000	334,692	2,455,692
2026-2030	11,610,000	1,113,497	12,723,497
2031-2035	3,870,000	332,244	4,202,244
2036-2040	2,131,275	100,609	2,231,884
	$ 27,613,275	$ 3,559,234	$ 31,172,509

6. Deferred Revenue

In 2017, the Water Works signed an agreement that provided the buyer exclusive communications easement and non-exclusive access and utility easement for 50 years. In 2018, the Water Works received $1,354,000 for a 50-year communications easement. Revenue of $27,080 will be recognized ratable each year over the 50-year agreement period. The deferred revenue balances as of 2020 and 2019 respectively of $1,272,760 and $1,299,840 represent remaining cash received that has not yet been recognized.

7. Contributions-in-Aid of Construction and Contributed Capital

The following is a schedule of contributions of cash by governments and customers or developers:

	Other Governments	Customers and Developers	Total
Balances at January 1, 2019	$ 1,601,408	$ 5,396,063	$ 6,997,471
Contributions-in-aid of construction	164,672	632,457	797,129
Transfers – Depreciation of contributed property, plant and equipment	(177,453)	(650,674)	(828,127)
Balances at December 31, 2019	$ 1,588,627	$ 5,377,846	$ 6,966,473
Contributions-in-aid of construction	346,488	101,497	447,985
Transfers – Depreciation of contributed property, plant and equipment	(142,094)	(612,556)	(754,650)
Balances at December 31, 2020	$ 1,793,021	$ 4,866,787	$ 6,659,808

8. Risk Management

The Water Works is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Water Works carries commercial insurance for all risks of loss, including errors and omissions, destruction of assets and natural disasters. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

The Water Works participates in a partially self-funding benefit plan for its employees' health insurance. The plan is administered by a third-party, which estimates The Water Works maximum annual exposure to be $576,400. The Water Works contributes funds monthly to a separate bank account to supplement the employee's deductible. The balance in this account as of December 31, 2020 and 2019 was $39,896 and $84,505, respectively.

9. Pension Plan

Plan Description:

IPERS membership is mandatory for employees of the Water Works, except for those covered by another retirement system. Employees of the Water Works are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits:

A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. (These qualifications must be met on the member's first month of entitlement to benefits.) Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary. (For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.)

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25 percent for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50 percent for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits:

A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

9. Pension Plan – Continued

Contributions:

Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In the year ending December 31, 2020, pursuant to the required rate, Regular members contributed 6.29 percent of pay and the Water Works contributed 9.44 percent for a total rate of 15.73 percent.

The Water Works' total contributions to IPERS for the year ended December 31, 2020 and 2019 were $289,698 and $274,517, respectively.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At December 31, 2020 and 2019, the Water Works reported a liability of $2,615,997 and $2,201,471, respectively, for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020 and June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Water Works' proportion of the net pension liability was based on the Water Works' share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2020, the Water Works' collective proportion was .0372398 percent which was a decrease of .000778 percent from its proportion measured as of June 30, 2019. At June 30, 2019, the Water Works' collective proportion was .0380176 percent which was an increase of .000612 percent from its proportion measured as of June 30, 2018.

9. Pension Plan – Continued

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - Continued:

For the year ended December 31, 2020 and 2019, the Water Works recognized pension expense of $386,078 and $389,397, respectively. The Water Works reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources at December 31:

	2020		2019	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 2,890	$ 62,006	$ 6,103	$ 79,153
Changes of assumptions	134,278	-	235,809	-
Net difference between projected and actual earnings on pension plan investments	147,060	-	-	248,079
Changes in proportion and differences between Water Works contributions and proportionate share of contributions	15,054	18,267	20,068	14,771
Water Works' contributions subsequent to the measurement date	138,371	-	127,533	-
	$ 437,653	$ 80,273	$ 389,513	$ 342,003

$138,371 reported as deferred outflows of resources related to pensions resulting from the Water Works contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions as of December 31, 2020, will be recognized in pension expense as follows:

Year Ended December 31,	
2021	$ 34,001
2022	53,125
2023	50,975
2024	83,188
2025	(2,280)
Total	$ 219,009

There were no non-employer contributing entities at IPERS.

9. Pension Plan – Continued

Actuarial Assumptions:

The total pension liability in the June 30, 2020 and June 30, 2019 actuarial valuations were determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation (effective June 30, 2017)	2.60 percent per annum
Rates of salary increase (effective June 30, 2017)	3.25 to 16.25 percent, average, including inflantion Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00 percent, compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25 percent per annum based on 2.60 percent inflation and .65 percent real wage inflation.

The actuarial assumptions used in the June 30, 2020 and June 30, 2019 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2019 valuations were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments. Mortality rates used in the 2020 valuation were based on the RP-2014 Generational Mortality Tables, with age setbacks and age set forwards as well as other adjustments based on different membership groups.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	22%	5.60%
International Equity	15	6.08
Global smart beta equity	3	5.82
Core-plus fixed income	27	1.71
Public Credit	3.5	3.32
Public real assets	7	2.81
Cash	1	(0.21)
Private equity	11	10.13
Private real assets	7.5	4.76
Private credit	3	3.01
Total	100%	

9. Pension Plan – Continued

Discount Rate:

The discount rate used to measure the total pension liability was 7 percent for 2020 and 2019. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the contractually required rate and that contributions from the Water Works will be made at contractually required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Water Works' Proportionate Share of the Net Pension Liability to Changes in the Discount Rate:

The following presents the Water Works' proportionate share of the net pension liability recorded at December 31, 2020 using the discount rate of 7 percent, as well as what the Water Works' proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage-point higher (8.0 percent) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Water Works' proportionate share of the net pension liability - 2020	$ 4,361,955	$ 2,615,997	$ 1,152,039

The following presents the Water Works' proportionate share of the net pension liability recorded at December 31, 2019 using the discount rate of 7.0 percent, as well as what the Water Works' proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage-point higher (8.0 percent) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Water Works' proportionate share of the net pension liability - 2019	$ 3,909,102	$ 2,201,471	$ 769,129

9. Pension Plan – Continued

Pension Plan Fiduciary Net Position:

Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to the Pension Plan:

At December 31, 2020, the Water Works reported payables to the defined benefit pension plan of $4,524 for legally required employer contributions and $3,019 for legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS. At December 31, 2019, the Water Works reported payables to the defined benefit pension plan of $12,800 for legally required employer contributions and $8,605 for legally required employee contributions which had been withheld from employee wages but not yet remitted to IPERS.

10. Commitments

As of December 31, 2020, the Water Works had construction contracts in progress with remaining future commitments totaling $3,163,650. Funding for these projects is expected to be obtained through drawing down funds on the 2018 Water Revenue Bonds, and contributions in aid of construction from customers and developers.

11. Coronavirus Pandemic

On March 10, 2020 the World Health Organization declared the coronavirus outbreak to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, and quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the United States. While it is unknown how long these conditions will last and what the complete financial effect will be to the world economy, and the economy of the United States, the State of Iowa and our local economy, the Council Bluffs Water Works is experiencing disruption in daily activities.

REQUIRED SUPPLEMENTARY INFORMATION

COUNCIL BLUFFS CITY WATER WORKS

SCHEDULE OF THE WATER WORKS' PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

Iowa Public Employee's Retirement System
Last Year*, ended June 30

	2020	2019	2018	2017	2016	2015
Water Works' proportion of the net pension liability (asset)	0.0372398%	0.0380176%	0.0374052%	0.0369811%	0.0373848%	0.0405283%
Water Works' proportionate share of the net pension liability	2,615,997	2,201,471	2,367,093	2,463,408	2,352,748	1,607,315
Water Works' covered-employee payroll	3,068,838	2,983,267	2,811,350	2,760,458	2,682,875	2,595,093
Water Works' proportionate share of the net pension liability as a percentage of its covered-employee payroll	85.24%	73.79%	84.20%	89.24%	87.70%	61.94%
Plan fiduciary net position as a percentage of the total pension liability	82.90%	85.45%	83.62%	82.21%	81.82%	87.61%

* The amounts presented for each year were determined as of June 30.

See accompanying independent auditor's report

Note: GASB Statement No.68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Water Works will present information for those years for which information is available.

COUNCIL BLUFFS CITY WATER WORKS

SCHEDULE OF WATER WORKS' CONTRIBUTIONS
Iowa Public Employee's Retirement System
Last Ten Calendar Years, ending December 31
(In Thousands)

	2020	2019	2018	2017
Statutorily required contributions	$ 290	$ 275	$ 262	$ 249
Contributions in relation to the statutorily required contribution	(290)	(275)	(262)	(249)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -
Water Works' covered-employee payroll	$ 3,068	$ 2,912	$ 2,857	$ 2,788
Contributions as a percentage of covered-employee payroll	9.44%	9.44%	9.17%	8.93%

See accompanying independent auditor's report

COUNCIL BLUFFS CITY WATER WORKS

SCHEDULE OF WATER WORKS' CONTRIBUTIONS
Iowa Public Employee's Retirement System
Last Ten Calendar Years, ending December 31
(In Thousands)

	2016	2015	2014	2013	2012	2011
	$ 243	$ 235	$ 234	$ 228	$ 204	$ 181
	(243)	(235)	(234)	(228)	(204)	(181)
	$ -	$ -	$ -	$ -	$ -	$ -
	$ 2,720	$ 2,628	$ 2,620	$ 2,594	$ 2,434	$ 2,409
	8.93%	8.94%	8.93%	8.79%	8.38%	7.51%

COUNCIL BLUFFS CITY WATER WORKS

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION LIABILITY

Year ended December 31, 2020

1. Changes of benefit terms

There are no significant changes in benefit terms.

2. Changes of assumptions

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018.

- Changed mortality assumption to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00 percent to 2.60 percent.
- Decreased the assumed rate of interest on member accounts from 3.75 percent to 3.50 percent per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25 percent to 3.00 percent
- Decreased the assumed rate of interest on member accounts from 4.00 percent to 3.75 percent per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

OTHER INFORMATION

COUNCIL BLUFFS CITY WATER WORKS

BUDGETARY COMPARISON SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN BALANCES – BUDGET AND ACTUAL

Year ended December 31, 2020

	2020 Actual	2020 Budget	Budget Variance Favorable (Unfavorable)
Operating revenues:			
Metered water sales	$13,206,758	$ 12,380,000	$ 826,758
Rental	145,416	120,000	25,416
Other	664,019	635,000	29,019
Total operating revenues	$14,016,193	$ 13,135,000	$ 881,193
Operating expenses:			
Facilities and grounds	$ 944,193	$ 1,110,000	$ 165,807
Inventory adjustment	9,062	5,000	(4,062)
Purification	2,353,693	2,485,000	131,307
Distribution and meter	1,422,004	1,421,000	(1,004)
Customer accounting	585,617	497,000	(88,617)
Administration and general	2,626,271	2,690,000	63,729
Pension and social security	498,855	505,000	6,145
Total operating expenses	$ 8,439,695	$ 8,713,000	$ 273,305
Operating income	$ 5,576,498	$ 4,422,000	$ 1,154,498
Nonoperating revenues (expenses):			
Interest on investments	$ 150,035	$ 293,000	$ (142,965)
Interest expense	(663,340)	(828,000)	164,660
Loss on disposal of equipment	(1,268)	(5,000)	3,732
Nonoperating revenues, net	$ (514,573)	$ (540,000)	$ 25,427
Surplus (Deficit) from Operations	$ 5,061,925	$ 3,882,000	$ 1,179,925
Debt Service	(1,827,000)	(1,827,000)	-
Capital Outlay	(5,088,688)	(6,107,000)	1,018,312
Bond Proceeds	3,055,797	3,300,000	(244,203)
Surplus (Deficit)	$ 1,202,034	$ (752,000)	$ 1,954,034

Reconcilation to statement of revenues and expenses:

Budget Basis Deficit	$ 1,202,034
Debt Service	1,827,000
Capital Outlay	5,088,688
Bond Proceeds	(3,055,797)
Pension Expense	(104,656)
Depreciation and Amortization	(3,390,876)
Excess of revenues over expenses	$ 1,566,393

COUNCIL BLUFFS CITY WATER WORKS

BUDGETARY COMPARISON SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN BALANCES – BUDGET AND ACTUAL

Year ended December 31, 2020

1. Budgetary reporting

In accordance with the Code of Iowa, the Water Works' Board of Trustees adopts a budget following required public notice and hearing. The budget is adopted on a budget basis which consists of accrual basis revenues and expenditures plus cash outlay for debt service and capital improvements and cash receipts of bond proceeds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. In 2020, there were no budget amendments and disbursements did not exceed the amount budgeted.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH "GOVERNMENT AUDITING STANDARDS"

The Board of Trustees
Council Bluffs City Water Works
Council Bluffs, Iowa

We have audited the financial statements of the Council Bluffs City Water Works as of and for the year ended December 31, 2020 and have issued our report thereon dated April 14, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Council Bluffs City Water Works' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Council Bluffs City Water Works' internal control. Accordingly, we do not express an opinion on the effectiveness of Council Bluffs City Water Works' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Council Bluffs City Water Works' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the Water Works' operations for the year ended December 31, 2020 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the Water Works. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hamilton Associates, P.C.

Council Bluffs, Iowa
April 14, 2021

COUNCIL BLUFFS CITY WATER WORKS

SCHEDULE OF FINDINGS
Year ended December 31, 2020

I. FINDINGS RELATED TO THE FINANCIAL STATEMENTS

None reported

II. OTHER FINDINGS RELATED TO STATUTORY REPORTING

II-A-20 Certified Budget – We compared the Water Works disbursements for the twelve months ended December 31, 2020 with the published budget and found that disbursements did not exceed the amounts budgeted.

II-B-20 Questionable Disbursements – No disbursements that we believe may not meet the requirements of public purpose as defined in an Attorney general's opinion dated April 25, 1979 were noted.

II-C-20 Travel Expense – No expenditures of funds for travel expenses of spouses of Water Works' officials or employees were noted.

II-D-20 Business Transactions – During the course of our audit of Water Works as of December 31, 2020, we looked at many records substantiating disbursements. We noted no business transactions between the Water Works and Water Works' officials or employees.

II-E-20 Bond Coverage – We reviewed the statutory provisions for surety bond coverage of Water Works' officials and employees. The City has an ordinance allowing the City to set bonding requirements for the Water Works. Resolution 83-475 sets the amount of surety bond coverage for board members at $500 annually. Water Works maintains public officials' liability insurance, which sufficiently meets bond coverage requirements.

II-F-20 Board Minutes – We noted no transactions that we believe should have been approved in the Board minutes but were not.

II-G-20 Deposits and Investments – Chapter 12C of the Code of Iowa, requires that public bodies approve the financial institutions and maximum amounts that may be kept on deposit in each approved depository. The Water Works has an approved depository resolution and at December 31, 2020, deposits did not exceed the maximum amount approved for deposit in one financial institution.

II-H-20 Revenue Notes – No instances of non-compliance with the revenue bond and note requirements were noted.

Council Communication

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

Resolution 21-235
ITEM 4.A.

Council Action: 8/9/2021

Description

Resolution approving the plans and specifications 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:	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
Map	Map	7/29/2021
Resolution 21-235	Resolution	8/4/2021

PW 22-23
2100 BLOCK AVE. H
SANITARY SEWER REHAB.
AVENUE I
N 23RD ST
N 21ST ST
PROJECT LOCATION
AVENUE H
AVENUE G
N 22ND ST
N 21ST ST
Legend
PW22-23

R E S O L U T I O N
NO 21-235

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST ESTIMATE FOR THE 2100 BLOCK OF AVENUE H SANITARY SEWER REHABILITATION PROJECT #PW22-23

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation; and

WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on August 9, 2021.

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

That the plans, specifications, form of contract and cost estimate are hereby approved for the 2100 Block of Avenue H Sanitary Sewer Rehabilitation Project.

AND BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED August 9, 2021

_____
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 21-236
ITEM 4.B.

Council Action: 8/9/2021

Description

Resolution 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. Location: Unimproved right-of-way lying south/southwest of 118 Jordan Street. SAV-21-002

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Updated Staff Report (added 8-5-21)	Staff Report	8/5/2021
Attachment A - Location and Zoning Map	Map	7/30/2021
Attachment B - Front Yard Setback Illustration	Other	7/30/2021
Updated Resolution 21-236 (added 8-5-21)	Resolution	8/5/2021

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

Subject/Title

Request: 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.

Location: Unimproved right-of-way lying south/southwest of 118 Jordan Street

Background/Discussion

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.

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.

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

1. *To provide due process and citizen participation in the application and review process for vacations*.
   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

   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.

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. *Update (8/5/2021): After the resolution of intent was considered by City Council on July 26, 2021, MidAmerican Energy conducted a subsequent investigation and confirmed that the utilities identified above are located outside of the portion of Jordan Street right-of-way proposed to be vacated. As such, an easement shall not be required to be maintained over 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. *Update (8/5/2021): After the resolution of intent was considered by City Council on July 26, 2021, Lumen Technologies conducted a subsequent investigation and confirmed that the utilities identified above are located outside of the portion of Jordan Street right-of-way proposed to be vacated. As such, an easement shall not be required to be maintained over the subject right-of-way.*

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~~ *Recommendation eliminated as per update in Comment #5*;
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~~ *Recommendation eliminated as per update in Comment #5*;
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

Attachment A

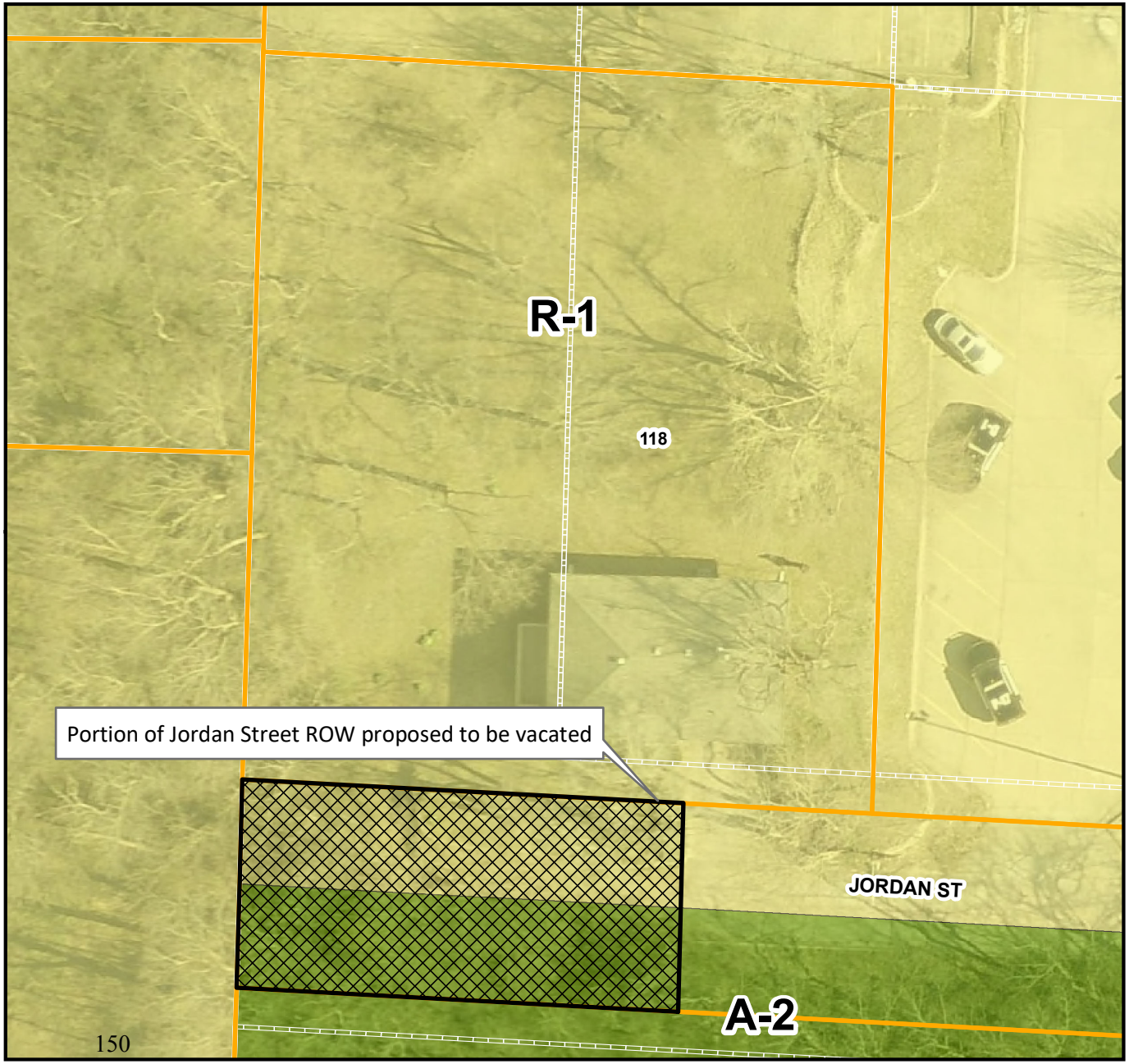
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #SAV-21-002 LOCATION/ZONING MAP

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

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

Attachment B

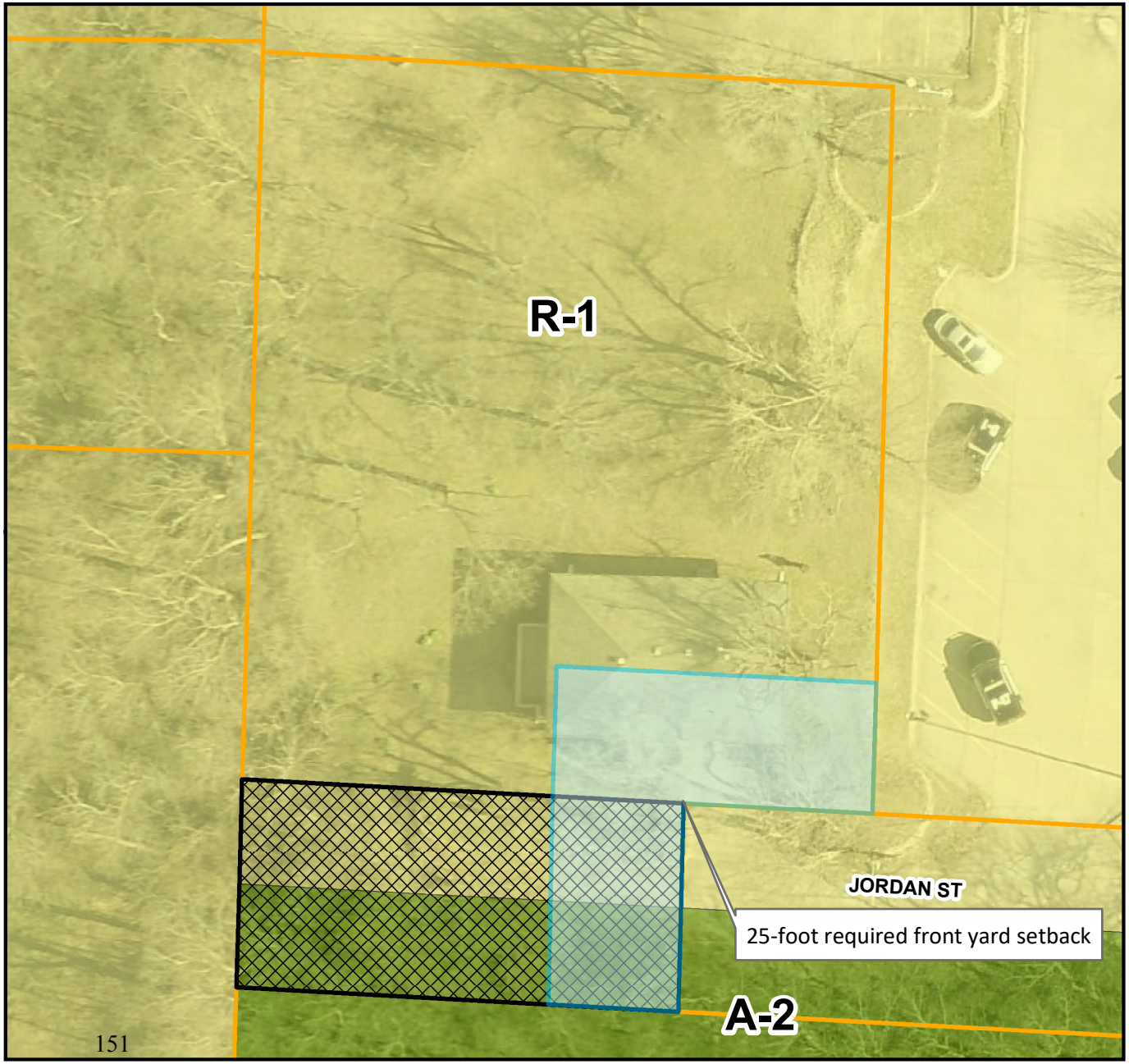
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #SAV-21-002 FRONT YARD SETBACK ILLUSTRATION

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

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

RESOLUTION NO. 21-236

A RESOLUTION 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, The city-owned right-of-way described as follows: 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, a public meeting was held on this matter on the 9th day of August, 2021; and

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

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

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

Kenneth J. and Corinne Peterson and all successors in interest: The entirety of the vacated 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, for the total sum of $540.00.

BE IT FURTHER RESOLVED

That the property owner shall execute a final plat with 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.

BE IT FURTHER RESOLVED

That the Mayor and the City Clerk be and are hereby authorized, empowered and directed to execute a City deed conveying the City's interest in the above-described right-of-way; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED: August 9, 2021

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

STATE OF IOWA)
COUNTY OF)ss
POTTAWATTAMIE)

On this _____ day of _____, 2021, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

_____
Notary Public in and for said State

Council Communication

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

Ordinance 6466
ITEM 5.A.

Council Action: 8/9/2021

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
Staff Report	Staff Report	7/13/2021
TIF District Removal	Other	7/13/2021
Ordinance 6466	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

Subject/Title

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)

Location

35th 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)

Background/Discussion

Background

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.

Discussion

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 35th 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.

Recommendation

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.

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, IOWA
PHONE: (712) 323-0530

DEF drawn
DEF designed
DEF approved
JUN'20 date
revision 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

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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 9th day of August, 2021.

_____
Mayor

ATTEST:

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

Ordinance 6467
ITEM 5.B.

Council Action: 8/9/2021

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
Staff Report	Staff Report	7/15/2021
Exhibit 1 - Arbor Creek Urban Renewal Plan	Other	7/15/2021
Ordinance 6467	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

Subject/Title

Creation and adoption of the Arbor Creek Urban Renewal Area

Location

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

Background/Discussion

Background

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.

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.

Discussion

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.

This resolution establishes the following timeframe:

6-24-2021 Consultation meeting to be held with other taxing jurisdictions
7-13-2021 City Planning Commission hearing and review
7-26-2021 City Council public hearing on the proposed urban renewal plan

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.

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 *Bluffs Tomorrow: 2030 Comprehensive Plan*.

Council Communication

Urban renewal assistance has been requested to create new economic development through residential hosuing 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

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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:**

Project	**Estimated Date**	**Estimated Cost to be funded by TIF Funds**
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.

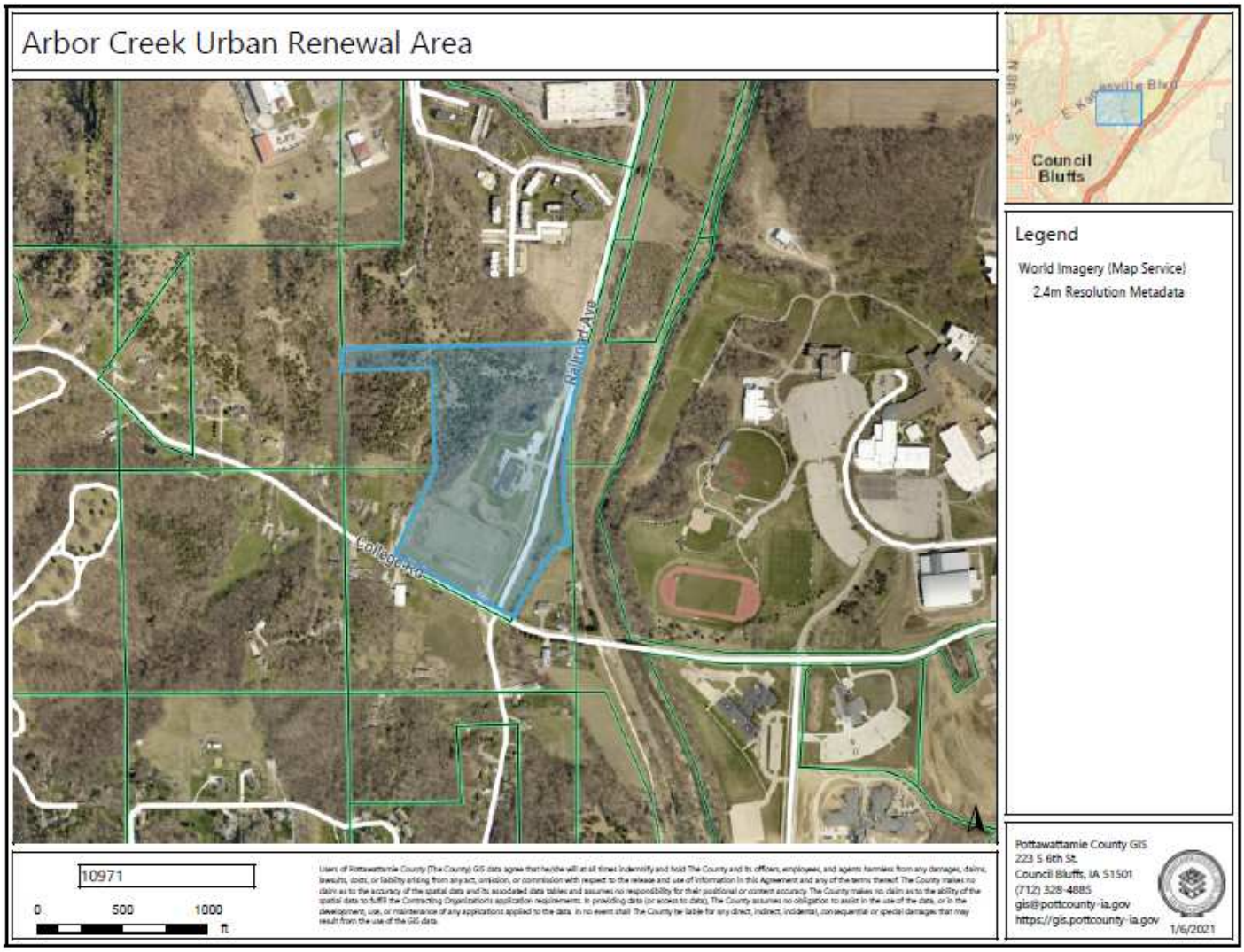
EXHIBIT A

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



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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 26th 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 9th day of August, 2021.

_____
Mayor

ATTEST:

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

Resolution 21-237
ITEM 6.A.

Council Action: 8/9/2021

Description

Resolution authorizing the Mayor to execute the Order accepting the Acknowledgment/Settlement Agreement from Tobacco Hut 2 for violation of Iowa Code Section 453A.2(1).

Background/Discussion

The Iowa Alcoholic Beverages Division has a comprehensive program aimed at reducing underage tobacco use. Council Bluffs Police Department performed tobacco compliance checks within the City earlier this year and an employee at this business was found in violation. CBPD performed another round of compliance checks on June 24, 2021 and an employee at this business was again found to be in violation. This is Tobacco Hut 2's 2nd violation this year and they have signed the Agreement and paid their $1,500.00 civil penalty.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Acknowledgment/Settlement Agreement	Other	7/22/2021
Proposed Order	Other	7/22/2021
Resolution 21-237	Resolution	8/4/2021

IN RE:

Tobacco Hut 2
3134 Manawa Centre Dr., Ste. 9
Council Bluffs, IA 51501

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT

I/We hereby knowingly and voluntarily acknowledge that we have received the Notice of Hearing and the Complaint in the above case. I/We hereby knowingly and voluntarily acknowledge the facts and allegations contained in the complaint, attached hereto and incorporated herein by reference, and knowingly and voluntarily admit that the same are true and correct. I/We hereby knowingly and voluntarily waive hearing, and submit to the statutory penalties prescribed by Iowa law. I/We understand that this penalty will count as an official "Second Violation" of Iowa Code Section 453A.2 pursuant to Iowa Code Section 453A.22. I/We understand that the penalty for a second violation is a $1,500.00 fine or a suspension of my/our cigarette permit for thirty (30) days beginning on the date that will be specified in the official city order that I will receive. The above-captioned permit holder hereby waives all jurisdictional claims.

In accordance with Iowa Code Section 453A.22(2)(b), the above-captioned permittee chooses the following penalty:

\ $1,500.00 fine

_____ 30-day suspension

DATED this 22 day of JUNE, 2021.

JASON BROWN- MANAGER
Printed Name and Title

Jason Brown
Signature

NOTE: This must be signed by an individual cigarette permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

If you decide to sign this Acknowledgment/Settlement Agreement and waive your appearance at a hearing, this document, properly signed and dated, as well as a check in the amount of $1,500.00 (if choice of penalty is fine) should be returned to:

City Attorney's Office
209 Pearl Street
Council Bluffs, IA 51503

BEFORE THE CITY COUNCIL
FOR THE CITY OF COUNCIL BLUFFS, IOWA

IN RE:
Tobacco Hut 2
3134 Manawa Centre Drive, Suite 9
Council Bluffs, IA 51501

ORDER ACCEPTING ACKNOWLEDGMENT/SETTLEMENT AGREEMENT (SECOND VIOLATION)

ON this 9th day of August, 2021, in lieu of a public hearing on the matter, the City Council approves the attached Acknowledgment/Settlement Agreement between the above-captioned permittee and the City of Council Bluffs, Iowa.

The City Council FINDS that the permit holder acknowledged in the Agreement that a second violation of Iowa Code Section 453A.2 occurred on June 24, 2021 and that the mandatory sanction for this violation is a $1,500.00 civil penalty or retailer's permit shall be suspended for a period of thirty days. The permit holder has chosen to pay the civil penalty and has submitted a check in the amount of $1,500.00 with the executed Agreement.

IT IS THEREFORE ORDERED that the Acknowledgment/Settlement Agreement be approved. This sanction is consistent with the Iowa Code Section 453A.22(2)(b) for a second violation.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

RESOLUTION NO. 21-237

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE ORDER ACCEPTING THE ACKNOWLEDGMENT/SETTLEMENT AGREEMENT FROM TOBACCO HUT 2, 3134 MANAWA CENTRE DRIVE, SUITE 9, COUNCIL BLUFFS, IOWA 51501 FOR VIOLATION OF IOWA CODE SECTION 453A.2(1).

WHEREAS, the Iowa Alcoholic Beverages Division has enacted a comprehensive program aimed at reducing underage tobacco use; and

WHEREAS, recent compliance checks in Council Bluffs resulted in a citation being issued to an employee of Tobacco Hut 2, 3134 Manawa Centre Drive, Suite 9, Council Bluffs, Iowa 51501 on or about June 24, 2021 and this permit holder had a previous violation on January 27, 2021; and

WHEREAS, since this violation is the second violation within the period of two years, the permit holder has the option of paying a $1,500.00 civil penalty or choosing a 30-day suspension of their tobacco license pursuant to Iowa Code Section 453A.22(2)(b); and

WHEREAS, this permit holder has chosen to pay the civil penalty of $1,500.00 for this violation; and

WHEREAS, it is in the best interest of the City to execute an Order accepting this permit holder's Acknowledgment/Settlement Agreement.

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

That the Mayor is hereby authorized to execute the Order Accepting the Acknowledgment/ Settlement Agreement and payment of the civil penalty from T Tobacco Hut 2, 3134 Manawa Centre Drive, Suite 9, Council Bluffs, Iowa 51501 to be considered this permit holder's second violation of Iowa Code Section 453A.2(1).

ADOPTED
AND August 9, 2021.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Council Communication

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

Resolution 21-238
ITEM 6.B.

Council Action: 8/9/2021

Description

Resolution to reclassify the position of Master Police Officer to Police Officer.

Background/Discussion

The last Master Police Officer retired on June 30, 2021. That position was created to serve as an intermediate position between officer and sergeant over 25 years ago. There were only 10 MPO's and this position was never maintained or used after the initial testing. The MPO position has no additional duties and is paid at the same rate as a police officer.

Recommendation

It is recommended that the Master Police Officer position be abolished and reclassified as a police officer. This will have no effect on the budget, the authorized strength, or the current and future operation of the Police Department.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-238	Resolution	8/4/2021

R E S O L U T I O N
NO 21-238

RESOLUTION AUTHORIZING THE RECLASSIFICATION OF MASTER POLICE OFFICER TO POLICE OFFICER

WHEREAS, The Police Department's last Master Police Officer retired on June 30, 2021; and

WHEREAS, The Police Department wishes to reclassify the position of Master Police Officer to Police Officer and;

WHEREAS, The Police Officer position, duties, responsibilities, pay and benefits are the same as that of a Master Police Officer.

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

That the last FTE Master Police Officer position in the Police Department be reclassified to that of a Police Officer; and

AND IT FURTHER BE RESOLVED

That the City Council does hereby reclassify the Master Police Officer position to that of a FTE Police Officer.

ADOPTED
AND
APPROVED August 9, 2021

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW21-15
Submitted by: Matthew Cox, Public Works Director

Resolution 21-239
ITEM 6.C.

Council Action: 8/9/2021

Description

Resolution accepting the bid of Visu Sewer Inc. in the amount of $686,946 for the Mosquito Creek Sanitary Sewer Rehab. Project # PW21-15

Background/Discussion

On July 27, 2021 bids were received through the City bidding software Ion Wave as follows:

	Division I General	Division II Pavement	Total
Visu Sewer Inc., Pewaukee, WI	$286,112.00	$400,834.00	$686,946.00
SAK Construction, LLC, O'Fallon, MO	$383,640.00	$583,338.00	$966,978.00
Municipal Pipe and Tool Co. LLC, Hudson, IA	$462,134.40	$797,309.00	$1,259,443.40
Engineer's Opinion (HGM)	$331,700.00	$529,200.00	$860,900.00

The Mosquito Creek sanitary sewer is a major trunk sewer that serves the east side of the City.

Two locations are in need of pipe rehabilitation. One location is just south of the intersection of Madison Ave. and Valley View Drive. This sewer is located along the bank of the creek and has developed cracks/holes from corrosion that are in need of repair. Due to the location of the pipe near the creek, accessibility is difficult. The method of rehabilitation will be Cured-in-Place Pipe Lining (CIPP). This is a no dig rehabilitation process where a liner is pulled through the pipe.

The second sanitary sewer rehabilitation is along Mosquito Creek just north of East South Omaha Bridge Road. As part of the railroad consolidation that took place in 2016\2017 for the Council Bluffs Interstate Improvements, the BNSF railroad relocated their tracks adjacent to the sewer and under the new I-29 Bridges. The sewer was identified to be lined with CIPP once the railroad construction was complete. The City entered into agreement U-2014-16035 with the Iowa DOT for reimbursement to line the pipe.

This project was included in the FY21 CIP with a budget of $865,000. The Iowa DOT reimbursement amount is $373,250.

The project schedule is as follows: Construction Start October\November 2021

Recommendation

Approval of this resolution to award the project to Visu Sewer Inc. The rehabilitation project will make repairs to an essential trunk sewer within the City's sanitary sewer collection system.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	7/29/2021
Resolution 21-239	Resolution	8/4/2021

PW 21-15
MOSQUITO CREEK
SANITARY SEWER REHAB.

R E S O L U T I O N
NO 21-239

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT WITH VISU SEWER INC. FOR THE MOSQUITO CREEK SANITARY SEWER REHAB. PROJECT #PW21-15

WHEREAS, the plans, specifications, and form of contract for the Mosquito Creek Sanitary Sewer Rehab. 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, Visu Sewer Inc. has submitted a low bid in the amount of $686,946.00 for this contract.

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

That the bid of Visu Sewer Inc. in the amount of $686,946.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Mosquito Creek Sanitary Sewer Rehab; and

BE IT FURTHER RESOLVED

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

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 August 9, 2021

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW22-16
Submitted by: Matthew Cox, Public Works Director

Resolution 21-240
ITEM 6.D.

Council Action: 8/9/2021

Description

Resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Federal Aid Agreement No. 4-21-HDP-10 in connection with Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

Background/Discussion

In January of 2016, a Record of Decision was signed for the Eastern Hills Drive project. This completed a 7 year process for the documentation required to comply with the National Environmental Policy Act (NEPA).

The project will improve the transportation network in eastern Council Bluffs by completing Eastern Hills Drive between US Highway 6 and Iowa Highway 92, while providing improved connections to developments along Greenview Road, Steven Road, and Cottonwood Road. The continuity for the local transportation system will support future land development, increases the capacity of existing roads to accommodate traffic demands, and improves emergency access.

The segment to be constructed is Steven Road West from Norwood Drive to State Orchard Road on a new alignment. A 10-foot wide paved trail will be included from Norwood Drive to State Orchard Road.

The project is eligible for Federal funding from remaining earmarks of $1.2M and the City's allocation of STBG funds. The funding agreement authorizes Iowa DOT to administer the project and is necessary to utilize the Federal funds, which support 80% of the improvement costs. The remaining 20% of construction costs will be paid by the City using sales tax funds.

The estimated project cost for this section of Eastern Hills Drive is $1,772,000 and includes right-of-way acquisitions and construction. Design and construction engineering will be paid with local funds.

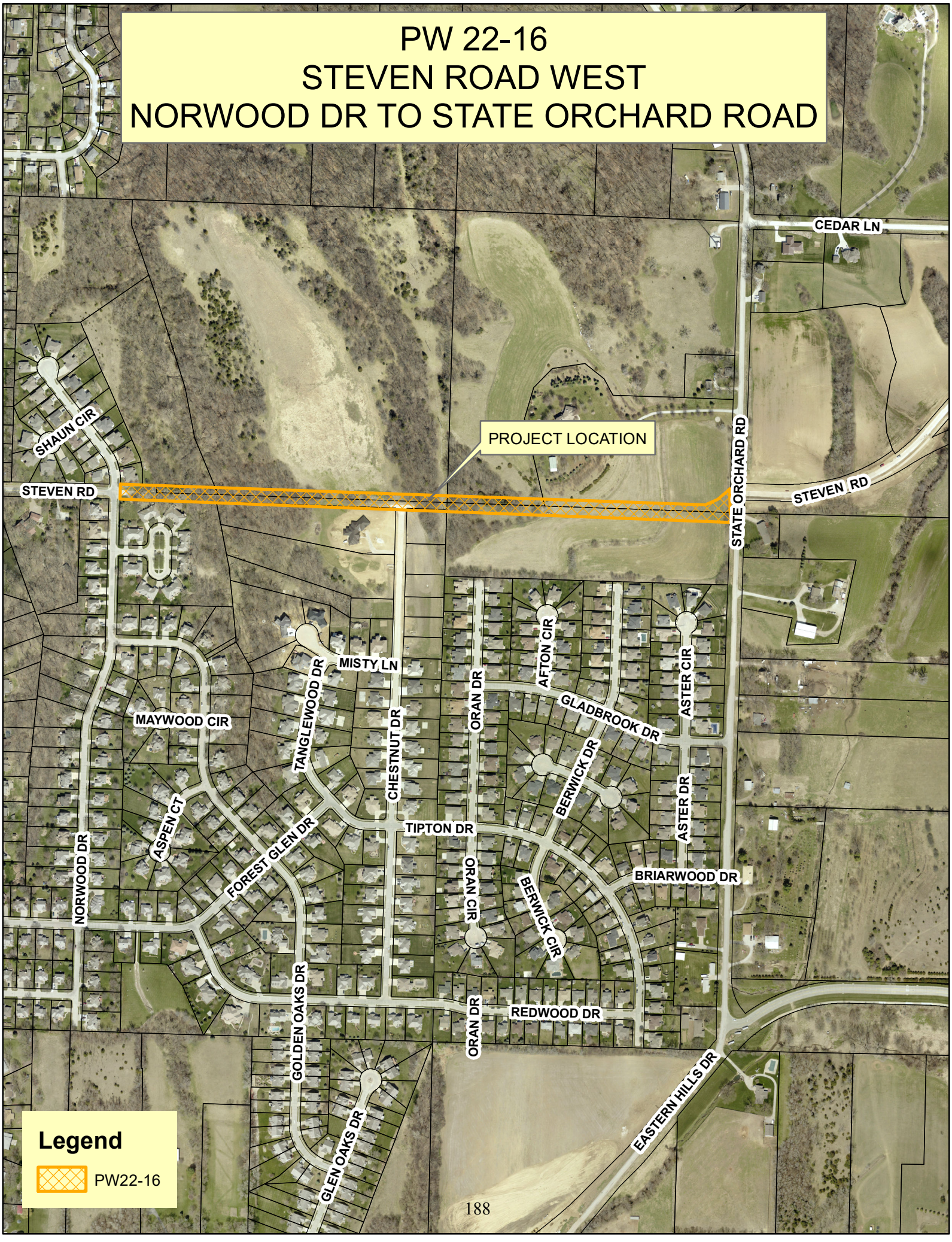
The project is scheduled to be let in the spring of 2022, pending the acquisition of right-of-way and permit approvals.

Recommendation

Approval of this resolution to authorize the use of federal funds and for Iowa DOT to administer the project.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	7/29/2021
Agreement	Agreement	7/29/2021
Resolution 21-240	Resolution	8/4/2021


PW 22-16
STEVEN ROAD WEST
NORWOOD DR TO STATE ORCHARD ROAD
PROJECT LOCATION
CEDAR LN
SHAUN CIR
STEVEN RD
STATE ORCHARD RD
STEVEN RD
MISTY LN
TANGLEWOOD DR
CHESTNUT DR
ORAN DR
AFTON CIR
ASTER CIR
GLADBROOK DR
BERWICK DR
ASTER DR
MAYWOOD CIR
ASPEN CT
FOREST GLEN DR
TIPTON DR
NORWOOD DR
ORAN CIR
BERWICK CIR
BRIARWOOD DR
GOLDEN OAKS DR
REDWOOD DR
ORAN DR
EASTERN HILLS DR
GLEN OAKS DR
Legend
PW22-16

IOWA DEPARTMENT OF TRANSPORTATION
Federal-aid Agreement for a Non-Primary Highway Project

Recipient: Council Bluffs

Project Number(s): HDP-1642(685)—71-78

Iowa DOT Agreement Number: 4-21-HDP-10

CFDA No. and Title: 20.205 Highway Planning and Construction

This is an agreement between Council Bluffs, Iowa (hereinafter referred to as the Recipient) and the Iowa Department of Transportation (hereinafter referred to as the Department). Iowa Code Sections 306A.7 and 307.44, provide for the Recipient and the Department to enter into agreements with each other for the purpose of financing transportation improvement projects on streets and highways in Iowa with Federal funds. Federal regulations require Federal funds to be administered by the Department.

The United States Congress has provided Federal funding for this project described below from the High Priority Projects (HPP) program, which was continued under Sections 1701 through 1703 of the Safe, Accountable, Flexible, and Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), Public Law 109-59. These funds are hereinafter referred to as HPP funds.

Pursuant to the terms of this agreement and applicable statutes, the Department agrees to provide the funding named above to the Recipient for the authorized and approved costs for eligible items associated with the project.

Under this agreement, the parties further agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement.

2. All notices required under this agreement shall be made in writing to the appropriate contact person. The Department's contact person shall be the Western Region Field Engineer. The Recipient's contact person shall be the Public Works Director.

3. The Recipient shall be responsible for the development and completion of the following described project:

   Grading, PCC Paving, and Bicycle or Pedestrian Facilities: In the city of Council Bluffs, on Stevens Road from State Orchard Road to Intersection with Norwood Drive.

4. The Recipient shall receive reimbursement for costs of authorized and approved eligible project activities from HPP funds. The portion of the project costs reimbursed by HPP funds shall be limited to a maximum of $1,200,000 (Demo I.D. IA 089, HP 1631); $6,000,000 (Demo I.D. IA 108, HP 4003); and $3,000,000 (Demo I.D. IA 124, HP 4019). Beginning with Federal Year (FFY) 2005, and continuing through FFY 2009, 20% of this total will be allocated each year. However, after each year’s allocation is distributed, the actual amount of HPP funds available for obligation (and consequently, reimbursement) will be limited by the amount of obligation authority made available each year by Congress, or the total amount of obligation authority accumulated to date. Therefore, the portion of the project costs reimbursed with HPP funds shall be limited to a maximum of either 80% of eligible costs (other that those costs reimbursed with other Federal funds) or the total amount of obligation authority, whichever is less,

5. The Recipient shall comply with Exhibit 1, General Agreement Provisions for use of Federal Highway Funds on Non-primary Highways, which is attached hereto and by this reference is incorporated into this agreement.

6. The Recipient shall pay for all project costs not reimbursed with funds specified in this agreement.

7. The Recipient shall let the project for bids through the Department.

8. If any part of this agreement is found to be void and unenforceable, the remaining provisions of this agreement shall remain in effect.

9. It is the intent of both parties that no third party beneficiaries be created by this agreement.

10. This agreement shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same agreement.

11. This agreement and the attached exhibits constitute the entire agreement between the Department and the Recipient concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement shall be made in the form of an addendum to this agreement. The addendum shall become effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown opposite its signature below.

City of Council Bluffs:

By_____ Date_____, _____

Title_____

I,_____, certify that I am the City Clerk of Council Bluffs, and that_____, who signed said Agreement for and on behalf of the City was duly authorized to execute the same by virtue of a formal Resolution duly passed and adopted by the city on the _____ day of _____,_____.

Signed_____ Date_____, _____

City Clerk of Council Bluffs, Iowa

Iowa Department of Transportation:
Highway Division

By _____ Date _____, _____
Zachary A. Gunsolley, P.E.
Local Systems Field Engineer
Western Region

EXHIBIT 1
General Agreement Provisions for use of Federal Highway Funds on Non-primary Projects

Unless otherwise specified in this agreement, the Recipient shall be responsible for the following:

1. General Requirements.

a. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Federal-aid Project Development Guide (Guide) and the Instructional Memorandums to Local Public Agencies (I.M.s) that are referenced by the Guide. Both are available on-line at: https://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the Guide and I.M.s in effect at the time project activities are conducted.

b. In accordance with Title VI of the Civil Rights Act of 1964 and associated subsequent nondiscrimination laws, regulations, and executive orders, the Recipient shall not discriminate against any person on the basis of race, color, national origin, sex, age, or disability. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability. The Recipient agrees to comply with the requirements outlined in I.M. 1.070, Title VI and Nondiscrimination Requirements.

c. The Recipient shall comply with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973 (Section 504), the associated Code of Federal Regulations (CFR) that implement these laws, and the guidance provided in I.M. 1.080, ADA Requirements. When pedestrian facilities are constructed, reconstructed, or altered, the Recipient shall make such facilities compliant with the ADA and Section 504.

d. To the extent allowable by law, the Recipient agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.

e. As required by the 2 CFR 200.501 “Audit Requirements,” a non-Federal entity expending $750,000 or more in Federal awards in a year shall have a single or program-specific audit conducted for that year in accordance with the provision of that part. Auditee responsibilities are addressed in Subpart F of 2 CFR 200. The Federal funds provided by this agreement shall be reported on the appropriate Schedule of Expenditures of Federal Awards (SEFA) using the Catalog of Federal Domestic Assistance (CFDA) number and title as shown on the first page of this agreement. If the Recipient will pay initial project costs and request reimbursement from the Department, the Recipient shall report this project on its SEFA. If the Department will pay initial project costs and then credit those accounts from which initial costs were paid, the Department will report this project on its SEFA. In this case, the Recipient shall not report this project on its SEFA.

f. The Recipient shall supply the Department with all information required by the Federal Funding Accountability and Transparency Act of 2006 and 2 CFR Part 170.

g. The Recipient shall comply with the following Disadvantaged Business Enterprise (DBE) requirements:

   i. The Recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts.

   ii. The Recipient shall comply with the requirements of I.M. 5.010, DBE Guidelines.

   iii. The Department’s DBE program, as required by 49 CFR Part 26 and as approved by the Federal Highway Administration (FHWA), is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this

agreement. Upon notification to the Recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

h. Termination of funds. Notwithstanding anything in this agreement to the contrary, and subject to the limitations set forth below, the Department shall have the right to terminate this agreement without penalty and without any advance notice as a result of any of the following: 1) The Federal government, legislature or governor fail in the sole opinion of the Department to appropriate funds sufficient to allow the Department to either meet its obligations under this agreement or to operate as required and to fulfill its obligations under this agreement; or 2) If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by the Department to make any payment hereunder are insufficient or unavailable for any other reason as determined by the Department in its sole discretion; or 3) If the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this agreement is withdrawn or materially altered or modified. The Department shall provide the Recipient with written notice of termination pursuant to this section.

2. Programming and Federal Authorization.

a. The Recipient shall be responsible for including the project in the appropriate Regional Planning Affiliation (RPA) or Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP). The Recipient shall also ensure that the appropriate RPA or MPO, through their TIP submittal to the Department, includes the project in the Statewide Transportation Improvement Program (STIP). If the project is not included in the appropriate fiscal year of the STIP, Federal funds cannot be authorized.

b. Before beginning any work for which Federal funding reimbursement will be requested, the Recipient shall contact the Department to obtain the procedures necessary to secure FHWA authorization. The Recipient shall submit a written request for FHWA authorization to the Department. After reviewing the Recipient's request, the Department will forward the request to the FHWA for authorization and obligation of Federal funds. The Department will notify the Recipient when FHWA authorization is obtained. The cost of work performed prior to FHWA authorization will not be reimbursed with Federal funds.

c. Upon receiving FHWA Authorization, the Recipient must show federal aid funding activity to receive the programmed amount authorized for the project. If there are no funding activity for nine or more months after the previous activity, the remaining unused programmed amount will be de-obligated from the project and there will be no further federal aid reimbursement issued for the project. If the recipient knows in advance that funding activity will not occur for the nine months, the Contract Administrator needs to be notified to determine if programming of fund can be adjusted or other options can be explored.

3. Federal Participation in Work Performed by Recipient Employees.

a. If Federal reimbursement will be requested for engineering, construction inspection, right-of-way acquisition or other services provided by employees of the Recipient, the Recipient shall follow the procedures in I.M. 3.330, Federal-aid Participation in In-House Services.

b. If Federal reimbursement will be requested for construction performed by employees of the Recipient, the Recipient shall follow the procedures in I.M. 6.010, Federal-aid Construction by Local Agency Forces.

c. If the Recipient desires to claim indirect costs associated with work performed by its employees, the Recipient shall prepare and submit to the Department an indirect cost rate proposal and related documentation in accordance with the requirements of 2 CFR 200. Before incurring any indirect costs, such indirect cost rate proposal shall be certified by the FHWA or the Federal agency providing the largest amount of Federal funds to the Recipient. If approved, the approved indirect cost rate shall be incorporated by means of an amendment to this agreement.

4. Design and Consultant Services

a. The Recipient shall be responsible for the design of the project, including all necessary plans, specifications, and estimates (PS&E). The project shall be designed in accordance with the design guidelines provided or referenced by the Department in the Guide and applicable I.M.s.

b. If the Recipient requests Federal funds for consultant services, the Recipient and the Consultant shall prepare a contract for consultant services in accordance with 23 CFR Part 172. These regulations require a qualifications-based selection process. The Recipient shall follow the procedures for selecting and using consultants outlined in I.M. 3.310, Federal-aid Participation in Consultant Costs.

c. If Preliminary Engineering (PE) work is Federally funded, and if right-of-way acquisition or actual construction of the road is not started by the close of the tenth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay to the Department the amount of Federal funds reimbursed to the Recipient for such PE work. PE includes work that is part of the development of the PS&E for a construction project. This includes environmental studies and documents, preliminary design, and final design up through and including the preparation of bidding documents. PE does not include planning or other activities that are not intended to lead to a construction project. Examples include planning, conceptual, or feasibility studies.

5. Environmental Requirements and other Agreements or Permits.

a. The Recipient shall take the appropriate actions and prepare the necessary documents to fulfill the FHWA requirements for project environmental studies including historical/cultural reviews and location approval. The Recipient shall complete any mitigation agreed upon in the FHWA approval document. These procedures are set forth in I.M. 3.020, Concept Statement Instructions, 4.030, Environmental Data Sheet Instructions, 4.020, NEPA Class of Action, and 4.120, Cultural Resource Regulations.

b. If farmland is to be acquired, whether for use as project right-of-way or permanent easement, the Recipient shall follow the procedures in I.M. 4.170, Farmland Protection Policy Act.

c. The Recipient shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, the Department, or other agencies as required. The Recipient shall follow the procedures in I.M. 4.130, 404 Permit Process, 4.140, Storm Water Permits, 4.190, Highway Improvements in the Vicinity of Airports or Heliports, and 4.160, Asbestos Inspection, Removal, and Notification Requirements.

d. In all contracts entered into by the Recipient, and all subcontracts, in connection with this project that exceed $100,000, the Recipient shall comply with the requirements of Section 114 of the Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all their regulations and guidelines. In such contracts, the Recipient shall stipulate that any facility to be utilized in performance of or to benefit from this agreement is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities or is under consideration to be listed.

6. Right-of-Way, Railroads and Utilities.

a. The Recipient shall acquire the project right-of-way, whether by lease, easement, or fee title, and shall provide relocation assistance benefits and payments in accordance with the procedures set forth in I.M. 3.600, Right-of-Way Acquisition, and the Department's Right of Way Bureau Local Public Agency Manual. The Recipient shall contact the Department for assistance, as necessary, to ensure compliance with the required procedures, even if no Federal funds are used for right-of-way activities. The Recipient shall obtain environmental concurrence before acquiring any needed right-of-way. With prior approval, hardship and protective buying is possible. If the Recipient requests Federal funding for right-of-way acquisition, the Recipient shall also obtain FHWA authorization before purchasing any needed right-of-way.

b. If the project right-of-way is Federally funded and if the actual construction is not undertaken by the close of the twentieth fiscal year following the fiscal year in which the Federal funds were authorized, the Recipient shall repay the amount of Federal funds reimbursed for right-of-way costs to the Department.

c. If a railroad crossing or railroad tracks are within or adjacent to the project limits, the Recipient shall obtain agreements, easements, or permits as needed from the railroad. The Recipient shall follow the procedures in I.M. 3.670, Work on Railroad Right-of-Way, and I.M. 3.680, Federal-aid Projects Involving Railroads.

d. The Recipient shall comply with the Policy for Accommodating Utilities on City and County Federal-aid Highway Right of Way for projects on non-primary Federal-aid highways. For projects connecting to or involving some work inside the right-of-way for a primary highway, the Recipient shall follow the Department's Policy for Accommodating Utilities on Primary Road System. Certain utility relocation, alteration, adjustment, or removal costs to the Recipient for the project may be eligible for Federal funding reimbursement. The Recipient should also use the procedures outlined in I.M. 3.640, Utility Accommodation and Coordination, as a guide to coordinating with utilities.

e. If the Recipient desires Federal reimbursement for utility costs, it shall submit a request for FHWA Authorization prior to beginning any utility relocation work, in accordance with the procedures outlined in I.M. 3.650, Federal-aid Participation in Utility Relocations.

7. Contract Procurement.

The following provisions apply only to projects involving physical construction or improvements to transportation facilities:

a. The project plans, specifications, and cost estimate (PS&E) shall be prepared and certified by a professional engineer or architect, as applicable, licensed in the State of Iowa.

b. For projects let through the Department, the Recipient shall be responsible for the following:

   i. Prepare and submit the PS&E and other contract documents to the Department for review and approval in accordance with I.M. 3.700, Check and Final Plans and I.M. 3.500, Bridge or Culvert Plans, as applicable.

   ii. The contract documents shall use the Department's Standard Specifications for Highway and Bridge Construction. Prior to their use in the PS&E, specifications developed by the Recipient for individual construction items shall be approved by the Department.

   iii. Follow the procedures in I.M. 5.030, Iowa DOT Letting Process, to analyze the bids received, make a decision to either award a contract to the lowest responsive bidder or reject all bids, and if a contract is awarded, execute the contract documents and return to Department.

c. For projects that are let locally by the Recipient, the Recipient shall follow the procedures in I.M. 5.120, Local Letting Process- Federal-aid.

d. The Recipient shall forward a completed Project Development Certification (Form 730002) to the Department in accordance with I.M. 5.050, Project Development Certification Instructions. The project shall not receive FHWA Authorization for construction or be advertised for bids until after the Department has reviewed and approved the Project Development Certification.

e. If the Recipient is a city, the Recipient shall comply with the public hearing requirements of the Iowa Code section 26.12.

f. The Recipient shall not provide the contractor with notice to proceed until after receiving written notice the Iowa DOT has concurred in the contract award.

8. Construction.

a. A full-time employee of the Recipient shall serve as the person in responsible charge of the project. For cities that do not have any full time employees, the mayor or city clerk will serve as the person in responsible charge, with assistance from the Department.

b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" per 761 IAC Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.

c. For projects let through the Department, the project shall be constructed under the Department's Standard Specifications for Highway and Bridge Construction and the Recipient shall comply with the procedures and responsibilities for materials testing according to the Department's Materials I.M.s. Available on-line at: http://www.iowadot.gov/erl/current/IM/navigation/nav.htm.

d. For projects let locally, the Recipient shall provide materials testing and certifications as required by the approved specifications.

e. If the Department provides any materials testing services to the Recipient, the Department will bill the Recipient for such testing services according to its normal policy as per Materials I.M. 103.

f. The Recipient shall follow the procedures in I.M. 6.000, Construction Inspection, and the Department's Construction Manual, as applicable, for conducting construction inspection activities.

9. Reimbursements.

a. After costs have been incurred, the Recipient shall submit to the Department periodic itemized claims for reimbursement for eligible project costs. Requests for reimbursement shall be made at least annually but not more than bi-weekly.

b. To ensure proper accounting of costs, reimbursement requests for costs incurred prior to June 30 shall be submitted to the Department by August 1 if possible, but no later than August 15.

c. Reimbursement claims shall include a certification that all eligible project costs, for which reimbursement is requested, have been reviewed by an official or governing board of the Recipient, are reasonable and proper, have been paid in full, and were completed in substantial compliance with the terms of this agreement.

d. The Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the Federal share of construction costs or 5% of the total Federal funds available for the project, whichever is less. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the Federal funds withheld.

e. The total funds collected by the Recipient for this project shall not exceed the total project costs. The total funds collected shall include any Federal or State funds received, any special assessments made by the Recipient (exclusive of any associated interest or penalties) pursuant to Iowa Code Chapter 384 (cities) or Chapter 311 (counties), proceeds from the sale of excess right-of-way, and any other revenues generated by the project. The total project costs shall include all costs that can be directly attributed to the project. In the event that the total funds collected by the Recipient do exceed the total project costs, the Recipient shall either:

   1) in the case of special assessments, refund to the assessed property owners the excess special assessments collected (including interest and penalties associated with the amount of the excess), or

   2) refund to the Department all funds collected in excess of the total project costs (including interest and penalties associated with the amount of the excess) within 60 days of the receipt of any excess funds. In return, the Department will either credit reimbursement billings to the FHWA or credit the appropriate State fund account in the amount of refunds received from the Recipient.

10. Project Close-out.

a. Within 30 days of completion of construction or other activities authorized by this agreement, the Recipient shall provide written notification to the Department. The Recipient shall follow and request a final audit, in accordance with the procedures in I.M. 6.110, Final Review, Audit, and Close-out Procedures for Federal-aid, Federal-aid Swap, and Farm-to-Market Projects. Failure to comply with the procedures will result in loss of federal fund, reimbursed funds shall be returned and a possible suspension may be placed on the Recipient from receiving federal fund on future projects until the Recipient has demonstrated responsible management of federal funds on roadway projects.

b. For construction projects, the Recipient shall provide a certification by a professional engineer, architect, or landscape architect as applicable, licensed in the State of Iowa, indicating the construction was completed in substantial compliance with the project plans and specifications.

c. Final reimbursement of Federal funds shall be made only after the Department accepts the project as complete.

d. The Recipient shall maintain all books, documents, papers, accounting records, reports, and other evidence pertaining to costs incurred for the project. The Recipient shall also make these materials available at all reasonable times for inspection by the Department, FHWA, or any authorized representatives of the Federal Government. Copies of these materials shall be furnished by the Recipient if requested. Such documents shall be retained for at least 3 years from the date of FHWA approval of the final closure document. Upon receipt of FHWA approval of the final closure document, the Department will notify the Recipient of the record retention date.

e. The Recipient shall maintain, or cause to be maintained, the completed improvement in a manner acceptable to the Department and the FHWA.

R E S O L U T I O N
NO 21-240

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE IOWA DEPARTMENT OF TRANSPORTATION FEDERAL AID AGREEMENT NO. 4-21-HDP-10 IN CONNECTION WITH STEVEN ROAD WEST, NORWOOD DRIVE TO STATE ORCHARD ROAD PROJECT #PW22-16

WHEREAS, the City wishes to make improvements known as the Steven Road West, Norwood Drive to State Orchard Road within the city, as therein described; and

WHEREAS, Iowa Department of Transportation has submitted a federal aid agreement for said improvements; and

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

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

That the Mayor and City Clerk are hereby authorized and directed to execute a federal aid agreement with Iowa Department of Transportation in connection with Steven Road West, Norwood Drive to State Orchard Road.

ADOPTED
AND
APPROVED August 9, 2021

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Human Resources
Case/Project No.:
Submitted by: Stacie Jensen

Resolution 21-241
ITEM 6.E.

Council Action: 8/9/2021

Description

Resolution adding a Payroll and Benefit Specialist to the Human Resource Department effective August 10, 2021.

Background/Discussion

Restructuring will allow the Human Resources (HR) department to better align all the benefits and payroll services for the City. With the final additions of the Police and Fire Departments to the City's timekeeping software, Kronos, the Payroll Manager has taken the responsibility of all manual calculations that were previously performed by the department's Administrative Secretaries. As of June 2021, all departments utilize the same centralized timekeeping system. There are several key initiatives surrounding compensation and benefits for FY2022, FY2023 and beyond, including but not limited to, job and compensation analysis, total compensation analysis and presentation, benefit vendor comparisons, and last but not least partnering with Finance to implement long-term budget and forecasting planning. Compensation and benefits remain one of the City's biggest expenditures. The addition will allow the Payroll Manager to dedicate additional time to in depth analysis of all of these areas and will put the HR team in better position to meet the current and upcoming needs of the City. With the recent vacancy of the HR assistant, we will be able to realign duties along with allocated wages to create a new position with a minimal impact to the budget. With reassigning the benefits tasks to the new position and conducting a market comparison on the new responsibilities, we have lowered the HR Assistant position from a Grade 13 to a Grade 5 and assigned Grade 14 for the Payroll and Benefits Specialist.

Recommendation

Adding one (1) Payroll and Benefits Specialist to the HR Department's authorized strength.

ATTACHMENTS:

Description	Type	Upload Date
Payroll & Benefits Specialist	Resolution	7/29/2021
Resolution 21-241	Resolution	8/4/2021

City of Council Bluffs

Job Description

Payroll & Benefits Specialist

Department: Human Resources
Supervisor: Payroll Manager
Location: City Hall
FLSA Status: Non-exempt
Prepared By: Cori Shaw, Recruiter
Prepared Date: July 2021
Union: Non-Union
Pay Grade: 14

Summary: The employee of this class is responsible for assisting with the completion of professional payroll and benefit tasks in the City's Human Resources Department.

Essential Duties and Responsibilities:

- Performs administrative and office duties:
  - Advises supervisors and employees on routine wage and benefit information; personnel policies and procedures; and application of labor contract provision
- Assists with the preparation of payroll and related reporting activity
  - Assistance with manual calculations for the City's bi-weekly payroll
  - Processes payroll updates including new hires, terminations, and promotions in an accurate and timely manner
  - Assists with the development and maintenance of current payroll processes that lead to best practices
  - Ensures coordination of payroll information and records are maintained and in compliance with statutory requirements
  - Assists with preparation of quarterly and year end payroll activity, including but not limited to form 941, W-2, and pension reporting
  - Assists with internal and external audit requests including but not limited to, providing reconciliations, payroll records, and additional requested documentation
  - Manages I-9 Form processes and procedures
- Keeps records; organizes and maintains files; and compiles information and statistics:
  - Maintains records of educational incentive benefits
  - Maintains records for Consolidated Omnibus Budget Reconciliation Act (COBRA) and retiree insurance
  - Maintains records and is responsible for all Affordable Care Act (ACA) filings.

    - Maintains records and processes billings for group health, dental, optical, life, and disability insurance programs
    - Processes employment verifications by phone and mail
    - Assists with the administration of the City's perfect attendance policy and awards the benefit as appropriate
    - Reviews benefits changes and enrollment forms for accuracy and coordinates changes with third-party administrator
- Administers employee benefits programs and enrollment:
    - Orients new employees on benefits programs
    - Answers benefits questions posed by applicants and employees
    - Assists current employees regarding benefits claim issues and plan changes
    - Assists with open enrollment
    - Processes new enrollments, open enrollment changes, life event changes, and terminations in compliance with state and federal regulations
    - Reviews enrollment forms for accuracy and coordinates enrollment with third-party administrator
    - Oversees correct charging of insurance premiums for employee and City-share
- Administers the City's leave of absence programs:
    - Coordinates employee leaves including FMLA and work accommodation requests
    - Analyzes FMLA requests and certifications to determine eligibility and compliance with state and federal regulations
    - Acts as a liaison between employees on leave and their supervisors
    - Works closely with employees to ensure that all relevant completed medical documentation is submitted for timely review
    - Coordinates all aspects of return to work for employees on leave including scheduling and reviewing results of physical examinations
    - Maintains a high degree of confidentiality in handling sensitive employee information
- Participates in unemployment activities
    - Processes unemployment insurance responses and represents the City during unemployment hearings
- Establishes effective working relationships with public and staff
- Regular and predictable attendance is required
- Other duties as assigned

Supervisory Responsibilities:
This job has no supervisory responsibilities.

Qualifications:
To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and/or Experience:
- Associate's Degree in Accounting, Finance, Business, or related field
- A minimum of three (3) years' experience performing responsible payroll and benefit duties

- Experience in Public Sector payroll, preferred
- Knowledge of employee benefits and applicable laws
- Any equivalent combination of education and experience which provides the required knowledge, skills, and abilities necessary to perform the work.

Certificates, Licenses, Registrations:

- Fundamental Payroll Certification from the American Payroll Association, preferred

Physical Demands:

- While performing the duties of this job, the employee is frequently required to stand; walk; sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and see, talk, and hear.
- The work environment is an office setting that is normally quiet.

Other Skills and Abilities:

- Knowledge of general office procedures
- Demonstrated proficiency in use of Microsoft Office products (Word, Excel, Outlook, etc.)
- Ability to communicate effectively both orally and in writing with applicants and staff
- Ability to maintain effective interpersonal relationships with public and others
- Demonstrated excellent organizational skills
- Knowledge of payroll procedures, reconciliations, reporting, and internal control techniques related to the payroll processing cycle
- Knowledge of requirements, rules and regulations related to payroll processing and reporting at all levels (federal, state, and local) and in all timeframes (payroll period, monthly, quarterly and annually)
- Ability to analyze data and strong attention to detail
- Skill in arithmetic, computation, and reasoning
- Ability to compose and edit documents including knowledge of spelling, office vocabulary, and grammar
- Demonstrated ability to maintain confidential information
- Ability to perform general work assignments with minimum supervision

RESOLUTION
NO 21-241

RESOLUTION ADDING A PAYROLL AND BENEFITS SPECIALIST POSITION TO THE HUMAN RESOURCES (HR) DEPARTMENT EFFECTIVE AUGUST 10, 2021.

WHEREAS, The HR Department is continuously working to improve our processes and procedures to best serve our employees and assist the City in meeting strategic goals and

WHEREAS, restructuring the HR Department will allow the Department to properly absorb the additional centralized payroll services and

WHEREAS, will allow the HR Department to create a strategic compensation program with total compensation packages and a structured vendor review program while reviewing expenses and

WHEREAS, payroll and benefits continue to be one of the top expenditures for the City and

WHEREAS, the cost of this position will be offset by restructuring the duties of others in the HR Department allowing more focus on compensation and benefits

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

That one (1) Payroll and Benefits Specialist be added to the HR Department's authorized strength effective August 10, 2021.

ADOPTED
AND
APPROVED August 10, 2021

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 21-242
ITEM 6.F.

Council Action: 8/9/2021

Description

Resolution authorizing the Mayor to execute an agreement for the Hillside Estates Water Main Extension with the Council Bluffs Water Works in conjunction with the Hillside Estates Subdivision project. Location: Generally located at the northwest corner of Franklin and Bennett Avenues.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	7/30/2021
Attachment A - Summary of Conceptual Estimated Construction Cost	Other	7/30/2021
Attachment B - Agreement	Agreement	7/30/2021
Resolution 21-242	Resolution	8/4/2021

Council Communication

Department: Community Development Case/Project No.: N/A Applicant: Housing & Economic Development	Resolution No.: 21 -	City Council: August 9, 2021

Subject/Title

Resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a Water Main Extension Agreement in conjunction with the Hillside Estates Subdivision Project.

Location

Generally located at the northwest corner of Franklin and Bennett Avenues.

Background/Discussion

Background

In 2020, the City began working with Turn the Paige Investments LLC on a proposed subdivision on a city-owned parcel located on the corner of Franklin and Bennett Avenues. The original proposal consisted of 25-35 homes consisting of single-family attached and detached units. City Council approved the sale of the property (Resolution 20-235) for the appraised value of $275,000.

As part of the proposed project, the developer wished to utilize Community Development Block Grant (CDBG) funds to complete the needed infrastructure improvements. The developer committed to 51% of the units being sold to households earning at or below 80% of the median family income (MFI), which meets the requirements set by the Department of Housing and Urban Development (HUD) for the use of CDBG funds support for persons of low-to-moderate income. City Council approved the FY2021 CDBG budget (Resolution 20-259) which included an allocation to this project of $1 million. The City wishes to construct the infrastructure for the 27-unit subdivision that will include 14 units sold to households with incomes at or below 80% MFI. This will include 14 attached and 13 detached single-family units.

In July, the City contracted with Compass Utility to complete the grading, sewer extension and road construction. This is scheduled to be completed by the end of October.

Discussion

To complete the needed water main extension, the City shall work directly with Council Bluffs Water Works to design and construct the extension though the development. The estimated cost of construction is $103,126.25 plus an administrative fee of $16,330.00. This Water Main Extension Agreement details the roles and responsibilities of each participant.

Construction on the main will commence after the road construction is complete. Community Development Block Grant (CDBG) funds will be used to complete the project.

Staff Recommendation

The Community Development Department recommends that City Council adopt the resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a Water Main Extension Agreement in conjunction with the Hillside Estates Subdivision Project.

Attachments

Attachment A - Summary of Conceptual Estimated Construction Cost
Attachment B – Hillside Estates Water Main Extension Agreement

Prepared and Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

Summary of Conceptual Estimated Construction Cost
for the
Hillside Estates - Water Main Extension
City of Council Bluffs, Iowa
12-Jul-21

Item #	Code	Description	Estimated Quantity		Unit Price	Total Price
Division V : Water Main Improvements						
5-1.		8" C900 PVC Water Main, Class DR18, Open Cut	580	LF	$80.00	$46,400.00
5-2.		8" C900 PVC Water Main, Class DR18, Trenchless	60	LF	$160.00	$9,600.00
5-3.		10" x 10" x 8" Mechanical Joint Tee	1	EA	$1,200.00	$1,200.00
5-4.		8" x 6" Reducer	1	EA	$450.00	$450.00
5-5.		45° Mechanical Joint Bend, 8"	1	EA	$625.00	$625.00
5-6.		22.5° Mechanical Joint Bend, 8"	1	EA	$600.00	$600.00
5-7.		11.25° Mechanical Joint Bend, 8"	1	EA	$575.00	$575.00
5-8.		8" Mechanical Joint Gate Valve with Box	1	EA	$2,000.00	$2,000.00
5-9.		10" Over-sized Sleeve	2	EA	$750.00	$1,500.00
5-10.		Fire Hydrant Assembly	2	EA	$6,000.00	$12,000.00
5-11.		Cut and Connect to Existing 10" Water Main	1	EA	$1,800.00	$1,800.00
5-12.		Full Depth Patch PCC	50	SY	$150.00	$7,500.00
5-13.		Traffic control	1	LS	$1,500.00	$1,500.00
5-14.		Select Backfill for Water Main	250	CY	$12.00	$3,000.00
5-15.		Granular Bedding for Water Main, 1-1/2" Clean	25	TN	$37.00	$925.00
					Conceptual Construction Cost Division V Subtotal:	**$89,675.00**
					15% Contingency:	**$13,451.25**
					Conceptual Construction Cost Division V Total:	**$103,126.25**

Attachment B

Council Bluffs Water Works

COUNCIL BLUFFS, IOWA — 51501
Office
2000 NORTH 25TH STREET
Mailing Address
P.O.BOX No. 309 — 51502

Board of Trustees:
CAITLIN A. BERESFORD, *Chairperson*
MARTIN L. BROOKS
MAUREEN R. KRUSE
MICHAEL J. WALLNER
KEITH R. JONES
CEO & General Manager & Secretary of Board
DOUGLAS P. DRUMMEY

July 23, 2021

Courtney Harter
Housing & Economic Development Manager
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Re: Hillside Estates Water Main Extension Agreement

Dear Ms. Harter:

Enclosed are two copies of the Main Extension Agreement for the water main to serve the above referenced property. Please have the Main Extension Agreement signed in the space provided on page 8 and notarized on page 9. **THE DATE OF THE MAIN EXTENSION AGREEMENT SHOWN ON PAGE 1 OF THE AGREEMENT SHOULD BE LEFT BLANK**. Please let your notary know of this requirement. The date of the Agreement will be filled in when the Board representatives sign the document. Please return all copies back to me. A fully executed copy of the document will be sent to you for your files.

The current Opinion of Probable Cost for this project is $103,000.00. You are responsible for the "Cost of the Work" as defined in paragraph 1e. Paragraph 3a calls for an "Administrative Fee" of $16,330.00 to accompany the return of the signed Agreement. The Initial Deposit of $103,000.00 is required prior to commencement of construction by the Board as set forth in Section 3f.

As soon as we receive the signed documents and administrative fee, we will start the project design. Please have your project engineer give us the anticipated project construction schedule so we may try to accommodate the schedule.

If you have any questions, please call me at 712 328-1006, Ext. 1039.

Very truly yours,

Brian T. Cady, PE
Director of Operations

BTC/cp

COUNCIL BLUFFS CITY WATER WORKS
COUNCIL BLUFFS, IOWA
MAIN EXTENSION AGREEMENT

This AGREEMENT made and entered into this ____ day of _____, 2021, by and between the Board of Water Works Trustees of the City of Council Bluffs, Iowa, 2000 North 25th Street, Council Bluffs, Iowa ("Board") the City of Council Bluffs, Iowa, 209 Pearl Street, Council Bluffs, Iowa 51503 ("Applicant" or "City").

RECITALS

This Agreement is made with reference to the following facts and circumstances.

A. Applicant is developing a subdivision within Pottawattamie County, Iowa, known as Hillside Estates. (the "Project").

B. The City of Council Bluffs, Iowa, ("City") before granting building permits for construction of improvements in the Project requires a water main be located so as to provide domestic service and fire protection.

C. The parties are in agreement that in order to install the required water main it will be necessary to install approximately 580 linear feet of 8-inch polyvinyl chloride pipe together with all necessary fire hydrants and necessary appurtenances (said fire hydrants and appurtenances being collectively the "Appurtenances") within the public rights-of-way in the proposed streets in the Project, said streets being currently identified as Paige Lane and/or the portions of the Project constituting easements to be granted to the Board for construction, operation, maintenance or removal of water mains and appurtenances to be constructed prior to the final platting of the Project (the "Easements"). The new main will extend from the Board's existing 10-inch water main located in Franklin Ave. All of said installations shall be in compliance with City requirements and Board approved engineering design and locations required to enable Applicant, its grantees or assigns to provide potable water to its subdivision and to obtain necessary building permits from the City.

AGREEMENT

In consideration of the foregoing recitals which are incorporated into and are made a part of this Agreement, and in further consideration of the mutual covenants and agreements hereinafter contained, the parties hereto agree, subject to the terms and conditions hereinafter set forth, as follows:

1. The following terms used in this Agreement shall have the following meanings (unless otherwise expressly provided herein):

   a. "OPC" shall mean the Board's opinion of the probable Cost of The Work.

   b. "Administrative Fee" shall mean that amount, computed under the Board's current Administrative Fee Schedule, required to reimburse the Board for its costs for development of the water main extension(s) contemplated in this Agreement, including, without limitation, distribution system modeling in order to determine appropriate water main size and routing, preliminary opinion of probable cost, field surveys, final plans, specifications, IDNR construction permit, final opinion of probable cost, construction staking, geotechnical services, construction observation services, lab tests, legal fees and contract administration.

   c. "Initial Administrative Fee" shall mean the Administrative Fee based upon the OPC.

   d. "Final Administrative Fee" shall mean the Administrative Fee based upon the actual Cost of The Work; provided, however, that the Final Administrative Fee shall not be less than 90% of the Initial Administrative Fee.

   e. "Cost of The Work" shall mean all expenses required to be paid in order to complete The Work including, but not limited to, all costs and expenses for labor, materials, machines and equipment and contractors' charges. Notwithstanding the foregoing, the Cost of The Work shall not include any expenses paid by Applicant through the Administrative Fee.

   f. "The Work" shall mean the construction of an 8-inch polyvinyl chloride pipe water main with all Appurtenances constructed within the public rights-of-way of the

Project and/or the Easements in order to provide domestic water service and fire protection in and to the Project.

2. To enable Applicant to develop the proposed Project, the Board, in consideration of the agreement of Applicant to the terms and conditions hereinafter provided, agrees that at such time as Applicant:

   a. completes the grading and paving of the proposed public rights-of-way located in the Project to be dedicated to the City and/or the grading of the Easements free of all encumbrances of any kind or nature; and

   b. completes construction of the sanitary and storm sewer system and certifies the soil density testing results of this construction;

   the Board shall, commensurate with existing weather conditions and prudent construction practices during the 2021 construction season, construct, install and operate The Work.

3. Applicant agrees:

   a. To pay to the Board, concurrent with the execution of this Agreement, the Initial Administrative Fee in the amount of Sixteen Thousand Three Hundred Thirty Dollars and 00/100 Dollars ($16,330.00).

   b. To pay to the Board the difference between the Initial Administrative Fee and the Final Administrative Fee in the event the Final Administrative Fee exceeds the Initial Administrative Fee before the Board will furnish any water service to any water customers located in the Project.

   c. To pay to the Board any Duplicative Costs (defined in §4.c below).

   d. To pay to the Board all of the Cost of The Work.

   e. To cause to be executed, acknowledged and delivered to the Board an Easement Agreement in form attached hereto as Exhibit 1 in the event easements are required.

   f. To deposit with the Board the sum of One Hundred and Three Thousand and

00/100 Dollars ($103,000.00) (the "Initial Deposit") at least ten (10) full working days prior to advertisement for construction bids or at least thirty (30) full working days prior to the commencement of construction by the Board, whichever is applicable. The Initial Deposit is the sum representing the Board's opinion as to Applicant's share of the probable total Cost of The Work based on current available pricing information. Nonetheless, it is specifically understood by Applicant that the actual total Cost of The Work may be a sum greater or lesser than said sum.

g. If, prior to the Board's commencement of construction of The Work, the Board discovers that any of the amounts used by the Board in establishing its opinion as to the total Cost of The Work are less than the amounts then known by the Board to be required to pay for the Cost of The Work, Applicant, prior to the letting of the construction contract for The Work by the Board or commencement of construction of The Work by the Board, whichever is applicable, shall deposit with the Board an additional sum equivalent to the difference between the Initial Deposit and the Applicant's then apparent share of the Cost of The Work.

h. After completion and acceptance of The Work by the Board, and before any water service connections may be made by any person or entity to The Work, Applicant shall pay to the Board all additional sums, if any, required in order to fully reimburse the Board for Applicant's share of the Cost of The Work.

4. IT IS MUTUALLY AGREED THAT:

a. The funds to be paid/deposited by Applicant pursuant to the terms of this Agreement shall be applied as follows:

(1) The Initial Administrative Fee shall be placed in the Board's General Fund for the payment of the expenses covered by the Administrative Fee.

(2) The Initial Deposit shall be placed in a separate FDIC Insured Money Market Account or Business Checking Account (either being the "Account") in the name of "The Council Bluffs Water Works" for the Board to draw interest until expended for the Cost of The Work.

(3) In lieu of the Initial Deposit, the Applicant may deliver to the Board by the deadline for the Initial Deposit an Irrevocable Letter of Credit drawn on a Council Bluffs, Iowa, bank in favor of the Board in the form prescribed by the Board (the "ILOC") for drawings up to the amount of the Initial Deposit.

(4) If, after full satisfaction of all Cost of The Work payable by Applicant under this Agreement, any funds remain in the Account or available under the ILOC, the balance of said funds shall be paid or credited to Applicant. If the funds either then on deposit in the Account or then available under the ILOC are insufficient to satisfy all Cost of The Work payable by Applicant, Applicant shall pay to the Board the balance due the Board for Applicant's share of the Cost of The Work before the Board will furnish any water service to any water customers located in the Project.

b. If the Initial Administrative Fee is greater than the Final Administrative Fee, the difference shall be paid or credited to Applicant by the Board.

c. No extra work shall be added to or deleted from The Work after the letting of the contact by the Board or commencement of construction of The Work by the Board, whichever is applicable, without Applicant's prior written consent, which consent shall not be unreasonably withheld.

d. If Applicant so consents to such extra work and the funds then on deposit with the Board are insufficient to pay Applicant's share of the cost of the extra work, Applicant will deposit with the Board such additional funds required to pay such cost for deposit and investment as part of the Initial Deposit before such extra work shall be performed. Applicant's written consent for such extra work shall not be unreasonably withheld. If unreasonably withheld, Applicant shall be liable to the Board for all expenses incurred by the Board in enforcing this Agreement, including reasonable attorney fees and expenses, and for all special and general damages and any punitive damages that may be awarded the Board against Applicant by a court or jury for Applicant's breach of this Agreement.

e. The Board is using surveys, plans, drawings and other design documents furnished

to the Board by Applicant for the routing, location and design of the water main extension. The Board is wholly reliant upon the Applicant as to the accuracy and completeness of the information provided by Applicant and its engineer and surveyor and assumes no liability, stated or implied, for any errors or omissions resulting from the use of the documents provided. While reasonable care and diligence will be exercised in determining the location of buried utilities, soil conditions and depth of water table prior to letting of construction contracts, unforeseen conditions may arise that require a contract change order for extra work and a cost increase. Notwithstanding any provision in this Agreement to the contrary, it is agreed that the Applicant's engineer shall be responsible for the construction staking required for the Project in accordance with the plans and specifications.

In the event any of the information so provided by the Applicant proves to be incorrect and results in the Board duplicating any of its responsibilities under this Agreement, the cost of said duplication (the "Duplicative Cost") shall be paid by Applicant to the Board before the Board will furnish any water service to any water customers located in the Project.

f. The Board reserves the right to reject any or all bids the Board may receive for The Work for any reason considered by the Board to be against the best interest of the City.

g. The Work and all additions thereto and replacements thereof, as and when installed, shall be and shall remain the property of and under the exclusive control and jurisdiction of the Board and its assigns and the Board shall have the right to extend said main beyond or laterally without further consent of Applicant and without becoming liable to Applicant for any refunds.

h. Applicant, as well as any others desiring water service to be furnished by the Board from and through The Work, shall make application to the Board for the necessary tap permit and shall pay the then existing tap fee and other charges assessed by the Board for providing such water service, none of which shall be refundable to Applicant. Thereafter, the Board agrees to furnish water service to

such customers so long as they timely pay for such service at the rates and charges applicable thereto and are in full compliance with all other rules and regulations of the Board pertaining to the providing of water service to its customers.

5. Applicant, its successors in interest and assigns shall be jointly and severally liable for all payments required to be paid to the Board and performance of all obligations of Applicant under the terms and conditions of this Agreement.

6. This Agreement shall not be sold, transferred or assigned by Applicant without written consent of the Board, which consent shall not be unreasonably withheld. Except as above provided, this Agreement shall be binding on and inure to the benefit of the parties, their successors in interest and assigns, the same as if they were original parties signing this Agreement.

7. This Agreement shall become effective only when duly signed and acknowledged by all parties of this Agreement.

8. All exhibits referred to in this Agreement are attached hereto and are incorporated herein by reference as if fully set forth herein.

9. This Agreement and the legal relations between the parties hereto shall be governed by and construed in accordance with the laws of the State of Iowa applicable to contracts made and performed in Iowa.

10. Words and phrases herein, including acknowledgements endorsed hereon shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

11. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between the parties hereto with respect to the subject matter hereof.

12. This Agreement and any amendments, waivers, consents, supplements may be executed in any number of counterparts and by different parties in separate

counterparts, each of which when so executed and delivered shall be deemed an original, but all of which counterparts together shall constitute but one and the same agreement. Delivery of an executed counterpart of this Agreement by telecopy or similar electronic medium shall be equally as effective as delivery of a manually executed counterpart of this Agreement. Any party delivering an executed counterpart of this Agreement by telecopy or similar electronic medium shall also deliver a manually executed counterpart of this Agreement; provided that the failure to deliver a manually executed counterpart shall not affect the validity, enforceability or binding effect of this Agreement.

IN WITNESS WHEREOF, the parties have signed this Agreement and affixed any seals required by their respective entities on the dates set opposite their respective signatures.

Board of Water Works Trustees of The City of Council Bluffs, Iowa

Date Signed:_____ By:_____
Caitlin A. Beresford, Chairperson

Date Signed:_____ By:_____
Douglas P. Drummey, Secretary

City of Council Bluffs, Iowa

Date Signed:_____ By:_____
Matthew J. Walsh, Mayor

Date Signed:_____ By:_____
Jodi Quakenbush, City Clerk

STATE OF IOWA)
) ss
COUNTY OF POTTAWATTAMIE)

On this ____ day of _____, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Caitlin A. Beresford and Douglas P. Drummey to me personally known, and who, being by me duly sworn, did say that they are the Chairman and Secretary respectively, of the Board of Water Works Trustees of the City of Council Bluffs, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed and sealed on behalf of the Board of Water Works Trustees of the City of Council Bluffs, Iowa, by authority of said Board, as contained in Resolution Number 06-14-21 adopted and passed by said Board on the 15th day of June, 2021, and that Martin L. Brooks and Douglas P. Drummey acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of said Board, by it voluntarily executed.

_____
Notary Public in and for said State

STATE OF IOWA)
) ss
COUNTY OF POTTAWATTAMIE)

On this _____ day of _____, 2021, before me, a Notary Public in and for said county, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who being by me duly sworn did say that they are the Mayor and City Clerk respectively of the City of Council Bluffs, Iowa; that the instrument was signed and sealed on behalf of the City of Council Bluffs by authority of the City Council of the City of Council Bluffs, as contained in Resolution Number_____ adopted and passed by the City Council on the _____ day of _____, 2021, and that Matthew J. Walsh and Jodi Quakenbush acknowledged the execution of said instrument to be the voluntary act and deed of said City Council, by it voluntarily executed.

_____
Notary Public in and for said State

(Seal)

Exhibit 1

EASEMENT AGREEMENT

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006
Douglas P. Drummey, General Manager. Reviewed and approved by legal counsel for the Board of Water Works Trustees of the City of Council Bluffs, Iowa.

Taxpayer Information: (Name and complete address)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006
Douglas P. Drummey, General Manager.

Return Document To: (Name and complete address)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006
Douglas P. Drummey, General Manager.

Grantors:

_____
_____
_____

Grantees:

City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa

Legal Description: See next page.

Document or instrument number of previously recorded documents if applicable:

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, a(n) _____(State) _____(corporation/limited liability company), for good and sufficient valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the City Of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa, (the "City Water Works") a permanent non-exclusive easement at least fifty (50) feet in width, over, across and through the following described real estate situated in the City of Council Bluffs, Pottawattamie County, Iowa, to-wit:

See Exhibit "A"

including the perpetual right to enter upon said real estate, at any time that it may see fit, and construct, inspect, maintain, repair, replace and operate or remove underground pipe lines and/or mains for the purpose of conveying water over, across, through and under said real estate, together with the right to excavate and refill ditches and/or trenches for the location of said pipe lines and/or mains, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction and maintenance of said pipe lines and/or mains.

The Easement herein granted shall be a servient estate which shall run with the land and be binding on the successors-in-interest to said tracts of land.

The said City Water Works shall properly and promptly refill any excavations made on said premises after the purpose of said excavation has been fulfilled and shall leave the premises in the same general condition as it was in before the said City Water Works went upon the same; further, that if any fences or existing structures are moved for the purpose of laying, maintaining, operating or replacing said main, such fences and structures shall be promptly replaced by said City Water Works upon completion of the work requiring such removal.

In further consideration for the good and sufficient valuable consideration received by the undersigned, the undersigned agrees that it will not place any permanent structures upon or over said easement without first obtaining the written consent of said City Water Works; further, the

undersigned covenants with Grantee that it is lawfully seized and possessed of the real estate above described; that it has good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration of this grant, the undersigned does hereby release any and all claims for damages from whatsoever cause incidental to the exercise of the rights herein granted.

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

All provisions of this Agreement shall inure to the benefit of and be binding upon and applicable to the successors, personal representatives, heirs, and assigns of the parties hereto the same as if they were in all instances named herein.

_____(name)

Dated:_____ By:_____

_____(name and title)

_____(address)
_____(city, state and ZIP)
_____(telephone)

Individual

STATE OF _____)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on (date) by (name).

_____
Notary Public in and for said State

(Seal)

All Other Entities

STATE OF _____)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on (date) by (name) as (type of authority, e.g. officer, manager, member) of (name of party on behalf of whom instrument was executed, e.g. name of corporation or limited liability company).

_____
Notary Public in and for said State

(Seal)

RESOLUTION NO. 21-242

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE HILLSIDE ESTATES WATER MAIN EXTENSION WITH THE COUNCIL BLUFFS WATER WORKS IN CONJUNCTION WITH THE HILLSIDE ESTATES SUBDIVISION PROJECT.

WHEREAS, the City has been working on developing the Hillside Estates Subdivision to create new housing opportunities; and

WHEREAS, the City is working with a developer to create a 27-unit owner-occupied, single-family subdivision that includes a mix of attached and detached units; and

WHEREAS, the Council Bluffs Water Works submitted a proposal to install a water main to accommodate the development of the area; and

WHEREAS, the estimated administrative fee is $16,330.00 and the opinion of probable cost is $103,126.25; 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 is hereby authorized to execute and agreement for the Hillside Estates Water Main Extension with the Council Bluffs Water Works in conjunction with the Hillside Estates Subdivision Project.

ADOPTED
AND
APPROVED August 9, 2021

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

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

Resolution 21-243 A & B
ITEM 6.G.

Council Action: 8/9/2021

Description

Resolution 21-243A, Resolution directing the advertisement for sale of $1,155,000 (dollar amount subject to change) Taxable General Obligation Bonds, Series 2021A, and approving electronic bidding procedures and Official Statement.

Resolution 21-243B, Resolution directing the advertisement for sale of $5,970,000 (dollar amount subject to change) General Obligation Bonds, Series 2021B, and approving electronic bidding procedures and Official Statement.

Background/Discussion

The General Obligation Bonds previously approved for FY22 CIP via Public Hearing, shall be two separate bond issues:

A) Taxable General Obligation Bonds, Series 2021A of $1,155,000 (dollar amount subject to change) for general corporate purposes outlined within

B) General Obligation Bonds, Series 2021B of $5,970,000 (dollar amount subject to change) for various general obligation bonds (essential corporate purposes and general corporate purposes) shall be combined for the purpose of issuance

In conjunction with PFM Financial Advisors LLC, the City has caused an Official Statement to be prepared outlining the details of the proposed sale of Bonds as well as to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

Recommendation

The City is currently at phase 1 of Step 7 in the General Obligation Bonding process, which is to request approval of the resolution to advertise and publish notice of the sale of General Obligation Bonds. It is in the best interest of the City to continue to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY22. Upon approval of the advertisement, the next phase of Step 7 is to set the public hearing for the sale.

ATTACHMENTS:

Description	Type	Upload Date
Preliminary Official Statement	Other	7/30/2021
GO Bond Process	Other	7/30/2021
FY22 CIP Approved	Other	7/30/2021
Supplemental Info	Other	7/30/2021
Notice of Bond Sale	Notice	7/30/2021
Resolution 21-243A	Resolution	8/4/2021
Resolution 21-243B	Resolution	8/4/2021

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

New Issues **Rating: Application made to Moody's Investors Service**

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Series 2021B Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2021B Bonds is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the Series 2021A Bonds paid to the owners thereof is includible in gross income for purposes of present federal income taxation. The Series 2021B Bonds will be designated as "qualified tax-exempt obligations". See "TAX MATTERS" section herein for a more detailed discussion.

CITY OF COUNCIL BLUFFS, IOWA

$1,155,000* Taxable General Obligation Bonds, Series 2021A
$5,970,000* General Obligation Bonds, Series 2021B

BIDS RECEIVED: Monday, August 23, 2021, 10:00 A.M., Central Time
AWARD: Monday, August 23, 2021, 7:00 P.M., Central Time

Dated: Date of Delivery (October 5, 2021) **Principal Due:** June 1 as shown inside front cover

The $1,155,000* Taxable General Obligation Bonds, Series 2021A (the "Series 2021A Bonds") and the $5,970,000* General Obligation Bonds, Series 2021B (the "Series 2021B Bonds") (collectively, the "Bonds") are being issued pursuant to Division III of Chapter 384 of the Code of Iowa and resolutions (the "Resolutions") to be adopted by the City Council of the City of Council Bluffs, Iowa (the "City"). The Series 2021A Bonds are being issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of City utilities, City enterprises, and public improvements, including parking lot improvements, roof repairs and replacements at the Mid-America Center convention center. The Series 2021B Bonds are being issued for various general corporate purposes and essential corporate purposes. (See "AUTHORITY AND PURPOSE section herein for more detailed project descriptions). The Bonds are general obligations of the City for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2022 and interest on the Bonds, payable initially on June 1, 2022 and thereafter on each December 1 and June 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank, N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

	Series 2021A Bonds	Series 2021B Bonds
MINIMUM BID:	$1,151,535	$5,922,240
GOOD FAITH DEPOSIT:	$11,500 Required of Purchaser Only	$59,700 Required of Purchaser Only
TAX MATTERS:	Federal: Taxable State: Taxable See "*TAX MATTERS*" for more information.	Federal: Tax-Exempt State: Taxable See "*TAX MATTERS*" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the legal opinion of Ahlers & Cooney, P.C., Bond Counsel, Des Moines Iowa, to be furnished upon delivery of the Bonds. Ahlers & Cooney, P.C. is also serving as Disclosure Counsel for the City in connection with the issuance of the Bonds. It is expected the Bonds in the definitive form will be available on or about October 5, 2021 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

* Preliminary; subject to change.

CITY OF COUNCIL BLUFFS, IOWA

$1,155,000* Taxable General Obligation Bonds, Series 2021A

MATURITY: The Series 2021A Bonds will mature June 1 in the years and amounts as follows:

Year	Amount*
2022	$1,155,000

***PRINCIPAL ADJUSTMENT:** Preliminary; subject to change. The aggregate principal amount of the Series 2021A Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $1,200,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2021A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2021A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST: Interest on the Series 2021A Bonds will be payable June 1, 2022.

OPTIONAL REDEMPTION: The Series 2021A Bonds will NOT be subject to early redemption.

CITY OF COUNCIL BLUFFS, IOWA

$5,970,000* General Obligation Bonds, Series 2021B

MATURITY: The Series 2021B Bonds will mature June 1 in the years and amounts as follows:

Year	Amount*
2022	$855,000
2023	425,000
2024	430,000
2025	440,000
2026	445,000
2027	455,000
2028	460,000
2029	470,000
2030	480,000
2031	490,000
2032	505,000
2033	515,000

***PRINCIPAL ADJUSTMENT:** Preliminary; subject to change. The aggregate principal amount of the Series 2021B Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $6,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2021B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2021B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST: Interest on the Series 2021B Bonds will be payable June 1, 2022 and semiannually thereafter.

OPTIONAL REDEMPTION: Series 2021B Bonds due after June 1, 2029 will be subject to call for redemption prior to maturity on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Series 2021B Bonds to be redeemed at the address shown on the registration books.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over $1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the near final "Official Statement".

Review Period: This Preliminary Official Statement has been distributed to the City's staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the "Municipal Advisor") at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the "Syndicate Manager") and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor, or the underwriter. This Preliminary Official Statement does not constitute any offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor, or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made hereunder, shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained herein.

Ahlers & Cooney, P.C. is also serving as Disclosure Counsel to the City in connection with the issuance of the Bonds.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

City of Council Bluffs, Iowa

Elected Officials

Matt Walsh	Mayor
Melissa Head	Council Member
Roger Sandau	Council Member
Chad Hannan	Council Member
Joe DiSalvo	Council Member
Mike Wolf	Council Member

Administration

Kristi Meckna, Director of Finance
Jodi Quakenbush, City Clerk
Richard Wade, City Attorney

Bond Counsel and Disclosure Counsel

Ahlers & Cooney, P.C.
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

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TERMS OF OFFERING

CITY OF COUNCIL BLUFFS, IOWA

$1,155,000* Taxable General Obligation Bonds, Series 2021A
$5,970,000* General Obligation Bonds, Series 2021B

Bids for the purchase of the City of Council Bluffs, Iowa's (the "City") $1,155,000* Taxable General Obligation Bonds, Series 2021A (the "Series 2021A Bonds") and the $5,970,000* General Obligation Bonds, Series 2021B (the "Series 2021B Bonds") (collectively, the "Bonds") will be received on Monday, August 23, 2021 before 10:00 A.M., Central Time, after which time they will be tabulated. The City Council will consider award of the Bonds at 7:00 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5724. Information may also be obtained from Ms. Kristi Meckna, Director of Finance, City of Council Bluffs, 209 Pearl Street, Council Bluffs, Iowa 51503, telephone 712-890-5303.

This section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE SERIES 2021A BONDS

TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A, in the principal amount of $1,155,000* to be dated the date of delivery (anticipated to be October 5, 2021) in the denomination of $5,000 or multiples thereof, will mature June 1, as follows:

Year	Amount*
2022	$1,155,000

* Preliminary; subject to change.

ADJUSTMENT TO SERIES 2021A BOND MATURITY AMOUNTS

The aggregate principal amount of the Series 2021A Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $1,200,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2021A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2021A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST ON THE SERIES 2021A BONDS

Interest on the Series 2021A Bonds will be payable on June 1, 2022. Interest and principal shall be paid to the registered holder of a Series 2021A Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month (whether or not a business day) preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

NO OPTIONAL REDEMPTION OF THE SERIES 2021A BONDS

The Series 2021A Bonds will NOT be subject to early redemption.

DETAILS OF THE SERIES 2021B BONDS

GENERAL OBLIGATION BONDS, SERIES 2021B, in the principal amount of $5,970,000* to be dated the date of delivery (anticipated to be October 5, 2021) in the denomination of $5,000 or multiples thereof, will mature June 1, as follows:

Year	Amount*
2022	$855,000
2023	425,000
2024	430,000
2025	440,000
2026	445,000
2027	455,000
2028	460,000
2029	470,000
2030	480,000
2031	490,000
2032	505,000
2033	515,000

* Preliminary; subject to change.

ADJUSTMENT TO SERIES 2021B BOND MATURITY AMOUNTS

The aggregate principal amount of the Series 2021B Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $6,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2021B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2021B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST ON THE SERIES 2021B BONDS

Interest on the Series 2021B Bonds will be payable on June 1, 2022 and semiannually on the 1st day of June and December thereafter. Interest and principal shall be paid to the registered holder of a Series 2021B Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month (whether or not a business day) preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE SERIES 2021B BONDS

Series 2021B Bonds due after June 1, 2029 will be subject to call for redemption prior to maturity on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Series 2021B Bonds to be redeemed at the address shown on the registration books.

TERM BOND OPTION – SERIES 2021B BONDS

Bidders shall have the option of designating the Series 2021B Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for the Series 2021B Bonds for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSITS

A good faith deposit in the amount of $11,550 for the Series 2021A Bonds (the "Series 2021A Deposit) and $59,700 for the Series 2021B Bonds (the "Series 2021B Deposit) (collectively, the "Deposits") is required from the lowest bidder(s) only for each respective series of the Bonds. The lowest bidder(s) are required to submit such Deposits, payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on the Deposits will accrue to the successful bidder(s) (the "Purchaser(s)"). The Deposits will be applied to the purchase price of each respective series of the Bonds. In the event a Purchaser(s) fails to honor its accepted bid proposal, the applicable deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the Bonds for a price not less than $1,151,535 for the Series 2021A Bonds and $5,922,240 for the Series 2021B Bonds, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the "BIDDING PARAMETERS" section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORMS provided by the City. The Bonds will be awarded to the bidder(s) offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSITS" sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of each respective series of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

For each respective series of the Bonds, each bidder's proposal must conform to the following limitations:

1. For each respective series, each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORMS provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the Internet Bid System or any other means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of each prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORMS. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503, or at the office of PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORMS. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORMS shall control in the event of conflict with information provided by the Internet Bid System.

Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503 (facsimile number: 712-328-4997) or the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (facsimile number: 515-243-6994). Electronic facsimile bids will be treated as sealed bids.

Electronic facsimile bids received after the deadline will be rejected. Bidders electing to submit bids via facsimile transmission bear full responsibility for the transmission of such bid. Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the facsimile facilities or any other means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder(s) who shall be bound by the terms of the bid as received. Neither the City nor its agents will assume liability for the inability of the prospective bidders to reach the above named facsimile numbers prior to the time of sale specified above. Time of receipt shall be the time recorded by the facsimile operator receiving the bids.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder(s), the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser(s). Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser(s), except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser(s). Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser(s) shall not constitute cause for failure or refusal by the Purchaser(s) to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser(s).

DELIVERY

The Bonds will be delivered to the Purchaser(s) via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser(s), the Purchaser(s) may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser(s) five working days' notice of the delivery date and the City will expect payment in full on that date; otherwise, reserving the right at their option to determine that the Purchaser(s) failed to comply with the offer of purchase.

ELECTRONIC TRANSCRIPTS

Purchaser(s) consent to the receipt of electronic transcripts and acknowledges the City's intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

ESTABLISHMENT OF ISSUE PRICE – SERIES 2021B BONDS

The Purchaser shall assist the City in establishing the issue price of the Series 2021B Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Series 2021B Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto in "EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES – SERIES 2021B BONDS" to the TERMS OF OFFERING, with such modifications as may be appropriate or necessary in the reasonable judgment of the Purchaser, the City and Bond Counsel, will need to be signed by the Purchaser. All actions to be taken by the City under the TERMS OF OFFERING to establish the issue price of the Series 2021B Bonds may be taken on behalf of the City by the Municipal Advisor identified herein and any notice or report to be provided to the City may be provided to the Municipal Advisor.

The City intends the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Series 2021B Bonds) will apply to the initial sale of the Series 2021B Bonds (the "competitive sale requirements") because (i) the City shall disseminate this TERMS OF OFFERING to potential underwriters in a manner that is reasonably designed to reach potential underwriters, (ii) all bidders shall have an equal opportunity to bid, (iii) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds, and (iv) the City anticipates awarding the sale of the Series 2021B Bonds to the bidder who submits a firm offer to purchase the Series 2021B Bonds at the highest price (or lowest interest cost), as set forth in the TERMS OF OFFERING.

Any bid submitted pursuant to the TERMS OF OFFERING shall be considered a firm offer for the purchase of the Series 2021B Bonds, as specified in the bid.

In the event the competitive sale requirements are not satisfied for the Series 2021B Bonds, the City shall so advise the Purchaser. The City may determine to treat (i) the first price at which 10% of a maturity of the Series 2021B Bonds (the "10% test") is sold to the public as the issue price of that maturity, and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Series 2021B Bonds as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The Purchaser shall advise the City if any maturity of the Series 2021B Bonds satisfies the 10% test as of the date and time of the award of the Series 2021B Bonds. The City shall promptly advise the Purchaser, at or before the time of award of the Series 2021B Bonds, which maturities of the Series 2021B Bonds, if any, shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event the City determines to apply the hold-the-offering-price rule to any maturity of the Series 2021B Bonds. **Prospective bidders should prepare their bids on the assumption that some or all of the maturities of the Series 2021B Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Series 2021B Bonds.**

By submitting a bid, the Purchaser shall (i) confirm the underwriters have offered or will offer the Series 2021B Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the Purchaser, and (ii) agree, on behalf of the underwriters participating

in the purchase of the Series 2021B Bonds, that the underwriters will neither offer nor sell unsold Series 2021B Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of (a) the close of the fifth (5th) business day after the sale date, or (b) the date on which the underwriters have sold at least 10% of that maturity of the Series 2021B Bonds to the public at a price that is no higher than the initial offering price to the public.

The Purchaser shall promptly advise the City when the underwriters have sold 10% of that maturity of the Series 2021B Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The City acknowledges that in making the representation set forth above, the Purchaser will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Series 2021B Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event, an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Series 2021B Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Series 2021B Bonds.

By submitting a bid, each bidder confirms that (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Series 2021B Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (a) report the prices at which it sells to the public the unsold Series 2021B Bonds of each maturity allotted to it until it is notified by the Purchaser that either the 10% test has been satisfied as to the Series 2021B Bonds of that maturity or all Series 2021B Bonds of that maturity have been sold to the public, and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser and as set forth in the related pricing wires; and (ii) any agreement among underwriters relating to the initial sale of the Series 2021B Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Series 2021B Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (a) report the prices at which it sells to the public the unsold Series 2021B Bonds of each maturity allotted to it until it is notified by the Purchaser or such underwriter that either the 10% test has been satisfied as to the Series 2021B Bonds of that maturity or all Series 2021B Bonds of that maturity have been sold to the public, and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser or such underwriter and as set forth in the related pricing wires.

Sales of any Series 2021B Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this TERMS OF OFFERING. Further, for purposes of this TERMS OF OFFERING, (i) "public" means any person other than an underwriter or a related party, (ii) "underwriter" means (a) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2021B Bonds to the public, and (b) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause "(a)" to participate in the initial sale of the Series 2021B Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2021B Bonds to the public); (iii) a Purchaser of any of the Series 2021B Bonds is a "related party" to an underwriter if the underwriter and the Purchaser are subject, directly or indirectly, to (a) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (b) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (c) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and (iv) "sale date" means the date that the Series 2021B Bonds are awarded by the City to the Purchaser.

OFFICIAL STATEMENT

The City has authorized the preparation of this Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date, and underwriter, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each respective series of the Bonds are awarded up to 15 copies of the final Official Statement to permit each "Participating Underwriter" (as that term is defined in Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which each respective series of the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2021, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the Purchaser(s) in complying with section (b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with the previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the Resolutions for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser(s) must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser(s) to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
City of Council Bluffs, Iowa
/s/ Matt Walsh, Mayor

SCHEDULE OF BOND YEARS

$1,155,000*
CITY OF COUNCIL BLUFFS, IOWA
Taxable General Obligation Bonds, Series 2021A

Bonds Dated: October 5, 2021
Interest Due: June 1, 2022 and each December 1 and June 1 to maturity
Principal Due: June 1, 2022

Year	Principal*	Bond Years	Cumulative Bond Years
2022	$1,155,000	757.17	757.17

Average Maturity (dated date): 0.656 Years

* Preliminary; subject to change.

SCHEDULE OF BOND YEARS

$5,970,000*
CITY OF COUNCIL BLUFFS, IOWA
General Obligation Bonds, Series 2021B

Bonds Dated: October 5, 2021
Interest Due: June 1, 2022 and each December 1 and June 1 to maturity
Principal Due: June 1, 2022 - 2033

Year	Principal*	Bond Years	Cumulative Bond Years
2022	$855,000	560.50	560.50
2023	425,000	703.61	1,264.11
2024	430,000	1,141.89	2,406.00
2025	440,000	1,608.44	4,014.44
2026	445,000	2,071.72	6,086.17
2027	455,000	2,573.28	8,659.44
2028	460,000	3,061.56	11,721.00
2029	470,000	3,598.11	15,319.11
2030	480,000	4,154.67	19,473.78
2031	490,000	4,731.22	24,205.00
2032	505,000	5,381.06	29,586.06
2033	515,000	6,002.61	35,588.67

Average Maturity (dated date): 5.961 Years

* Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

SERIES 2021B BONDS

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

ISSUE PRICE CERTIFICATE

$_____ General Obligation Bonds, Series 2021B
City of Council Bluffs, Iowa

The undersigned, on behalf of [NAME OF UNDERWRITER] ("Purchaser"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Series 2021B Bonds").

1. Reasonably Expected Initial Offering Price.

a) As of the Sale Date, the reasonably expected initial offering prices of the Series 2021B Bonds to the Public by Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Series 2021B Bonds used by Purchaser in formulating its bid to purchase the Series 2021B Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Series 2021B Bonds.

b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

c) The bid submitted by Purchaser constituted a firm offer to purchase the Series 2021B Bonds.

2. **Defined Terms.**

a) *Issuer* means City of Council Bluffs, Iowa.

b) *Maturity* means Series 2021B Bonds with the same credit and payment terms. Series 2021B Bonds with different maturity dates, or Series 2021B Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

d) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Series 2021B Bonds. The Sale Date of the Series 2021B Bonds is August 23, 2021.

e) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2021B Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2021B Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2021B Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Series 2021B Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Series 2021B Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2021B Bonds.

[UNDERWRITER]

By:_____
Name:_____

Dated: October 5, 2021

SCHEDULE A

EXPECTED OFFERING PRICES

$_____ General Obligation Bonds, Series 2021B
City of Council Bluffs, Iowa

(*Attached*)

SCHEDULE B

COPY OF UNDERWRITER'S BID

$_____ General Obligation Bonds, Series 2021B
City of Council Bluffs, Iowa

(*Attached*)

COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS HOLD OFFERING PRICE

ISSUE PRICE CERTIFICATE

$_____ General Obligation Bonds, Series 2021B
City of Council Bluffs, Iowa

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] (["Purchaser")][the "Representative")][, on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the "Underwriting Group"),] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Series 2021B Bonds").

1. Sale of the General Rule Maturities. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. Initial Offering Price of the Hold-the-Offering-Price Maturities.

a) [Purchaser][The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Series 2021B Bonds is attached to this certificate as Schedule B.

b) As set forth in the Official Terms of Offering and bid award, [Purchaser][the members of the Underwriting Group] [has][have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it][they] would neither offer nor sell any of the Series 2021B Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Series 2021B Bonds during the Holding Period.

3. Defined Terms.

a) *General Rule Maturities* means those Maturities of the Series 2021B Bonds listed in Schedule A hereto as the "General Rule Maturities."

b) *Hold-the-Offering-Price Maturities* means those Maturities of the Series 2021B Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which [Purchaser][the Underwriters] [has][have] sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

d) *Issuer* means City of Council Bluffs, Iowa.

e) *Maturity* means Series 2021B Bonds with the same credit and payment terms. Series 2021B Bonds with different maturity dates, or Series 2021B Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Series 2021B Bonds. The Sale Date of the Series 2021B Bonds is August 23, 2021.

h) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2021B Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2021B Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2021B Bonds to the Public).

i) The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [the Purchaser][the Representative's] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Series 2021B Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Series 2021B Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2021B Bonds.

[UNDERWRITER][REPRESENTATIVE]

By:_____
Name:_____

Dated: October 5, 2021

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

$_____ General Obligation Bonds, Series 2021B
City of Council Bluffs, Iowa

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

$_____ General Obligation Bonds, Series 2021B
City of Council Bluffs, Iowa

(*Attached*)

PRELIMINARY OFFICIAL STATEMENT

CITY OF COUNCIL BLUFFS, IOWA

$1,155,000* Taxable General Obligation Bonds, Series 2021A
$5,970,000* General Obligation Bonds, Series 2021B

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Council Bluffs, Iowa (the "City") and its issuance of $1,155,000* Taxable General Obligation Bonds, Series 2021A (the "Series 2021A Bonds") and $5,970,000* General Obligation Bonds, Series 2021B (the "Series 2021B Bonds") (collectively, the "Bonds"). This Preliminary Official Statement has been executed on behalf of the City and its Director of Finance and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone 515-724-5724. Information may also be obtained from Ms. Kristi Meckna, Director of Finance, City of Council Bluffs, 209 Pearl Street, Council Bluffs, Iowa 51503, telephone 712-890-5303.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Division III of Chapter 384 of the Code of Iowa and resolutions (the "Resolutions") to be adopted by the City Council of the City.

The Series 2021A Bonds are being issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of City utilities, City enterprises, and public improvements, including parking lot improvements, roof repairs and replacements at the Mid-America Center convention center.

The Series 2021B Bonds are being issued to provide funds to pay the costs of the opening, widening, extending, grading, and draining of the rights-of-way of streets, highways, avenues, alleys, public grounds, market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation and repair of sidewalks, pedestrian underpasses and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction, and improvement of real and personal property, useful for the reclamation of property situated within the corporate limits of cities from floods or high waters, including the construction of levees, embankments, structures, impounding reservoirs or conduits, and the development and beautification of the banks and other areas adjacent to flood control improvements; the acquisition, construction, reconstruction, improvement, repair and equipping of waterworks, water mains, extensions, and real and personal property, useful for providing potable water to residents of the city; the rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance; the acquisition, construction, reconstruction, enlargement, improvement, and equipping, including information technology hardware and software, of city buildings; the acquisition, construction, reconstruction, enlargement, improvement, and equipping of city halls, jails, police stations, fire stations, garages, libraries, and hospitals, including buildings to be used for any combination of the foregoing purposes, and the acquisition of real estate therefor; the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at Westwood, Pirate Cove; the acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including parking lot improvements; the acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefore, including recreational grounds and trails, and the new Eastern Hills Neighborhood Park and Valley View dog park.

The estimated sources and uses of the Bonds are as follows:

Sources of Funds*	Series 2021A Bonds	Series 2021B Bonds
Par Amount of Bonds	$1,155,000.00	$5,970,000.00
Uses of Funds*		
Deposit into Project Fund	$1,125,000.00	$5,875,000.00
Underwriter's Discount	3,465.00	47,760.00
Cost of Issuance & Contingency	26,535.00	47,240.00
Total Uses	$1,155,000.00	$5,970,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2022 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month (whether or not a business day) preceding such interest payment date (the "Record Date"). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

NO OPTIONAL REDEMPTION – SERIES 2021A BONDS

The Series 2021A Bonds will not be subject to early redemption.

OPTIONAL REDEMPTION – SERIES 2021B BONDS

Series 2021B Bonds due after June 1, 2029 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

PAYMENT OF AND SECURITY FOR THE BONDS

The Bonds are general obligations of the City and the unlimited taxing powers of the City are irrevocably pledged for their payment. Upon issuance of the Bonds, the City will levy taxes for the years and in amounts sufficient to provide 100% of annual principal and interest due on the Bonds. If, however, the amount credited to the debt service fund for payment of the Bonds is insufficient to pay principal and interest, whether from transfers or from original levies, the City must use funds in its treasury and is required to levy ad valorem taxes upon all taxable property in the City without limit as to rate or amount sufficient to pay the debt service deficiency.

Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

Nothing in the Resolutions for the Bonds prohibits or limits the ability of the City to use legally available moneys other than the proceeds of the general ad valorem property taxes levied, as described in the preceding paragraph, to pay all or any portion of the principal of or interest on the Bonds. If, and to the extent such other legally available moneys are used to pay the principal of or interest on the Bonds, the City may, but shall not be required to (i) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (ii) use proceeds of taxes levied, as described in the

preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Bonds.

The Resolutions authorizing the Bonds does not restrict the City's ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Bonds. For a further description of the City's outstanding general obligation debt upon issuance of the Bonds and the annual debt service on the Bonds, see "DIRECT DEBT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Preliminary Official Statement. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see "DEBT LIMIT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Preliminary Official Statement.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City will not be issuing additional general obligation bonds within 90 days of this Preliminary Official Statement.

LITIGATION

To the knowledge of the City, no litigation is pending or threatened which, in the opinion of the City, if decided adversely to the City would be likely to result, either individually or in the aggregate, in final judgments against the City which would materially adversely affect its ability to meet debt service payments on the Bonds when due, or its obligations under the Resolutions, or materially adversely affect its financial condition.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

LEGALITY

The Bonds are subject to approval as to certain matters by Ahlers & Cooney, P.C. of Des Moines, Iowa as Bond Counsel. Bond Counsel is not expressing any opinion as to the completeness or accuracy of the information contained in the Preliminary Official Statement. Bond Counsel has reviewed or prepared information describing the terms of the Bonds and Iowa and Federal law pertinent to the validity of and the tax status of interest on the Bonds, which can be found generally under the sections "AUTHORITY AND PURPOSE", "NO OPTIONAL REDEMPTION – SERIES 2021A BONDS", "OPTIONAL REDEMPTION – SERIES 2021B BONDS" "PAYMENT AND SECURITY FOR THE BONDS" and "TAX MATTERS", herein. Additionally, Bond Counsel has provided its Forms of Legal Opinions and Continuing Disclosure Certificate, included in APPENDIX B and APPENDIX D, respectively, within this Preliminary Official Statement. The FORM OF LEGAL OPINIONS as set out in APPENDIX B to this Preliminary Official Statement, will be delivered at closing. Bond Counsel is not expressing any opinion as to the completeness or accuracy of the information contained in the Preliminary Official Statement. Ahlers & Cooney, P.C. is also serving as Disclosure Counsel to the City in connection with the issuance of the Bonds.

The legal opinions to be delivered concurrently with the delivery of the Bonds, expresses the professional judgment of the attorneys rendering the opinions as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolutions for the Bonds. The owners of the Bonds should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolutions for the Bonds) may have to be enforced from year to year. The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. See "LEVIES AND TAX COLLECTIONS" under "THE CITY" included in APPENDIX A herein, for a description of property tax collection and enforcement.

In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinions. The opinions will state, in part, that the obligation of the City with respect to the Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, heretofore or hereafter, enacted to the extent constitutionally applicable, to the exercise of judicial discretion in appropriate cases.

TAX MATTERS

With Respect to the Series 2021A Bonds

Taxability and Related Considerations: In the opinion of Bond Counsel, under existing law, interest on the Series 2021A Bonds will be included in gross income of the owners thereof for federal income tax purposes.

Ownership of the Series 2021A Bonds may result in other federal, state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2021A Bonds. Prospective purchasers of the Series 2021A Bonds should consult their tax advisors regarding the applicability of any such federal, state and local taxes.

Discount and Premium on Certain Series 2021A Bonds: The initial public offering price of certain Series 2021A Bonds (the "Series 2021A Discount Bonds") may be less than the amount payable on such Series 2021A Discount Bonds at maturity. An amount equal to the difference between the initial public offering price of the Series 2021A Discount Bonds (assuming that a substantial amount of the Series 2021A Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Series 2021A Discount Bonds. Purchasers of Series 2021A Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Series 2021A Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2021A Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Series 2021A Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Series 2021A Bonds (the "Series 2021A Premium Bonds") may be greater than the amount of such Series 2021A Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2021A Premium Bonds (assuming that a substantial amount of the Series 2021A Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Series 2021A Premium Bonds. Purchasers of the Series 2021A Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Series 2021A Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2021A Premium Bonds.

With Respect to the Series 2021B Bonds

Tax Exemptions and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Series 2021B Bonds. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond proceeds and facilities financed with bond proceeds, and certain other matters. The City has covenanted to comply with all requirements that must be satisfied in order for the interest on the Series 2021B Bonds to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Series 2021B Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2021B Bonds.

Subject to the City's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Series 2021B Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2021B Bonds is not an item of tax preference for purposes of the federal alternative minimum tax.

Prospective purchasers of the Series 2021B Bonds should be aware that ownership of the Series 2021B Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Series 2021B Bonds should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Series 2021B Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2021B Bonds. The prospective purchaser of the Series 2021B Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Qualified Tax-Exempt Obligations: The City will designate the Series 2021B Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

Discount and Premium on Certain Series 2021B Bonds: The initial public offering price of certain Series 2021B Bonds (the "Series 2021B Discount Bonds") may be less than the amount payable on such Series 2021B Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2021B Discount Bonds (assuming that a substantial amount of the Series 2021B Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Series 2021B Discount Bonds. Purchasers of Series 2021B Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Series 2021B Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2021B Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Series 2021B Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Series 2021B Bonds (the "Series 2021B Premium Bonds") may be greater than the amount payable on such Series 2021B Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2021B Premium Bonds (assuming that a substantial amount of the Series 2021B Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Series 2021B Premium Bonds. Purchasers of the Series 2021B Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Series 2021B Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2021B Premium Bonds.

Other Tax Advice: In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Series 2021B Bonds. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in the Series 2021B Bonds.

Audits: The Internal Revenue Service (the "Service") has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Series 2021B Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the Series 2021B Bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Series 2021B Bonds until the audit is concluded, regardless of the ultimate outcome.

Withholdings: Payments of interest on, and proceeds of the sale, redemption or maturity of, tax-exempt obligations, including the Series 2021B Bonds, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any bond owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any Bondholder who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation: Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Judicial interpretation of state or federal laws, rules or regulations may also affect the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Series 2021B Bonds will not have an adverse effect on the tax status of interest or other income on the

Series 2021B Bonds or the market value or marketability of the Series 2021B Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Series 2021B Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the Series 2021B Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Series 2021B Bonds from realizing the full current benefit of the tax status of such interest. Recent proposals have been made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2021B Bonds. The introduction or enactment of any such legislative proposals or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of the Series 2021B Bonds. The prospective purchaser of the Series 2021B Bonds should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as set forth in APPENDIX B to this Preliminary Official Statement.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2021B Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

With Respect to the Bonds

Enforcement: Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions authorizing issuance of the Bonds. There is no bond trustee or similar person to monitor or enforce the terms of the Resolutions for issuance of the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolutions for the Bonds) may have to be enforced from year to year. The enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinions.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel's opinions. The opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally, and to the exercise of judicial discretion in appropriate cases.

No representation is made, and no assurance is given, that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolutions for the Bonds, including principal of and interest on the Bonds.

The Opinions: The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Bond Counsel's opinions are not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinions of Bond Counsel

and Bond Counsel's opinions are not binding on the Service. Bond Counsel assumes no obligation to update its opinions after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE BONDS SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE BONDS (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

BONDHOLDER'S RISKS

An investment in the Bonds is subject to certain risks. No person should purchase the Bonds unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Bonds. An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Secondary Market Not Established: There is no established secondary market for the Bonds, and there is no assurance that a secondary market will develop for the purchase and sale of the Bonds. Prices of municipal bonds traded in the secondary market, if any, are subject to adjustment upward and downward in response to changes in the credit markets and changes in the operating performance of the entities operating the facilities subject to bonded indebtedness. From time to time it may be necessary to suspend indefinitely secondary market trading in selected issues of municipal bonds as a result of the financial condition or market position, prevailing market conditions, lack of adequate current financial information about the entity, operating the subject facilities, or a material adverse change in the operations of that entity, whether or not the subject bonds are in default as to principal and interest payments, and other factors which, may give rise to uncertainty concerning prudent secondary market practices.

Municipal bonds are generally viewed as long-term investments, subject to material unforeseen changes in the investor's circumstances, and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Ratings Loss: Moody's Investors Service, Inc. ("Moody's") has assigned a rating of '___' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Matters Relating to Enforceability: Holders of the Bonds shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including but not limited to, the right to a proceeding in the law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions authorizing the Bonds. The opinion, to be delivered concurrently with the delivery of the Bonds, will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principals of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolutions for the Bonds, including principal of and interest on the Bonds.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "estimate," "forecast," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Financial Condition of the City from time to time: No representation is made as to the future financial condition of the City. Certain risks discussed herein could adversely affect the financial condition and or operations of the City in future. However, the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Global Health Emergency Risk: The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus and on March 13, 2020, the President of the United States declared a national emergency. The current spread of COVID-19 is altering the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly. Federal, State, and local officials are taking steps to curb the spread of the virus, including providing both discretionary and mandatory guidelines and orders regarding public gatherings, and imposing mandatory closings and/or operating limitations of some businesses. The spread of the virus could reduce general fund revenues, hotel/motel tax receipts, sales tax collections, delay the receipt of property tax payments and negatively impact other collections dependent on local business activity. Since the outbreak of COVID-19, City departments have focused on keeping expenditures down and delayed capital projects to determine suitable funding sources. The City experienced minor revenue loss in regards to gaming and hotel/motel tax; however, those reductions appear to be bouncing back quicker than originally expected. The City received $1,477,472.27 in CARES Act funding. The CARES Act funds were used to reimburse 25% of public safety salaries in regards to the pandemic. The City received $12,405,027.50 in ARPA funding and anticipate an additional $12,405,027.50 in 2022. The ARPA funding is still awaiting Final Rule from Treasury; however, there will be limited uses for these funds. The City also anticipates receiving FEMA funding in regards to Covid-19; however, the amount is yet to be determined based on items being submitted for reimbursement. The FEMA funds are reimbursable for expenses related to supplies needed during the Covid-19 pandemic (i.e. overtime costs associated for public safety personnel being out on Covid leave, masks, cleaning supplies, plexiglass dividers, etc.). Other than the items discussed above, the City does not anticipate any material impact from COVID-19 on the City's finances. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY OF THE BONDS" herein.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein. Prior State Public Health Emergency Declarations relative to the 2020 COVID-19 pandemic have temporarily suspended the provisions that required the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest could be imposed for the duration of the declarations and any future extension of the suspension. It is impossible to predict whether the declarations or any amendments to or extensions thereof would have a material effect on the City's ability to collect property taxes necessary for the payment of principal and interest on the Bonds.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the City's financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the City's financial condition. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies in the amount of $3 million for cyber security. The City cannot predict whether any insurance policies that may be maintained by the City would be sufficient in the event of a cyber breach. See the "INSURANCE" section included in Appendix A of this Preliminary Official Statement for more details regarding insurance coverages maintained by the City. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Pensions: Pursuant to GASB 68, the City reported a liability of $12,463,847 within its Comprehensive Annual Financial Report as of June 30, 2020 for its proportionate share of the net pension liability related to IPERS, as defined herein. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2019, the City's collective proportion was 0.213804% which was a decrease of 0.001294% from its proportion measured as of June 30, 2018.

Additionally, the City reported a liability of $37,818,712 within its Comprehensive Annual Financial Report as of June 30, 2020 for its proportionate share of the net pension liability related to MFPRSI, as defined herein. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2019, the City's collective proportion was 5.765693%, which was a decrease of 0.051282% from its proportion measured as of June 30, 2018.

See "EMPLOYEES AND PENSIONS" under "THE CITY" included in APPENDIX A herein for more summary information related to the City's contributions, and APPENDIX B – June 30, 2020 COMPREHENSIVE ANNUAL FINANCIAL REPORT for additional information related to the City's deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the City's pension contributions, or available sources to fund said contributions, may adversely affect the City's financial condition. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Continuing Disclosure: A failure by the City to comply with continuing disclosure obligations (see "CONTINUING DISCLOSURE" herein) will not constitute an event of default on the Bonds. Any such failure must be disclosed in accordance with Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"), and may adversely affect the transferability and liquidity of the Bonds and their market price.

Bankruptcy: The rights and remedies available to holders of the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds and the Resolutions, including the opinions of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolutions. In the event

the City fails to comply with its covenants under the Resolutions or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Suitability of Investment: The interest rate borne by the Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. Each prospective investor should carefully examine this Preliminary Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Bonds are an appropriate investment for such investor.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the City. As part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service of the Bonds for a particular fiscal year may cause bondholders to experience a delay in the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City and certain other public officials to perform the terms of the Resolutions for the Bonds) may have to be enforced from year to year.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will, thereafter, credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "BOOK-ENTRY-ONLY ISSUANCE" herein.

With Respect to the Series 2021B Bonds

Tax Matters and Loss of Tax Exemption – Series 2021B Bonds: As discussed under the heading "TAX MATTERS" herein, the interest on the Series 2021B Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2021B Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution for the Series 2021B Bonds. Should such an event of taxability occur, the Series 2021B Bonds would not be subject to a special prepayment and would remain outstanding until maturity or until prepaid under the prepayment provisions contained in the Series 2021B Bonds, and there is no provision for an adjustment of the interest rate on the Series 2021B Bonds.

It is possible that legislation will be proposed or introduced that could result in changes in the way that tax exemption is calculated, or whether interest on certain securities are exempt from taxation at all. Prospective purchasers should consult with their own tax advisors regarding any pending or proposed federal income tax legislation. The likelihood of legislation being enacted cannot be reliably predicted.

It is also possible actions of the City after the closing of the Series 2021B Bonds will alter the tax status of the Series 2021B Bonds, and, in the extreme, remove the tax-exempt status from the Series 2021B Bonds. In that instance, the Series 2021B Bonds are not subject to mandatory prepayment and the interest rate on the Series 2021B Bonds does not increase or otherwise reset. A determination of taxability on the Series 2021B Bonds, after closing of the Series 2021B Bonds, could materially adversely affect the value and marketability of the Series 2021B Bonds.

Federal Tax Legislation: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal (or state) tax matters described herein in certain respects or would adversely affect the market value of the Series 2021B Bonds or

otherwise prevent holders of the Series 2021B Bonds from realizing the full benefit of the tax exemption of interest on the Series 2021B Bonds. Further, such proposals may impact the marketability or market value of the Series 2021B Bonds simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Series 2021B Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Series 2021B Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2021B Bonds would be impacted thereby.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the Appendices hereto to make a judgment as to whether the Bonds are an appropriate investment.

RATING

Moody's has assigned a rating of '____' to the Bonds. Moody's currently maintains an underlying rating on the City's long-term general obligation debt of '___'. Such rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody's. There is no assurance that such rating will continue for any period of time or that it will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Bonds.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2021, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made to assist the underwriter(s) in complying with section (b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with the previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the Resolutions for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City's June 30, 2020 Comprehensive Annual Financial Report as prepared by a certified public accountant is reproduced as APPENDIX C. The City's certified public accountant has not consented to distribution of the audited financial statements and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City's prior Comprehensive Annual Financial Report may be obtained from the City's Municipal Advisor, PFM Financial Advisors LLC.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of $1,155,000* Taxable General Obligation Bonds, Series 2021A and $5,970,000* General Obligation Bonds Series 2021B.

CITY OF COUNCIL BLUFFS, IOWA
/s/ Matt Walsh, Mayor

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF COUNCIL BLUFFS, IOWA

The $1,155,000 Taxable General Obligation Bonds, Series 2021A (the "Series 2021A Bonds") and $5,970,000* General Obligation Bonds, Series 2021B (the "Series 2021B Bonds") (collectively, the "Bonds") are general obligations of the City of Council Bluffs, Iowa (the "City") for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary; subject to change.

CITY PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Pottawattamie County Auditors adjusted the final Actual Values for 2020. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2020, the taxable value rollback rate was 56.4094% of actual value for residential property; 67.5000% of actual value for multiresidential property; 84.0305% of actual value for agricultural property; 90.0000% of actual value for commercial, industrial, and railroad property, and 98.5489% of actual value for utility property.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

PROPERTY VALUATIONS (1/1/2020 Valuation Taxes payable July 1, 2021 through June 30, 2022)

	100% Actual Value	Taxable Value (With Rollback)
Residential	$2,697,841,925	$1,519,357,621
Commercial	1,215,633,426	1,082,958,796
Industrial	109,382,813	98,436,113
Multiresidential	224,132,296	143,334,129
Railroad	19,498,360	17,548,524
Utilities w/o Gas & Electric	11,171,195	11,009,090
Gross valuation	$4,277,660,015	$2,872,644,273
Less military exemption	(4,487,396)	(4,487,396)
Net valuation	$4,273,172,619	$2,868,156,877
TIF Increment (used to compute debt service levies and constitutional debt limit)	$141,361,414	$141,361,414
Taxed separately		
Ag. Land & Building	$10,728,496 [1)]	$9,018,321 [1)]
Gas & Electric Utilities	$1,773,923,759	$179,866,637

1) Excludes $3,704 of military exemption on agricultural property.

Source: Iowa Department of Management

2020 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY [1)]

	Taxable Valuation	Percent Total
Residential	$1,519,357,621	49.77%
Commercial, Industrial and Utility	1,192,403,999	39.06%
Gas & Electric Utilities	179,866,637	5.89%
Multiresidential	143,334,129	4.70%
Railroad	17,548,524	0.58%
Total Gross Taxable Valuation	$3,052,510,910	100.00%

1) Excludes Taxable TIF Increment, Ag. Land and Ag. Buildings.

TREND OF VALUATIONS

Assessment Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment
2016	2017-18	$4,839,011,160	$2,569,125,780	$128,501,899
2017	2018-19	5,259,987,480	2,721,387,838	112,339,033
2018	2019-20	5,121,594,374	2,809,624,482	100,883,278
2019	2020-21	5,497,406,766	2,844,858,007	138,010,702
2020	2021-22	6,199,186,288	3,048,023,514	141,361,414

The 100% Actual Valuations, before rollback and after reduction of military exemption, include Ag. Land, Ag. Buildings, TIF Increment, and Gas & Electric Utilities. The Taxable Valuations, with the rollback and after the reduction of military exemption, include Gas & Electric Utilities and exclude the Taxable TIF Increment, Ag. Land and Ag. Buildings. Iowa cities certify operating levies against Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

Source: Iowa Department of Management

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Pottawattamie County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas providers (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Taxpayer – Legal Name	Taxpayer – Business Name	Valuation Category	1/1/2020 Taxable Valuation
Mid-American Electric	Mid-American Energy	Utility	$123,898,596
Gable Corp.	Google	Commercial	95,574,780
Horseshoe Council Bluffs LLC	Horseshoe Casino	Commercial	69,302,700
Questa LLC	Google	Commercial	57,143,880
Pinnacle Entertainment Inc.	Ameristar Casino	Commercial	51,856,740
Harrah's Council Bluffs LLC	Harrah's Casino	Commercial	46,521,810
W-PT Metro Center Owner VIII LLC	Metro Crossings Retail Center	Commercial	38,410,380
Black Hills Energy Corp.	Black Hills Energy Corp	Utility	24,113,470
Tetra LLC	Google	Commercial	23,978,700
Wal-Mart Real Estate Business Trust	Wal-Mart	Commercial	22,092,840

Source: Pottawattamie County Auditor's Office

PROPERTY TAX LEGISLATION

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the "2019 Act"). This bill modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the City's budget. The bill also includes a provision that will require the affirmative vote of 2/3 of the City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula. The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the Bonds.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the "2013 Act"). Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a "rollback" (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties. During the 2021 legislative session, House File 418 ("HF 418") was signed into law on March 8, 2021, applicable to valuations beginning January 1, 2022. HF 418 removes the multi-residential property classification by reclassifying certain multiple unit properties as a subset of "residential" property. The multi-residential classification was created as part of the January 1, 2015 valuations and this separate classification has become unnecessary due to the equalization of the residential and multi-residential classifications as of January 1, 2022.

The 2013 Act includes a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. During the 2021 legislative session, Senate File 619 ("SF 619") was signed into law on June 17, 2021, that includes a phase out of the standing appropriation payments to the City. In Fiscal Year 2020-21, the City collected $2,014,142 from the standing appropriation which will be phased out over time pursuant to SF 619 starting in Year 2022-23. The appropriation does not replace losses to local governments resulting from the 2013 Act's provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

Notwithstanding any decrease in property tax revenues that may result from the 2013 Act, the 2019 Act, HF 418 or SF 619, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2020 actual valuation currently applicable to the Fiscal Year 2021-22, is as follows:

2020 Actual Valuation of Property	$6,199,186,288
Legal Debt Limit of 5%	0.05
Legal Debt Limit	$309,959,314
Less: G.O. Debt Subject to Debt Limit	(58,295,000) *
Less: Development Agreements	(2,064,089) [1)]
Less: IFA Marketplace TIF Revenue Debt (annual appropriation)	(501,237)
Less: Golf Cart Lease Purchase	(98,664)
Less: Rivers Edge Parking Garage LPA (annual. appropriation)	(775,369)
Net Debt Limit	$248,224,955

1) As estimated by the City pursuant to development agreements for urban renewal projects under the authority of Iowa Code Chapter 403 or other intergovernmental agreements (under chapter 28E, etc.). The Iowa Supreme Court has not formally ruled on the question of whether contracts to rebate the tax increment generated by a particular development constitutes indebtedness of a city for constitutional debt limit purposes. The amount reported above includes rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table below to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. The City actively pursues opportunities consistent with the development goals of its various urban renewal plans, which may be amended from time to time, and the City may enter into additional development agreements committing to additional rebate incentives in calendar year 2021 or thereafter.

DIRECT DEBT

General Obligation Debt Paid by Property Taxes and Tax Increment (Includes the Bonds)

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 10/05/21
4/14A	$7,630,000	Corporate Purpose	6/26	$3,235,000
3/15A	8,145,000	Refunding & Corporate Purpose	6/30	3,675,000
12/16A	6,095,000	Corporate Purpose	6/26	5,110,000
8/17A	9,540,000	Corporate Purpose	6/37	7,430,000
6/18A	22,605,000	Corporate Purpose & Refunding	6/38	17,675,000
12/19	7,630,000	Corporate Purpose	6/31	5,330,000
4/20A	6,085,000	Corporate Purpose	6/27	5,330,000
12/20B	4,515,000	Corporate Purpose	6/32	3,385,000
10/21A	1,155,000*	Taxable Corporate Purpose	6/22	1,155,000*
10/21B	5,970,000*	Corporate Purpose	6/33	5,970,000*
Total G.O. Debt Subject to Debt Limit				$58,295,000*

* Preliminary; subject to change.

Annual Fiscal Year Debt Service Payments on the General Obligation Debt Paid by Property Taxes and Tax Increment (Includes the Bonds)

	Current Outstanding		Series 2021A		Series 2021B		Total Outstanding	
Fiscal Year	Principal	Principal & Interest	Principal*	Principal & Interest*	Principal*	Principal & Interest*	Principal*	Principal & Interest*
2021-22	$5,775,000	$7,607,344	$1,155,000	$1,167,493	$855,000	$932,103	$7,785,000	$9,706,940
2022-23	6,000,000	7,610,669			425,000	530,218	6,425,000	8,140,887
2023-24	6,220,000	7,594,244			430,000	528,630	6,650,000	8,122,874
2024-25	5,805,000	6,938,369			440,000	531,965	6,245,000	7,470,334
2025-26	5,405,000	6,320,044			445,000	529,705	5,850,000	6,849,749
2026-27	3,810,000	4,526,706			455,000	532,140	4,265,000	5,058,846
2027-28	2,660,000	3,226,706			460,000	528,950	3,120,000	3,755,656
2028-29	2,770,000	3,240,456			470,000	530,210	3,240,000	3,770,666
2029-30	2,850,000	3,236,156			480,000	531,045	3,330,000	3,767,201
2030-31	1,960,000	2,265,006			490,000	529,285	2,450,000	2,794,291
2031-32	1,420,000	1,671,288			505,000	532,035	1,925,000	2,203,323
2032-33	1,075,000	1,285,850			515,000	528,905	1,590,000	1,814,755
2033-34	1,105,000	1,281,144					1,105,000	1,281,144
2034-35	1,145,000	1,286,306					1,145,000	1,286,306
2035-36	1,180,000	1,284,650					1,180,000	1,284,650
2036-37	1,220,000	1,285,975					1,220,000	1,285,975
2037-38	770,000	795,988					770,000	795,988
Total	$51,170,000		$1,155,000*		$5,970,000*		$58,295,000*	

* Preliminary; subject to change.

REVENUE DEBT

Council Bluffs Water Works Issued Revenue Debt Supported by Net Revenues of the Water Works

The Council Bluffs Water Works (the "Water Works") is a related organization to the City. The Mayor, with City Council concurrence, appoints individuals to the Water Works' Board of Trustees. The Water Works' Board of Trustees maintains oversight responsibility and, therefore, is responsible for selection of management personnel and all financial matters. The authority to adopt the annual budget, incur debt and fix rates and charges is vested in the Board of Trustees. The Council Bluffs Water Works has revenue debt payable solely from the net revenues of the utility as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 10/05/21
9/08	$10,344,944	Water Improvements (SRF)	12/30	$5,968,000
4/10	4,713,290	Water Improvements (SRF)	12/40	3,589,000
4/10	20,000,000	Water Improvements (SRF)	12/31	12,553,000
1/15	1,200,000	Water Improvements (SRF)	6/34	787,000
9/18	5,025,000	Water Improvements (SRF)	6/39	4,607,000 [1)]
Total				$27,504,000

1) As of June 23, 2021, the Water Works has drawn $5,007,989. The principal outstanding assumes that the Water Works will draw down the entire original loan amount.

City Issued Sewer Revenue Debt Supported by Net Revenues of the Sewer Utility

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 10/05/21
5/12	$5,160,000	Sewer Improvements (SRF)	6/32	$3,239,000

Iowa Finance Authority Issued Revenue Debt Supported by Marketplace Urban Renewal Area Tax Increment (Subject to Annual Appropriation by the City Council)

On May 5, 2015, the Iowa Finance Authority ("IFA") issued $5,950,000 in Economic Development Revenue Bonds and loaned the proceeds thereof to the City, which the City used to make an economic development grant in accordance with the Marketplace Urban Renewal plan, fund a debt service reserve for the bonds and pay the costs of issuing the bonds. The loan is payable solely from the bond proceeds, tax increment financing ("TIF") receipts generated by increased property values in the designated portions of the Marketplace Urban Renewal area, credited to the Special Revenue, Tax Increment Financing Fund and paid to the trustee pursuant to the financing agreement and moneys in the debt reserve trust account. TIF receipts are generally projected to produce 100% of the debt service requirements over the life of the bonds. The TIF revenues are subject to annual appropriation by the City Council. The payment of such TIF revenues do not constitute a continuing obligation of the City in any fiscal year beyond the fiscal year for which TIF revenues have been appropriated. Pursuant to the financing agreement, the City established a Trust Account through the Bank of Kansas City as trustee. Funds in the trust account are to be used to retire the IFA bonds.

The City has revenue debt payable solely from the TIF revenues of the Marketplace Urban Renewal Area as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 10/05/21	Annual Appropriation Subject to Debt Limit
5/15	$5,950,000	Economic Development	8/29	$3,075,000	$501,237 [1)]

1) The City appropriated $843,000 in FY 2021-22 for the debt payments. Excludes the August 1, 2021 principal and interest payment in the amount of $341,763. City anticipates making a $420,000 principal payment plus $80,718.75 of interest with the remaining appropriation amount on February 1, 2022.

City Issued Lease Purchase Agreement Supported by Iowa West as Guarantor and Playland Park Urban Renewal Area Tax Increment (Subject to Annual Appropriation by the City Council)

This lease purchase agreement shall not constitute a general obligation of the City, and the full faith and credit of the City is not pledged for the payment of the lease payments. The lease payments are payable from and secured solely and only by the Available Tax Increment Revenues from the Playland Park Urban Renewal area as defined in the Rivers Edge Parking Garage Lease Purchase Agreement. Each lease payment is subject to annual appropriation by the City Council. In the event that available tax increment revenues are insufficient or the City Council doesn't appropriate the annual lease payment, Iowa West Foundation (the "Guarantor") shall pay the shortfall amount directly to the developer. Subject to the right of annual appropriation, the Guarantor may receive reimbursement of any shortfall amount only in the event that excess available tax increment revenues are available.

The City has the Rivers Edge Parking Garage Lease Purchase Agreement payable solely from the TIF revenues of the Playland Park Urban Renewal Area as follows:

Date of Issue	Total Lease Payments	Purpose	Final Maturity	Lease Payments Outstanding As of 10/05/21	Annual Appropriation Subject to Debt Limit
7/19	$15,393,930	Parking Garage	6/39	$13,455,507	$775,369 [1)]

1) The City appropriated $775,369 for FY 2021-22, which includes $311,540 in principal and $463,829 in interest.

OVERLAPPING DEBT

	1/1/2020 Taxable Valuation [1]	Taxable Valuation Within the City	Percent In City	G.O. Debt [2]	City's Proportionate Share
Pottawattamie County	$5,683,519,540	$3,198,399,545	56.27%	$21,165,000	$11,909,546
Lewis Central CSD	1,541,479,690	1,101,079,387	71.43%	0	0
Council Bluffs CSD	2,508,326,302	2,097,320,158	83.61%	36,745,000	30,722,495
Iowa Western CC	11,485,941,467	3,198,399,545	27.85%	69,616,000	19,388,056
City's Share of Overlapping Debt					$62,020,097

1) Taxable Valuation excludes military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
2) Includes general obligation bonds, PPEL Bonds, certificates of participation and new jobs training certificates. Estimated as of July 26, 2021 based on publicly available information. The City undertakes no responsibility for and makes no representations as to the accuracy or completeness of the information related to the indebtedness of overlapping entities.

DEBT RATIOS

	G.O. Debt	Debt/Actual Market Value ($6,199,186,288) [1]	Debt/62,230 Population [2]
Total General Obligation Debt	$58,295,000	0.94%	$936.77
Other City Debt [3]	$1,375,270	0.02%	$22.10
City's Share of Overlapping Debt	$62,020,097	1.00%	$996.63

1) Based on the City's January 1, 2020 100% Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
2) Based on the City's 2010 U.S. Census population.
3) Includes the appropriated $501,237 IFA Market Place TIF revenue debt, $775,369 appropriated for the Rivers Edge Parking Garage Lease Purchase Agreement and $98,664 for the Golf Cart Lease Purchase.

THE CITY

CITY GOVERNMENT

The City was incorporated in 1853. The City operated under a Council-Manager at large form of government, per 372.6 Iowa Code from April 1, 1950 to December 31, 1987. Since January 1, 1988 the City has been under Mayor-Council form of government, per 372.4 Iowa Code. The Mayor is responsible for the day-to-day operation of the City and it is the responsibility of the City Council to establish City policy and to certify the budget. In November 2017, Mayor Matt Walsh was elected to another four-year term.

LEVIES AND TAX COLLECTIONS

Fiscal Year	Levy [1]	Total Collections [2]	Percent Collected
2016-17	$45,593,942	$45,385,447	99.54%
2017-18	46,466,624	46,303,649	99.65%
2018-19	46,787,000	49,743,234	106.32%
2019-20	48,301,901	51,098,775	105.79%
2020-21	49,134,737	-------In process of collection-------	

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed which in general conveys the title free and clear of all liens except future tax installments.

1) As listed on the Adoption of Budget and Certification of City Taxes
2) Based on Audited Financial Statements and includes “Property Tax” and “Utility Excise Tax”

TAX RATES

	FY 2016-17 $/$1,000	FY 2017-18 $/$1,000	FY 2018-19 $/$1,000	FY 2019-20 $/$1,000	FY 2020-21 $/$1,000
Pottawattamie County	8.34680	8.14576	8.09573	8.09573	8.09573
City of Council Bluffs	17.75000	17.90720	18.26000	18.26000	18.26000
Council Bluffs CSD	16.85685	17.00314	17.24201	17.05801	16.99765
Lewis Central CSD	12.40230	12.34640	12.28156	12.26138	12.04018
Agricultural Extension (West)	0.02980	0.09040	0.08828	0.08904	0.09021
Assessor	0.33719	0.34745	0.35557	0.35653	0.35575
Iowa Western Comm. College	1.51663	1.28565	1.30877	1.30529	1.29710
State of Iowa	0.00330	0.00310	0.00290	0.00280	0.00270
Total Tax Rate City Resident (Council Bluffs CSD)	44.84057	44.78270	45.35326	45.16740	45.09914
Total Tax Rate City Resident (Lewis Central CSD)	40.38602	40.12596	40.39281	40.37077	40.14167

LEVY LIMITS

A city's general fund tax levy is limited to $8.10 per $1,000 of taxable value, with provision for an additional $0.27 per $1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the $8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the $8.10 limitation is $7.64 for Fiscal Year 2021-22. The City levies a portion of its costs for operation and maintenance of publicly owned transit, operation and maintenance of City owned Civic Center, aviation authority, liability, property and self-insurance expenses and employee benefits in addition to the $8.10 general fund limit as authorized by law. Debt service levies are not limited.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF MAY 31, 2021

General Fund	$36,859,828
Special Districts and Funds	15,821,199
Road Use Tax	6,192,139
Debt Service	806,165
Tax Increment Funds	4,563,275
Sewer Enterprise Funds	8,555,285
Refuse & Recycling Enterprise	4,491,875
City Sales Tax	27,334,831
Community Development	505,296
Capital Projects &Permanent Fund	(3,020,091) [1)]
Total Cash and Investments	$102,109,802

1) Deficit will be eliminated by actual project transfers after June 30, 2021.

Source: City of Council Bluffs

EMPLOYEES AND PENSIONS

The City currently has 464 full-time employee equivalents (excluding seasonal employees). Of the City's budgeted full time equivalents, 139 are police officers and employees of the police department and 107 are sworn firefighters, officers and employees of the fire department (including ambulance operations) in all ranks. All full-time employees, excluding police officers and fire fighters, are enrolled in the Iowa Public Employees Retirement System ("IPERS"). Plan members are required to pay 6.29% of their annual covered salary and the City is required to contribute 9.44% of annual covered payroll for the current year.

Iowa Public Employees Retirement System ("IPERS"): The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by IPERS. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City's contributions to IPERS for the last three fiscal years ended June 30, as shown below, equal the required contributions for each year.

	FY 2017-18	FY 2018-19	FY 2019-20
IPERS City Contribution	$1,442,481	$1,544,087	$1,569,823

The IPERS Comprehensive Annual Financial Report is available on the IPERS website, https://www.ipers.org, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, Disclosure Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board ("GASB") Statement No. 68, the City reported a liability of $12,463,847 within its Comprehensive Annual Financial Report as of June 30, 2020 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2019, the City's collective proportion was 0.213804% which was a decrease of 0.001294% from its proportion measured as of June 30, 2018.

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS ("UAALs"). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

For additional information on the City's Pension Plans, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities refer to Note 8 – Pension Plans – Iowa Public Employees Retirement System, beginning on page 47 of the City's June 30, 2020 Comprehensive Annual Financial Report contained in APPENDIX C to this Preliminary Official Statement.

Municipal Fire and Police Retirement System of Iowa ("MFPRSI"): The City contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service. The City's police officers and fire fighters are enrolled in the MFPRSI.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City's contributions to MFPRSI for the last three fiscal years ended June 30, as shown below, equal the required contributions for each year.

	FY 2017-18	FY 2018-19	FY 2019-20
MFPRSI City Contribution	$4,341,885	$4,541,407	$4,392,031

The MFPRSI Independent Auditors Report is available on the MFPRSI website, http://www.mfprsi.org/about-mfprsi/publications/, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, Disclosure Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI websites, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI websites.

Pursuant to GASB Statement No. 68, the City reported a liability of $37,818,712 with its Comprehensive Annual Financial Report as of June 30, 2020 for its proportionate share of the net pension liability related to MFPRSI. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2019, the City's proportion was 5.765693% which was a decrease of 0.051282% from its proportion measured as of June 30, 2018.

For additional information on the City's Pension Plans, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumption, discount rate and discount rate sensitivities refer to Note 8 – Pension Plans – Municipal Fire and Police Retirement System of Iowa, beginning on page 51 of the City's June 30, 2020 Comprehensive Annual Financial Report contained in APPENDIX C to this Preliminary Official Statement.

OTHER POST EMPLOYMENT BENEFITS (OPEB)

Plan Description: The City operates a single-employer health benefit plan which provides medical, prescription drug, and dental benefits for employees, retirees and their dependents. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement if they are age 55 and at least four years of service. A covered individual who retires from service with the City must be vested in the MFPRSI or in IPERS. Retires pay the same premium for the medical, prescription drug and dental benefits as active employees, which results in an implicit rate of subsidy and an OPEB liability. At July 1, 2018, plan membership consisted of 39 retired members and 460 active employees.

Funding Policy: The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis. The General, Special Revenue, Road Use Tax and Enterprise, Sewer and Refuse and Disposal Funds primarily fund OPEB costs.

Total OPEB Liability: The City's total OPEB liability at June 30, 2020 was $4,279,599 and was determined by an actuarial valuation as of July 1, 2018. The following table shows the components of the City's annual OPEB for the Fiscal Year ended June 30, 2020:

	Total OPEB Liability
Total OPEB liability beginning of year	$4,182,946
Changes for the year:	
Service Cost	218,957
Interest	164,798
Benefit payments	(287,102)
Net changes	$96,653
Total OPEB liability end of year	$4,279,599

For additional information regarding the City's OPEB, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumptions, discount rate and discount rate sensitivities, refer to Note 9 - Other Postemployment Benefits (OPEB), beginning on page 55 of the City's June 30, 2020 Comprehensive Annual Financial Report contained in APPENDIX C to this Preliminary Official Statement.

UNION CONTRACTS

The City is currently under contract with the following unions:

Union Name	Number of Employees	Current Contract Expiration Date
Police Union	90	June 30, 2023
Fire Union	98	June 30, 2023
AFSCME Blue Collar Union	89	June 30, 2023
CWA	77	June 30, 2023

INSURANCE

Type of Insurance	Coverage Limit
Property/Equipment:	
Property	$25,000,000
Excess Property	$50,000,000
Equipment Breakdown	$150,000,000
Inland Marine:	
Contractors Equipment	$10,672,285
Leased/Rented Equipment	$350,000
Municipal Vehicles Open Lot Coverage	$5,000,000
Liability:	
General Liability	$9,500,000/$15,000,000 Aggregate
Automobile Liability	$5,000,000
Public Officials & Employment Practices	$9,500,000/$12,000,000 Aggregate
Limited Sexual Abuse Sublimit	$2,000,000/$2,000,000 Aggregate
Employed Professionals Liability – EMTs	$1,000,000/$3,000,000 Aggregate
Pollution Liability	$2,000,000/$4,000,000 Aggregate
Flood:	
Flood – 18452 Applewood Rd, Council Bluffs, IA	$250,000
Moderate Flood Hazard Area	$2,000,000
Excess Flood Liability	$10,000,000 Aggregate
Terrorism:	
General Liability Terrorism	$1,000,000/$2,000,000 Aggregate
Property Terrorism	$150,000,000
Crime:	
Employee Theft	$500,000
Forgery or Alteration	$500,000
Computer Fraud	$500,000
Funds Transfer Fraud	$500,000
Social Engineering	$100,000
Cyber:	
Network Security, Privacy & Media	$3,000,000
Privacy Breach Costs	$3,000,000
Business Income Loss	$3,000,000
Contingent Business Income Loss	$3,000,000
Digital Asset Loss	$3,000,000
Cyber Extortion Threat	$3,000,000
Worker's Compensation:	
Excess Worker's Compensation	Statutory
Excess Employer's Liability	$1,000,000

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City, with a 2010 Census population of 62,230, is located directly east of Omaha, Nebraska. The City is the county seat of Pottawattamie County and covers an area of 39.7 square miles. The City owns a municipal airport, including land and buildings. The City contracts for the operation and management of the airport.

The City is at the crossroads of two national roadways, Interstates 80 and 29. Public Transportation in the Council Bluffs-Omaha area is provided by Metropolitan Area Transit (the "MAT"). MAT operates a fleet of approximately 108 buses with regular line service throughout the area. In addition, passenger rail service is provided to City residents through Amtrak. Air freight and passenger service is provided to the City through Eppley Airfield located in Omaha, Nebraska.

LARGER EMPLOYERS [1)]

Employer	Type of Business	Approximate Number of Employees
Horseshoe Council Bluffs Casino	Gaming/Real Estate	1,500
Tyson Fresh Meats	Food Processing	1,483
Council Bluffs Community Schools	Public Education	1,284
Ameristar Casino and Hotels	Hotel/Casino	1,350
Future Foam	Polyurethane Foam Products	1,100
American Games	Manufacturer of Lottery/Gaming Products	1,000
Harrah's Casino	Hotel/Casino	920
Methodist Jennie Edmundson Hospital	Health Services	900 [2)]
ConAgra Frozen Foods	Food Processing	700
Iowa Western Community College	Public Community College	625 [3)]
City of Council Bluffs	Municipal Government	464
JBS USA Food Co.[4)]	Food and Meat Processing	375
Walmart	Retail	290

1) This does not purport to be a comprehensive list and is based on data from company websites and best efforts telephone survey of individual employers. Some employers do not respond to inquiries.
2) Includes full-time, part-time and active medical staff.
3) Includes all full-time and part-time positions at all campus locations.
4) Formerly Plumrose USA Inc.

A representative list of larger employers in the greater Omaha, Nebraska metro area is as follows:

Employer	Type of Business	Approximate Number of Employees
Offutt Air Force Base	U.S. Military Base	10,964
Omaha Public Schools	Public Education	8,025
CHI Health Center	Health Care	7,500 [1)]
First National Bank Omaha	Financial	6,209
University of Nebraska Medical Center	Medical School	6,000 [2)]
Nebraska Medicine	Education	5,200
First Data	Credit Card Processing	5,000
Mutual of Omaha Insurance	Insurance	3,500
Hy-Vee Inc.	Grocery Store/Retail Trade	3,275
Union Pacific Railroad	Transportation	2,900
Bank of the West	Financial	2,861
Children's Hospital & Medical Center	Health Services	2,406
Methodist Health System	Health Care	2,172

1) Total includes campus hospitals, clinics and all support systems in the Omaha/Council Bluffs area.
2) Total includes surgical residents and students from the University of Nebraska Medical Center.

BUILDING PERMITS

City officials report the following construction activity for each calendar year, as well as year-to-date information as of May 31, 2021. Permits for the City are reported on a calendar year basis.

	2017	2018	2019	2020	2021
Single Family Homes:					
No. of new homes:	82	118	99	74	27
Valuation:	$19,025,334	$31,432,548	$25,495,854	$18,927,557	$7,687,780
Single Family Homes Additions & Alterations:					
No. of permits issued:	1,000	845	821	814	231
Valuation:	$7,206,736	$7,569,976	$6,417,960	$7,433,033	$2,853,641
Multiple Family Dwellings:					
No. of new buildings:	0	0	0	2	0
Valuation:	$0	$0	$0	$4,983,291	$0
Commercial/Industrial/Other:					
No. of new buildings:	26	20	17	17	4
Valuation:	$256,096,986	$285,640,650	$84,132,697	$33,549,321	$1,590,382
Commercial/Industrial/Other Additions & Alterations:					
No. of permits issued:	146	161	126	117	65
Valuation:	$41,571,688	$199,818,953	$157,008,955	$66,698,056	$17,225,845
Total Permits:	1,254	1,144	1,063	1,024	327
Total Valuations:	$323,900,744	$524,462,127	$273,055,466	$131,591,258	$29,357,648

Source: The City of Council Bluffs

U.S. CENSUS DATA

Population Trend

1980 U.S. Census	56,449
1990 U.S. Census	54,315
2000 U.S. Census	58,268
2010 U.S. Census	62,230

Source: U.S. Census Bureau

UNEMPLOYMENT RATES

		Pottawattamie County	State of Iowa
Annual Averages:	2017	2.8%	3.1%
	2018	2.4%	2.6%
	2019	2.5%	2.8%
	2020	5.2%	5.3%
	2021 (thru April)	4.4%	4.5%

Source: Iowa Workforce Development Center

EDUCATION

Public education is provided by the Council Bluffs Community School District and by the Lewis Central Community School District. The Council Bluffs Community School District, with a certified enrollment for the 2021-22 school year of 8,884.8, owns and operates 11 elementary schools, 2 middle schools, 2 senior high schools, and 1 learning support centers. The Lewis Central Community School District, with a certified enrollment for the 2021-22 school year of 2,608.5, owns and operates 2 elementary schools, 1 middle school and 1 senior high school. Education service is also provided by Saint Alberts Catholic Schools with certified enrollment for the 2021-22 school year of 585.6.

FINANCIAL SERVICES

Financial services for the residents of the City are provided by Midstates Bank, N. A. and by branch offices of American National Bank, Availa Bank, First National Bank of Omaha, Glenwood State Bank, Great Western Bank, Security National Bank of Omaha, Treynor State Bank and U.S. Bank N. A. as well as several credit unions. Glenwood State Bank and Midstates Bank, N.A. report the following deposits as of June 30 of each year.

Year	Midstates Bank, N.A.	Glenwood State Bank [1)]
2016	$298,757,000	$33,626,000
2017	286,844,000	33,712,000
2018	288,388,000	33,783,000
2019	427,216,000	32,772,000
2020	623,289,000	42,847,000

1) Frontier Savings Bank merged with Glenwood State Bank effective January 2019.

Source: Federal Deposit Insurance Corporation's (FDIC) website.

APPENDIX B

FORMS OF LEGAL OPINIONS

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DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Council Bluffs, State of Iowa (the "Issuer"), relating to the issuance of Taxable General Obligation Bonds, Series 2021A, by said City, dated June 29, 2021, in the denomination of $5,000 or multiples thereof, in the aggregate amount of $_____ (the "Bonds").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing issuance of the Bonds (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and issue the Bonds.

2. The Bonds are valid and binding general obligations of the Issuer.

3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Bonds. Taxes have been levied by the Resolution for the payment of the Bonds and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds to the extent the necessary funds are not provided from other sources.

4. The interest on the Bonds is not excluded from gross income for federal income tax purposes under Section 103(a) of the Internal Revenue Code of 1986, as amended. THE HOLDERS OF THE BONDS SHOULD TREAT THE INTEREST THEREON AS SUBJECT TO FEDERAL INCOME TAXATION. We express no other opinion regarding any other federal or state income tax consequences caused by the receipt or accrual of interest on the Bonds.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Bonds. Further, we express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

The rights of the owners of the Bonds and the enforceability of the Bonds are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

01874073-1\10342-163

AHLERS COONEY
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DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Council Bluffs, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Bonds, Series 2021B, by said City, dated June 29, 2021, in the denomination of $5,000 or multiples thereof, in the aggregate amount of $_____ (the "Bonds").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing issuance of the Bonds (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and issue the Bonds.

2. The Bonds are valid and binding general obligations of the Issuer.

3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Bonds. Taxes have been levied by the Resolution for the payment of the Bonds and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds to the extent the necessary funds are not provided from other sources.

4. Interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Bonds. Further, we express no opinion

regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

The rights of the owners of the Bonds and the enforceability of the Bonds are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

01874076-1\10342-164

APPENDIX C

JUNE 30, 2020 COMPREHENSIVE ANNUAL FINANCIAL REPORT

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Council Bluffs, State of Iowa (the "Issuer"), in connection with the issuance of $_____ Taxable General Obligation Bonds, Series 2021A and $_____ General Obligation Bonds, Series 2021B (the "Bonds") dated October 5, 2021. The Bonds are being issued pursuant to a Resolution of the Issuer approved on September 13, 2021 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with S.E.C. Rule 15c2-12.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Bonds, dated _____, 2021.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

a) The Issuer shall, or shall cause the Dissemination Agent to, not later than two hundred seventy (270) days after the end of the Issuer's fiscal year (presently June 30th), commencing with information for the 2020/2021 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

b) If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibits A-1 and A-2.

c) The Dissemination Agent shall:

i. each year file Annual Financial Information with the National Repository; and

ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Section 4. Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

a) The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.

b) A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the captions "Property Valuations", "Trend of Valuations", "Larger Taxpayers", "Direct Debt", "Levies and Tax Collections" and "Tax Rates".

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

a) Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

i. Principal and interest payment delinquencies;

ii. Non-payment related defaults, if material;

iii. Unscheduled draws on debt service reserves reflecting financial difficulties;

iv. Unscheduled draws on credit enhancements relating to the Bonds reflecting financial difficulties;

v. Substitution of credit or liquidity providers, or their failure to perform;

vi. 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 Series Bonds, or material events affecting the tax-exempt status of the Bonds;

vii. Modifications to rights of Holders of the Bonds, if material;

viii. Bond calls (excluding sinking fund mandatory redemptions), if material, and tender offers;

ix. Defeasances of the Bonds;

x. Release, substitution, or sale of property securing repayment of the Bonds, if material;

xi. Rating changes on the Bonds;

xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;

xiii. 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;

xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and

xvi. Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

b) Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

c) If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Bonds shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds of that Series or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

a) If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

c) The amendment or waiver either (i) is approved by the Holders of the Bonds in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Financial Information filing, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Financial Information filing for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Financial Information filing or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Financial Information filing or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Financial Information filing or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 5th day of October, 2021.

CITY OF COUNCIL BLUFFS, STATE OF IOWA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

EXHIBIT A-1

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Council Bluffs, Iowa.

Name of Bond Issue: $_____ Taxable General Obligation Bonds, Series 2021A

Dated Date of Issue: October 5, 2021

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Bonds. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20___.

CITY OF COUNCIL BLUFFS, STATE OF IOWA

By: _____

Its: _____

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Council Bluffs, Iowa.

Name of Bond Issue: $_____ General Obligation Bonds, Series 2021B

Dated Date of Issue: October 5, 2021

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Bonds. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20___.

CITY OF COUNCIL BLUFFS, STATE OF IOWA

By: _____
Its: _____

01874080-1\10342-163

OFFICIAL BID FORM

To: The City Council of
Council Bluffs, Iowa

Sale Date: August 23, 2021
10:00 A.M., CT

RE: $1,155,000* Taxable General Obligation Bonds, Series 2021A (the "Series 2021A Bonds")

This bid is a firm offer for the purchase of the Series 2021A Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Series 2021A Bonds, in accordance with the TERMS OF OFFERING, we will pay you $_____ (not less than $1,151,535) plus accrued interest to date of delivery for fully registered Series 2021A Bonds bearing interest rates and maturing in the stated years as follows:

Coupon	Maturity	Yield
_____	2022	_____

* Preliminary; subject to change. The aggregate principal amount of the Series 2021A Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $1,200,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2021A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2021A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated August 9, 2021 and represent we are a bidder with established industry reputation for underwriting new issuances of municipal bonds. In the event of failure to deliver these Series 2021A Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: $_____

TRUE INTEREST COST: _____% (Calculated to dated date of October 5, 2021)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Council Bluffs, Iowa this 23rd day of August 2021.

Attest: _____ By: _____

Title: _____ Title: _____

OFFICIAL BID FORM

To: The City Council of
Council Bluffs, Iowa

Sale Date: August 23, 2021
10:00 A.M., CT

RE: $5,970,000* General Obligation Bonds, Series 2021B (the "Series 2021B Bonds")

This bid is a firm offer for the purchase of the Series 2021B Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Series 2021B Bonds, in accordance with the TERMS OF OFFERING, we will pay you $_____ (not less than $5,922,240) plus accrued interest to date of delivery for fully registered Series 2021B Bonds bearing interest rates and maturing in the stated years as follows:

Coupon	Maturity	Yield	Coupon	Maturity	Yield
_____	2022	_____	_____	2028	_____
_____	2023	_____	_____	2029	_____
_____	2024	_____	_____	2030	_____
_____	2025	_____	_____	2031	_____
_____	2026	_____	_____	2032	_____
_____	2027	_____	_____	2033	_____

* Preliminary; subject to change. The aggregate principal amount of the Series 2021B Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $6,500,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2021B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2021B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

We hereby designate the following Series 2021B Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

Years Aggregated	Maturity Year	Aggregate Amount
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated August 9, 2021 and represent we are a bidder with established industry reputation for underwriting new issuances of municipal bonds. In the event of failure to deliver these Series 2021B Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: $_____

TRUE INTEREST COST: _____% (Calculated to dated date of October 5, 2021)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Council Bluffs, Iowa this 23rd day of August, 2021.

Attest: _____ By: _____

Title: _____ Title: _____

City of Council Bluffs

GO Bonding Process

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

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

Step 2 – Set public hearing for bond purposes

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

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds

Step 4 – Reimbursement resolution

Step 5 – Resolution to collect a tax levy (also referred to as pre-levy)

Step 6 – Prepare Preliminary Official Statement (no Council action needed)

a. Presentation to Moody's Investors for debt rating

Step 7 – Notice of Bond Sale; set public hearing for sale of bonds

Step 8 – Sale of Bonds public hearing

Step 9 – Final resolution is to approve the Bond paying agent and registrar

FY 22

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

FY 22

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

City of Council Bluffs
2021 Bond Hearing Supplemental Information

Essential Corporate Purpose Reso 21-3 (not to exceed $4,400,000) GENERAL OBLIGATION BONDS, SERIES 2021B			
Total Purpose		**$4,228,989**	
FIRST AVE Program	CD-22-01		$1,750,000
River's Edge Water Main Upgrade	CD-22-04		$2,250,000
Chochran Park Playground Replacement	PR-22-05		$200,000
Park monument sign replacement	PR-22-07		$28,989
General Corporate Purpose Reso 21-4 (not to exceed $700,000) GENERAL OBLIGATION BONDS, SERIES 2021B			
Total Purpose		**$700,000**	
IT Safety and Security	IT-22-01		$60,000
IT Infrastructure and Services	IT-22-02		$325,000
IT Mobile Technologies	IT-22-03		$50,000
IT Software Licensing	IT-22-04		$265,000
General Corporate Purpose Reso 21-5 (not to exceed $700,000) GENERAL OBLIGATION BONDS, SERIES 2021B			
Total Purpose		**$450,000**	
Fire Station #2 Window Replacement	BM-22-04		$200,000
City Wide Parking Lot Upgrades	PR-22-01		$250,000
General Corporate Purpose Reso 21-6 (not to exceed $700,000) GENERAL OBLIGATION BONDS, SERIES 2021B			
Total Purpose		**$496,011**	
Valley View Park dog park	PR-22-12		$90,000
City County Connector Trail	PR-22-15		$129,200
Eastern Hills Neighborhood Park	PR-22-16		$276,811
General Corporate Purpose Reso 21-7 (not to exceed $700,000) TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A			
Total Purpose		**$575,000**	
MAC Parking Lot Rehab - Ph III	BM-22-01		$575,000
General Corporate Purpose Reso 21-8 (not to exceed $700,000) TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A			
Total Purpose		**$550,000**	
MAC Roof Replacement - Ph II	BM-22-02		$550,000

Total CIP Projects	$	7,000,000
Total Refunding		-
Total GO Bond Funding	**$**	**7,000,000**

(To be published on or before August 17, 2021)

NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Council Bluffs, State of Iowa, hereafter described, must be received at the office of the Director of Finance, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503; Telephone: 712-890-5303 (the "Issuer") before 10:00 A.M., on the 23rd day of August, 2021. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A, in the amount of $1,155,000*, to be dated October 5, 2021; and

GENERAL OBLIGATION BONDS, SERIES 2021B, in the amount of $5,970,000*, to be dated October 5, 2021

(collectively the "Bonds")

*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

- Electronic Internet Bidding: Electronic internet bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503, or at the office of PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309. The bids must be submitted through the PARITY® competitive bidding system.

- Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503 (facsimile number: 712-328-4997) and/or the City's Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa (facsimile number: 515-243-6994). Electronic facsimile bids will be treated as sealed bids.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa at a meeting of the City Council on the above date at 7:00 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503; Telephone: 712-328-4601 or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, Telephone: 515-243-2600.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Council Bluffs, State of Iowa.

_____

City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

21-243A

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

$1,155,000 Taxable General Obligation Bonds, Series 2021A

- Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement.

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

August 9, 2021

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

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF $1,155,000 TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member _____ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

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

Resolution 21-243A

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF $1,155,000 TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT

WHEREAS, the City is in need of funds to pay costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including parking lot improvements at the Mid-America Center convention center, general corporate purpose(s), and it is deemed necessary and advisable that Taxable General Obligation Bonds, to the amount of not to exceed $700,000 be authorized for said purpose(s); and

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

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city utilities, city enterprises, and public improvements as defined in section 384.37, other than those which are essential corporate purposes, including roof repairs and replacements at the Mid-America Center convention center,

general corporate purpose(s), and it is deemed necessary and advisable that Taxable General Obligation Bonds, to the amount of not to exceed $700,000 be authorized for said purpose(s); and

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

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, in conjunction with its Municipal Advisor, PFM Financial Advisors LLC, the City has caused an Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids by facsimile machine and through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That Taxable General Obligation Bonds, Series 2021A, of City of Council Bluffs, State of Iowa, in the amount of $1,155,000, to be issued as referred to in the preamble of this Resolution, to be dated October 5, 2021, be offered for sale pursuant to the published advertisement.

Section 3. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and City Clerk, upon the advice of bond counsel, disclosure counsel, and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "Daily Nonpareil", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 23rd day of August, 2021, at 7:00 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by City Officials at 10:00 A.M. on said date. The notice shall be in substantially the following form:

(To be published on or before August 17, 2021)

NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Council Bluffs, State of Iowa, hereafter described, must be received at the office of the Director of Finance, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503; Telephone: 712-890-5303 (the "Issuer") before 10:00 A.M., on the 23rd day of August, 2021. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A, in the amount of $1,155,000*, to be dated October 5, 2021; and

GENERAL OBLIGATION BONDS, SERIES 2021B, in the amount of $5,970,000*, to be dated October 5, 2021

(collectively the "Bonds")

*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

- Electronic Internet Bidding: Electronic internet bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503, or at the office of PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309. The bids must be submitted through the PARITY® competitive bidding system.

- Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503 (facsimile number: 712-328-4997) and/or the City's Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa (facsimile number: 515-243-6994). Electronic facsimile bids will be treated as sealed bids.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa at a meeting of the City Council on the above date at 7:00 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503; Telephone: 712-328-4601 or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, Telephone: 515-243-2600.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Council Bluffs, State of Iowa.

_____

City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

PASSED AND APPROVED this 9th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

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

_____
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

NOTICE OF BOND SALE
($1,155,000 Taxable General Obligation Bonds, Series 2021A)

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

_____, 2021.

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

_____
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01918618-1\10342-164

Resolution 21-243B

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

$5,970,000 General Obligation Bonds, Series 2021B

- Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement.

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

August 9, 2021

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

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF $5,970,000 GENERAL OBLIGATION BONDS, SERIES 2021B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member _____ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

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

Resolution 21-243B

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF $5,970,000 GENERAL OBLIGATION BONDS, SERIES 2021B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT

WHEREAS, the Issuer is in need of funds to pay costs of:

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

personal property, useful for providing potable water to residents of the city;

d. The rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
e. The acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance,

essential corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed $4,400,000 be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Section 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Bonds, and the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping, including information technology hardware and software, of city buildings, general corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed $700,000 be authorized for said purpose(s); and

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

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of

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

general corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed $700,000 be authorized for said purpose(s); and

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

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, the City is in need of funds to pay costs of the acquisition, construction, reconstruction, enlargement, improvement, and equipping of community center houses, recreation grounds, recreation buildings, juvenile playgrounds, swimming pools, recreation centers, parks, and golf courses, and the acquisition of real estate therefor, including recreational grounds and trails, and the new Eastern Hills Neighborhood Park and Valley View dog park, general corporate purpose(s), and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed $700,000 be authorized for said purpose(s); and

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

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purpose(s) in the amounts as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purpose(s); and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, it is hereby found and determined that the various general obligation bonds authorized as hereinabove described shall be combined for the purpose of issuance in a single issue of $5,970,000 General Obligation Bonds as hereinafter set forth; and

WHEREAS, in conjunction with its Municipal Advisor, PFM Financial Advisors LLC, the City has caused an Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids by facsimile machine and through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That General Obligation Bonds, Series 2021B, of City of Council Bluffs, State of Iowa, in the amount of $5,970,000, to be issued as referred to in the preamble of this Resolution, to be dated October 5, 2021, be offered for sale pursuant to the published advertisement.

Section 3. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and City Clerk, upon the advice of bond counsel, disclosure counsel, and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "Daily Nonpareil", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 23rd day of August, 2021, at 7:00 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by City Officials at 10:00 A.M. on said date. The notice shall be in substantially the following form:

(To be published on or before August 17, 2021)

NOTICE OF BOND SALE

Time and Place of Sealed Bids: Bids for the sale of Bonds of the City of Council Bluffs, State of Iowa, hereafter described, must be received at the office of the Director of Finance, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503; Telephone: 712-890-5303 (the "Issuer") before 10:00 A.M., on the 23rd day of August, 2021. The bids will then be publicly opened and referred for action to the meeting of the City Council in conformity with the TERMS OF OFFERING.

The Bonds: The Bonds to be offered are the following:

TAXABLE GENERAL OBLIGATION BONDS, SERIES 2021A, in the amount of $1,155,000*, to be dated October 5, 2021; and

GENERAL OBLIGATION BONDS, SERIES 2021B, in the amount of $5,970,000*, to be dated October 5, 2021

(collectively the "Bonds")

*Subject to principal adjustment pursuant to official Terms of Offering.

Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods:

- Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

- Electronic Internet Bidding: Electronic internet bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503, or at the office of PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309. The bids must be submitted through the PARITY® competitive bidding system.

- Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the Director of Finance at City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503 (facsimile number: 712-328-4997) and/or the City's Municipal Advisor, PFM Financial Advisors LLC, Des Moines, Iowa (facsimile number: 515-243-6994). Electronic facsimile bids will be treated as sealed bids.

Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced.

Sale and Award: The sale and award of the Bonds will be held at the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa at a meeting of the City Council on the above date at 7:00 P.M.

Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the City Clerk, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503; Telephone: 712-328-4601 or the Issuer's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, Telephone: 515-243-2600.

Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement.

Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds.

Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public.

By order of the City Council of the City of Council Bluffs, State of Iowa.

_____

City Clerk, City of Council Bluffs, State of Iowa

(End of Notice)

PASSED AND APPROVED this 9th day of August, 2021.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

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

_____
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

NOTICE OF BOND SALE
($5,970,000 General Obligation Bonds, Series 2021B)

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

_____, 2021.

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

_____
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01918726-1\10342-163

Council Communication

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

Liquor Licenses
ITEM 7.A.

Council Action: 8/9/2021

Description

1) The Dock Bar & Grill, 401 Veterans Memorial Hwy (Special Event)

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Application	Other	8/4/2021
Special Event Application	Other	8/4/2021

The Dock Bar & Grill- LC0045123
Premise Street : 401 Veterans Memorial Hwy
Class C Liquor License

Application Number : App-145292 | Continue

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Amendment	2021-03-01	2022-02-28	Submitted to Local Authority

License Length	Local Authority	Dramshop	Corporation Name
12 Month	City of Council Bluffs		Hazel Corp Inc

Privileges and Sub Permits

Amendment Type
Outdoor Service

Outdoor Concert

☒ RENEWAL ☐ NEW ☒ SPECIAL EVENT
POLICE _____ Local Amt _____
FIRE _____ Endorsed _____
BUILDING _____ Issued _____
ZONING CB Expires _____
Council _____

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: The Dock Bar + Grill
- Name of Event: The Dock Live Music Summer
- Contact Name: Joe Disulco
- Mailing Address for Contact: 401 Veterans Memorial Hwy
- Contact Phone Number:
- Email TheDockCB@Gmail.com
- Address of Event: 401 Veterans Memorial Hwy
- Estimate of Number of Participants: 300

☐ 1-50 ☑ 251-500
☐ 51-100 ☐ 501-1,000
☑ 100-150 ☐ > 1,000

- Attach map of event location, set-up, and/or route

II. Type of Event:

☐ Circus*
☐ Carnival*
☐ Fireworks*
☐ Parade*
☐ Walk, Run, Bicycle Event
☒ Concert
☒ Neighborhood/Block or Private Party
☐ Other:

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

Added Rain Date 8-14-21

III. Date of Event

- Date Set Up 6-25-21 7-2-21 7-10-21 7-17-21 7-30-21 7-31-21 9-3-21 9-4-21 9-5-21
- Date Held

Date Taken Down

Times Held 5pm - 11pm

IV. Brief description of event: Out door live music, beer sales

V. Additional permits required when event includes

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

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

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

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

VI. Traffic Control

☐ Request Police Assistance for_____

_____

_____

_____

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

☐ Street closures (**Must include a Map**)
If using the 712 Initiative Block Party Trailer, please complete section VIII.

- Street closures must be in compliance with the Manual for Uniform Traffic Control Devices. Traffic control barricades and signage must be furnished and placed by qualified companies or by the city. The city charges fees for this service.

- Street closures require abutting property owners' concurrence. Petition/permission form attached. Requires signature of any property affected by the closure.

- Event Organizers are responsible for notifying businesses that affected by street closure. Notice to businesses must be given at least 4 weeks in advance of the event.

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

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

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

Beer Garden in Parking lot, cover for band

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

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

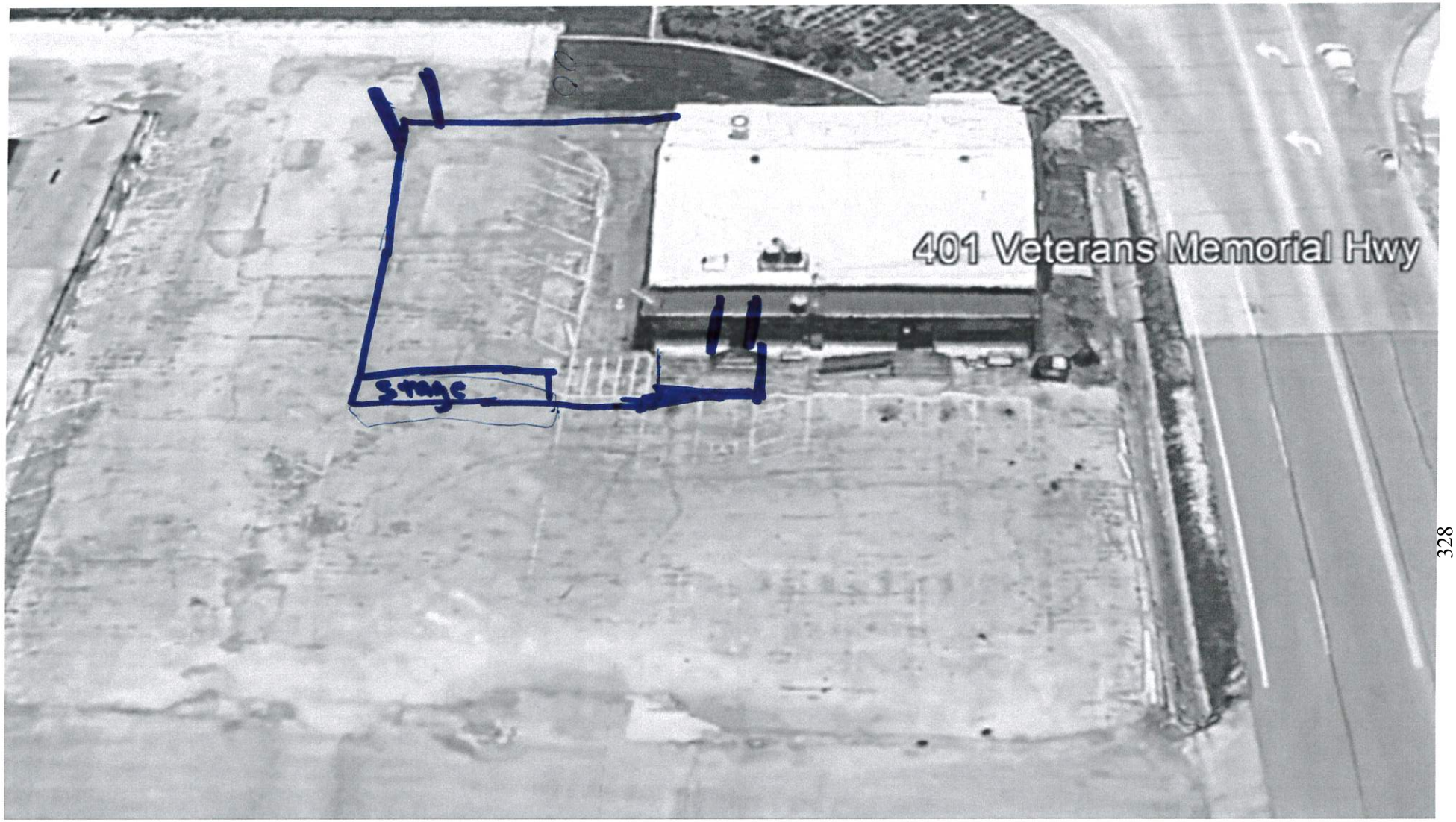
- ☐ Diagram of Street Closure attached
- ☐ Completed Street Closure Permission form, with signatures from all properties affected by the closure.

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

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

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

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


401 Veterans Memorial Hwy
Stage

Council Communication

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

Cigarette Permits
ITEM 7.B.

Council Action: 8/9/2021

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Application	Other	8/4/2021

Iowa Department of REVENUE

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor

https://tax.iowa.gov

Instructions on the reverse side

For period (MM/DD/YYYY) 7/1/21 through June 30, 2022

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA ~~I-80~~ J&R Liquor LLC / I-80 Liquor

Physical Location Address 2411 South 24th Street Suite City Council Bluffs ZIP 51503

Mailing Address 2411 South 24th St. Suite City Council Bluffs State IA ZIP 51503

Business Phone Number 712 323 1807

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC ☒ LLP ☐

Name of sole proprietor, partnership, corporation, LLC, or LLP J and R Liquor LLC

Mailing Address 2411 S 24th Street Suite 7 City Council Bluffs State IA ZIP 51503

Phone Number 712 323 1807 Fax Number _____ Email rlegacyhome@yahoo.com

(402)250-3296

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☒ No ☐

Types of Products Sold: (Check all that apply)
Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☒ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐ _____

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

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

Name (please print) Ryan Rogers

Signature _____

Date 6-10-21

Name (please print) [redacted]

Signature _____

Date _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: $100
- Fill in the date the permit was approved by the council or board: 8-9-21
- Fill in the permit number issued by the city/county: 926164
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New ☐ Renewal ☒

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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