

EXECUTIVE SESSION



**City Council Meeting Minutes
March 10, 2025**

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday March 10, 2025.

Council Members present: Joe Disalvo, Roger Sandau and Jill Shudak.

Council Member present via Zoom: Chris Peterson.

Council Member absent: Steve Gorman.

CONSENT AGENDA

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

Reading, correction and approval of the February 24, 2025 City Council meeting minutes.

Resolution 25-54

Resolution setting a separate public hearing for March 24, 2025 at **6:00p.m** on the City of Council Bluffs proposed tax levy for the fiscal year ending June 30, 2026.

Resolution 25-55

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$3,750,000. (ECP-1)

Resolution 25-56

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$910,000. (GCP-2)

Resolution 25-57

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$930,000. (GCP-3)

Resolution 25-58

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$850,000. (GCP-4)

Resolution 25-59

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$875,000. (GCP-5)

Resolution 25-60

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$910,000. (GCP-6)

Resolution 25-61

Resolution directing the City Clerk to publish notice and setting a public hearing for March 24, 2025 at 7:00 p.m. on the plans, specifications and form of contract for the multi-family phase of the E. Manawa Subdivision.

Resolution 25-62

Resolution setting a public hearing for 7:00 p.m. on April 21, 2025, for FY2026 State Transit Assistance funding.

Boards/Commissions

Council Bluffs Airport Authority and Convention Center Commission

December 2024 Financial Reports

Right of Redemption

Claims

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

MAYORS PROCLAMATIONS

- A. Registered Dietitian Nutritionist Day
- B. National Nutrition Month

PUBLIC HEARINGS

Ordinance 6630

Ordinance to amend Chapter 15.28-P-R/Planned Residential Overlay of the Zoning Ordinance by amending Section 15.28.040 "Additional Regulations". ZT-25-001

Roger Sandau and Jill Shudak moved and seconded approval of second consideration of Ordinance 6630. Unanimous, 4-0 vote.
(Absent: Gorman)

Roger Sandau and Jill Shudak moved and seconded approval of Motion to waive third consideration. Ordinance 6630 passes to law. Unanimous, 4-0 vote.
(Absent: Gorman)

Resolution 25-63

Resolution approving the plans and specifications in connection with the Avenue B Reconstruction, Phase I. Project # PW25-13

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-63. Unanimous, 4-0 vote.
(Absent: Gorman)

ORDINANCES ON 1ST READING

Ordinance 6632

Ordinance to amend Title 3 Business Regulation and Licenses of the 2020 Municipal Code of Council Bluffs, Iowa by enacting new Chapter 3.20 "Massage Therapy".

Roger Sandau and Joe Disalvo moved and seconded approval of first consideration of Ordinance 6632. Second Consideration to be held March 24, 2025 at 7:00 p.m. Unanimous, 4-0 vote.
(Absent: Gorman)

Ordinance 6633

An Ordinance to amend Chapter 17.01 "Housing Definitions" of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 17.01.040 "Punishment For Violations of CBMC 17".

Jill Shudak and Joe Disalvo moved and seconded approval of first consideration of Ordinance 6633. Second Consideration to be held March 24, 2025 at 7:00 p.m. Unanimous, 4-0 vote.
(Absent: Gorman)

Ordinances 6634, 6635, 6636, 6637, 6638, 6639 and 6640

Amending Title 13 Buildings and Construction to enact new Chapter 13.45 "Insurance" and by amending several other Chapters to remove insurance requirements within each chapter.

Roger Sandau and Joe Disalvo moved and seconded approval of first

consideration of Ordinances 6634, 6635, 6637, 6638, 6639 and 6640.
Second Consideration to be held March 24, 2025 at 7:00 p.m. Unanimous,
4-0 vote.
(Absent: Gorman)

Ordinance 6641

Ordinance to amend Title 13 Buildings and Construction of the 2020
Municipal Code of Council Bluffs, Iowa by amending and repealing
several sections in Chapter 13.17 "Licensing of the Electrical Trade".

Joe Disalvo and Jill Shudak moved and seconded approval of first
consideration of Ordinance 6641. Second Consideration to be held March
24, 2025 at 7:00 p.m. Unanimous, 4-0 vote.
(Absent: Gorman)

ORDINANCES ON 2ND READING

Ordinance 6631

Ordinance to amend Chapter 9.68, Truck Routes, by amending
Section 9.68.040 "Industrial Access Truck Routes Designated".

Jill Shudak and Joe Disalvo moved and seconded approval of second
consideration of Ordinance 6631. Unanimous, 4-0 vote.
(Absent: Gorman)

Jill Shudak and Roger Sandau moved and seconded approval of Motion to
waive third consideration. Ordinance 6631 passes to law. Unanimous, 4-0
vote.
(Absent: Gorman)

RESOLUTIONS

Resolution 25-64

Resolution accepting the bid of Carley Construction LLC for the Mid-
America Center Parking Lots Rehab, Phase 5. Project # BM25-01

Roger Sandau and Joe Disalvo moved and seconded approval of
Resolution 25-64. Unanimous, 4-0 vote.
(Absent: Gorman)

Resolution 25-65

Resolution approving the 2024-2027 HOME Investment Partnerships
Program Consortium Cooperation Agreement by and between the
City of Council Bluffs, Iowa and the City of Omaha, Nebraska.

Roger Sandau and Joe Disalvo moved and seconded approval of
Resolution 25-65. Unanimous, 4-0 vote.
(Absent: Gorman)

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1. Council Bluffs Country Club, 4500 Piute St.
2. Holiday Inn Hotel & Suites, 2202 River Rd.
3. Longhorn Steakhouse, 3727 Denmark Dr.
4. The B Side Bar, 162 West Broadway (New)
5. Tish's Restaurant, 1207 S. 35th St.
6. Whispering Woods GC, 3001 Macineery Dr.
7. YMCA of Greater Omaha, 700 S. Main St. (5 day special event permit)

Jill Shudak and Roger Sandau moved and seconded approval of Applications for permits and cancellations, Item 9A 1-7.. Unanimous, 4-0 vote.

(Absent: Gorman)

OTHER BUSINESS

CITIZENS REQUEST TO BE HEARD

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:08 p.m.
(Absent: Gorman)

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: 3/10/2025

Description
Background/Discussion
Recommendation

Council Communication

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

Reading, correction and approval of the
February 24, 2025 City Council meeting
minutes.
ITEM 3.B.

Council Action: 3/10/2025

Description
Background/Discussion
Recommendation

ATTACHMENTS:

Description	Type	Upload Date
2-24-25 Minutes	Minutes	3/5/2025



City Council Meeting Minutes February 24, 2025

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 pm on Monday February 24, 2025.

Council Members present: Joe Disalvo, Steve Gorman and Jill Shudak.

Council Member present via zoom: Chris Peterson.

Council Member absent: Roger Sandau.

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

CONSENT AGENDA

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

Reading, correction and approval of the February 10, 2025 City Council meeting minutes.

Ordinance 6630

Ordinance to amend Chapter 15.28-P-R/Planned Residential Overlay of the Zoning Ordinance and setting a public hearing for Monday, March 10, 2025 at 7:00 p.m. by amending Section 15.28.040 "Additional Regulations". ZT-25-001

Resolution 25-37

Resolution setting a public hearing for March 10, 2025 at 7:00 p.m. in connection with the Avenue B Reconstruction, Phase I. Project # PW25-13

Resolution 25-38

Resolution determining the necessity and setting dates of a consultation for Wednesday, March 5, 2025, and a public hearing for Monday, March 24, 2025 at 7:00 p.m. on a proposed Power Drive Housing Urban Renewal Plan for a proposed urban renewal area in the City of Council Bluffs. URN-25-001

Resolution 25-39

Resolution determining the necessity and setting dates of a consultation for Wednesday, March 5, 2025, and a public hearing for Monday, March 24, 2025 at 7:00 p.m. on a proposed Kaneshville Urban Renewal Plan for a proposed urban renewal area in the City of Council Bluffs. Location: Generally located south of Yellow Pole Road and north of College Road and east of College Road/Washboard Road and west of Hampton Lane. URN-25-002

Resolution 25-50

Resolution for setting dates of a consultation meeting on March 5th, 2025 and a public hearing on March 24, 2025 on a proposed amendment No. 2 to the Old Airport Urban Renewal Plan in the city of Council Bluffs. URN-25-003

Historic Preservation Commission's Annual Report and Work Plan Review (R&F), Claims and Right of Redemption

Jill Shudak and Steve Gorman moved and seconded approval of Consent Agenda. Unanimous, 4-0 vote. (Absent: Sandau)

PUBLIC HEARINGS

Resolution 25-15 (Continued from 1-27-25)

Resolution approving the plans, specifications and form of contract for the cleanup of the Former Reliance Battery factory site.

Joe Disalvo and Jill Shudak moved and seconded approval of Resolution 25-15. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-40

Resolution approving the plans, specifications and form of contract for the Pirate Cove Improvement Project, R26-05

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-40. Unanimous, 4-0 vote. (Absent: Sandau)

ORDINANCES ON 1ST READING

Ordinance 6631

Ordinance to amend Chapter 9.68, Truck Routes, by amending Section 9.68.040 "Industrial Access Truck Routes Designated".

Joe Disalvo and Jill Shudak moved and seconded approval of first consideration of Ordinance 6631. Second consideration to be held March 10, 2025 at 7:00 p.m. Unanimous, 4-0 vote. (Absent: Sandau)

ORDINANCES ON 2ND READING

Ordinance 6629

Ordinance amending Ordinance No. 5880 which granted MidAmerican Energy Company, its successors and assigns, the right and franchise and privilege through February 2, 2028, to acquire, construct, erect, maintain and operate in the City of Council Bluffs, Iowa, an electric system and to furnish and sell electric energy to the City and its inhabitants, and prescribing the terms and conditions thereof and authorizing the collection of a franchise fee and also amending Ordinance No. 6149 which established an annual cap to the amount of franchise fee that could be collected from a qualifying customer.

Jill Shudak and Joe Disalvo moved and seconded approval of second consideration of Ordinance 6629. Unanimous, 4-0 vote. (Absent: Sandau)

Jill Shudak and Joe Disalvo moved and seconded approval of Motion to waive third consideration of Ordinance 6629. Ordinance passes to law. Unanimous, 4-0 vote. (Absent: Sandau)

RESOLUTIONS

Resolution 25-41

Resolution approving the submission of the Parks and Recreation Integrated Roadside Vegetation Plan to Iowa Department of Transportation.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-41. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-42

Resolution certifying the March FY2025 Water, Sewer, and Refuse collection lien schedule for nonpayment to the County Treasurer to be assessed against the owner's property.

Joe Disalvo and Jill Shudak moved and seconded approval of Resolution 25-42. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-43

Resolution accepting the bid of Blackhawk Construction LLC in the amount of \$364,674.00 for the UP Museum Windows and Doors. Project #BM-25-04

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-43. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-44

Resolution approving the plans, specifications, form of contract and cost estimate for the Council Bluffs Public Library Automation Upgrade. Project # BM-25-03

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-44. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-45

Resolution authorizing the Mayor to execute a contract with the Iowa Economic Development Authority's Community Development Block Grant Disaster Recovery Program (CDBG-DR) for the East Manawa Phase I Housing Project (19-DHR-020) in the amount of \$6,873,501.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-45. Unanimous, 4-0 vote. (Absent: Sandau)

Resolutions 25-46, 25-47, 25-48 and 25-49

Resolutions granting approval of tax abatement on improvements made to real property within Urban Revitalization Areas during the 2025 tax assessment year (2024 calendar year.)

Jill Shudak and Joe Disalvo moved and seconded approval of Resolutions 25-46, 25-47, 25-48 and 25-49. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-51

Resolution approving the Consent to Security Agreement and Assignment of Private Development Agreement for the private development agreement between 34th and 1st Holdings, LLC and Enterprise Bank and authorizing the Mayor to execute the Acknowledgement of Assignment by the City of Council Bluffs.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-51. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-52

Resolution to adopt the current Schedule of Fees for 2025, Version 1, dated February 24, 2025

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-52. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-53

Resolution temporarily vacating portions of West Broadway in connection with the Shamrock Shuffle Special Event Application

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-53. Unanimous, 4-0 vote. (Absent: Sandau)

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor License

1. The Hut, 1925 W. Broadway

Noise Variance

30th Anniversary of 89.7 The River

Joe Disalvo and Jill Shudak moved and seconded approval of Applications for permits and cancellations, Item 8A1 and 8B. Unanimous, 4-0 vote.
(Absent: Sandau)

CITIZENS REQUEST TO BE HEARD

Heard from Davis Welhelm, 102 South 7th Street

ADJOURNMENT

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

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

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 25-54
ITEM 3.C.

Council Action: 3/10/2025

Description

Resolution setting a separate public hearing for March 24, 2025 at **6:00p.m** on the City of Council Bluffs proposed tax levy for the fiscal year ending June 30, 2026.

Background/Discussion

As outlined in HF718 and SF 2442, it is requested the Council set a separate public hearing for persons to comment and discuss the proposed tax levy for the City of Council Bluffs for the fiscal year ending June 30, 2026.

At your regular meeting on March 10, 2025, please establish Monday, March 24, 2025 at **6:00p.m.** as the date, time and place for public input in the Council Chambers at City Hall. It is a requirement to hold the public hearing for the proposed property tax levy at a separate meeting with no additional items or discussions.

Staff will be requesting approval of the proposed tax levy at the separate March 24, 2025 meeting.

Recommendation

Approval of the Resolution to set a public hearing. This is a required step in the budget approval process.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing - Proposed Property Taxes	Notice	2/27/2025
Resolution 25-54	Resolution	3/5/2025

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF COUNCIL BLUFFS - PROPOSED PROPERTY TAX LEVY
COUNCIL BLUFFS Fiscal Year July 1, 2025 - June 30, 2026 **CITY #: 78-732**

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/24/2025 **Meeting Time:** 06:00 PM **Meeting Location:** Council Chambers at City Hall, 209 Pearl St., Council Bluffs, IA 51503

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
<https://www.councilbluffs-ia.gov/>

City Telephone Number
 (712) 890-5100

Iowa Department of Management	Current Year Property Tax	Certified 2024 - 2025	Budget Year Property Tax	Effective 2025 - 2026	Budget Year Property Tax	Proposed 2025 - 2026
Taxable Valuations for Non-Debt Service		3,343,055,436		3,525,506,271		3,525,506,271
Consolidated General Fund		27,604,545		27,604,545		28,540,278
Operation & Maintenance of Public Transit		1,549,172		1,549,172		1,262,131
Aviation Authority		802,333		802,333		846,122
Liability, Property & Self Insurance		2,340,139		2,340,139		2,993,155
Support of Local Emergency Mgmt. Comm.		0		0		0
Unified Law Enforcement		0		0		0
Police & Fire Retirement		4,402,804		4,402,804		4,643,092
FICA & IPERS (If at General Fund Limit)		3,065,582		3,065,582		2,527,788
Other Employee Benefits		10,497,161		10,497,161		11,621,444
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		3,434,085,684		3,594,432,394		3,594,432,394
Debt Service		9,684,122		9,684,122		10,136,299
CITY REGULAR TOTAL PROPERTY TAX		59,945,858		59,945,858		62,570,309
CITY REGULAR TAX RATE		17.85467		16.95080		17.69276
Taxable Value for City Ag Land		9,452,504		9,822,004		9,822,004
Ag Land		28,393		28,393		29,503
CITY AG LAND TAX RATE		3.00375		2.89075		3.00375
Tax Rate Comparison-Current VS. Proposed						
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000		Current Year 2024/2025		Budget Year 2025/2026		Percent Change
City Regular Residential		827		923		11.61
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000		Current Year 2024/2025		Budget Year 2025/2026		Percent Change
City Regular Commercial		3,652		4,125		12.95

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Increase in property tax valuation is primarily driven by new construction and market changes. Increased property tax revenue will be utilized to offset continued inflation, caused by changes in supply and demand, as well as increased costs for employee and property/liability insurance.

RESOLUTION 25-54

Resolution setting a public hearing for March 24, 2025 on the City of Council Bluffs proposed tax levy for the fiscal year ending June 30, 2026.

WHEREAS, The City of Council Bluffs has a requirement to conduct a public hearing on the proposed tax levy for the fiscal year ending June 30, 2026, and;

WHEREAS, The public hearing is required to occur at a special meeting with no additional business is discussed, and;

WHEREAS, The City is required to publish and post the proposed tax levy at least ten and no more than twenty days from the public hearing,

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

That a Public Hearing on the Proposed Tax Levy for the fiscal year ending June 30, 2026 is established for Monday, March 24, 2025 at 6:00 p.m. in Council Chambers at City Hall, 209 Pearl Street in Council Bluffs, Iowa in a special council meeting.

ADOPTED

AND

APPROVED:

March 10, 2025

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

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

Resolution 25-55
ITEM 3.D.

Council Action: 3/10/2025

Description

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$3,750,000. (ECP-1)

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$3,750,000 as authorized by Section 384.25 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose projects.

Before the Bonds may be issued, it is necessary to comply with the provisions of Chapter 384 of the Code of Iowa, and to publish a notice of the proposal to issue such Bonds and to receive oral and/or written objections from any resident or property owner of the City to such action.

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	2/28/2025
GO Bond Process	Other	2/28/2025
FY26 CIP	Other	2/28/2025
FY26 CIP Supplemental Information	Other	2/28/2025
Resolution 25-55	Resolution	3/5/2025

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$3,750,000 GENERAL OBLIGATION BONDS OF
THE CITY (FOR ESSENTIAL CORPORATE PURPOSES (ECP-
1)), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$3,750,000 General Obligation Bonds, for essential corporate purposes, to provide funds to pay the costs of:

- a) the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance;
- b) the equipping of the police and fire departments;
- c) the rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
- d) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, construction, reconstruction and repair of sidewalks, pedestrian underpasses and overpasses, trails, bridges, and culverts, acquisition of any real estate needed for any of the foregoing purposes.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$6.10. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bond may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

4924-4146-7425-1\10342-203

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 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	\$50,000 PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000									
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	21	\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000										\$2,250,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further Information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000										\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000									\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000										\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000									\$375,000	\$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000									\$375,000	\$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000									\$250,000	\$900,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids			\$1,750,000									\$1,750,000	\$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000										\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000									\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000								\$110,000	\$220,000	Other = Sewer
Total			\$1,350,000	\$2,700,000	\$11,850,000	\$285,000	\$7,691,972	\$1,275,000	\$221,500	\$0	\$3,500,000	\$0	\$0	\$3,360,000	\$32,143,472	

City of Council Bluffs
2025 Series Bond Hearing Supplemental Information
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
Vehicles & Heavy Equipment	FD-26-02; PD-26-01; PD-26-02	\$985,658	
PD Equipment:tasers (\$90K of warranty cost)	PD-26-02	\$526,754	
Trolley Park Playground Equipment	PR-26-06	\$261,000	
City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
MAC Arena Upgrades - Phase I	BM-26-02	\$675,000	
MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
SWILE Backup Generator Addition	BM-26-07	\$150,000	
Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

Resolution 25-55

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

Not to exceed \$3,750,000 General Obligation Bonds (ECP-1)

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

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

March 10, 2025

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$3,750,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES (ECP-1)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

Resolution 25-55

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$3,750,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES (ECP-1)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$3,750,000, as authorized by Section 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the 24th day of March, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$3,750,000 General Obligation Bonds, for essential corporate purposes, the proceeds of which bonds will be used to provide funds to pay the costs of:

- a) the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance;
- b) the equipping of the police and fire departments;
- c) the rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
- d) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, construction, reconstruction and repair of sidewalks, pedestrian underpasses and overpasses, trails, bridges, and culverts, acquisition of any real estate needed for any of the foregoing purposes.

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

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

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

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$3,750,000 GENERAL OBLIGATION BONDS OF
THE CITY (FOR ESSENTIAL CORPORATE PURPOSES (ECP-
1)), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$3,750,000 General Obligation Bonds, for essential corporate purposes, to provide funds to pay the costs of:

- a) the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance;
- b) the equipping of the police and fire departments;
- c) the rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks; and
- d) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, construction, reconstruction and repair of sidewalks, pedestrian underpasses and overpasses, trails, bridges, and culverts, acquisition of any real estate needed for any of the foregoing purposes.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$6.10. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bond may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 10th day of March, 2025.

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 11th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$3,750,000 General Obligation Bonds (ECP-1))

March 13, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

4914-5208-5535-1\10342-203

Council Communication

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

Resolution 25-56
ITEM 3.E.

Council Action: 3/10/2025

Description

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$910,000. (GCP-2)

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$910,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

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

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	2/28/2025
GO Bond Process	Other	2/28/2025
FY26 CIP	Other	2/28/2025
FY26 CIP Supplemental Information	Other	2/28/2025
Resolution 25-56	Resolution	3/5/2025

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-2)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$910,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city enterprises, including the Mid America Center.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

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 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting												\$50,000	\$50,000	PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000									
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	36	\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000										\$2,250,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000										\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000									\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000										\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000									\$375,000	\$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000									\$375,000	\$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000									\$250,000	\$900,000	Other = Sewer
PW-26-15	WPCP Digester Lids	Repair/Replace Digester Lids			\$1,750,000									\$1,750,000	\$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000										\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000									\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000								\$110,000	\$220,000	Other = Sewer
Total			\$1,350,000	\$2,700,000	\$11,850,000	\$285,000	\$7,691,972	\$1,275,000	\$221,500	\$0	\$3,500,000	\$0	\$0	\$3,360,000	\$32,143,472	

City of Council Bluffs
2025 Series Bond Hearing Supplemental Information
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
Vehicles & Heavy Equipment	FD-26-02; PD-26-01; PD-26-02	\$985,658	
PD Equipment:tasers (\$90K of warranty cost)	PD-26-02	\$526,754	
Trolley Park Playground Equipment	PR-26-06	\$261,000	
City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
MAC Arena Upgrades - Phase I	BM-26-02	\$675,000	
MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
SWILE Backup Generator Addition	BM-26-07	\$150,000	
Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

Resolution 25-56

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

Not to exceed \$910,000 General Obligation Bonds (GCP-2)

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

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

March 10, 2025

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-2)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

Resolution 25-56

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-2)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$910,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$934,570; and

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at _____ .M., on the 24th day of March, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$910,000 General Obligation Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide

funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city enterprises, including the Mid America Center and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

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

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

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-2)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$910,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, construction, reconstruction, extension, improvement, and equipping of city enterprises, including the Mid America Center.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 10th day of March, 2025.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this 11th day of March, 2025.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$910,000 General Obligation Bonds (GCP-2))

March 13, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

4897-3766-4031-1\10342-203

Council Communication

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

Resolution 25-57
ITEM 3.F.

Council Action: 3/10/2025

Description

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$930,000. (GCP-3)

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$930,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

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

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	2/28/2025
GO Bond Process	Other	2/28/2025
FY26 CIP	Other	2/28/2025
FY26 CIP Supplemental Information	Other	2/28/2025
Resolution 25-57	Resolution	3/5/2025

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$930,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-3)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$930,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of:

- a) the improvement and equipping city facilities, including the law enforcement training and utility facilities;
- b) the acquisition, construction, reconstruction, enlargement, improvement, and equipping of swimming pools and recreation grounds, including Pirates Cove; and
- c) planning for development of public improvements, including streets, flood plain, traffic control, public art.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

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 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000									
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	50	\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000										\$2,250,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information
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PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000								\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000									\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000								\$375,000	\$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000								\$375,000	\$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000								\$250,000	\$900,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids			\$1,750,000								\$1,750,000	\$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000									\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000								\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000							\$110,000	\$220,000	Other = Sewer
Total			\$1,350,000	\$2,700,000	\$11,850,000	\$285,000	\$7,691,972	\$1,275,000	\$221,500	\$0	\$3,500,000	\$0	\$0	\$3,360,000	\$32,143,472

City of Council Bluffs
2025 Series Bond Hearing Supplemental Information
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
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City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
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MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
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Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

Resolution 25-57

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

Not to exceed \$930,000 General Obligation Bonds (GCP-3)

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

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March 10, 2025

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Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$930,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-3)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

Resolution 25-57

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$930,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-3)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$930,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$934,570; and

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the 24th day of March, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$930,000 General Obligation Bonds, for

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

- a) the improvement and equipping city facilities, including the law enforcement training and utility facilities;
- b) the acquisition, construction, reconstruction, enlargement, improvement, and equipping of swimming pools and recreation grounds, including Pirates Cove; and
- c) planning for development of public improvements, including streets, flood plain, traffic control, public art

and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

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

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

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$930,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-3)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$930,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of:

- a) the improvement and equipping city facilities, including the law enforcement training and utility facilities;
- b) the acquisition, construction, reconstruction, enlargement, improvement, and equipping of swimming pools and recreation grounds, including Pirates Cove; and
- c) planning for development of public improvements, including streets, flood plain, traffic control, public art.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 10th day of March, 2025.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this 11th day of March, 2025.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$930,000 General Obligation Bonds (GCP-3))

March 13, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

4926-1056-5663-1\10342-203

Council Communication

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

Resolution 25-58
ITEM 3.G.

Council Action: 3/10/2025

Description

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$850,000. (GCP-4)

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$850,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

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

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	2/28/2025
GO Bond Process	Other	2/28/2025
FY26 CIP	Other	2/28/2025
FY26 CIP Supplemental Information	Other	2/28/2025
Resolution 25-58	Resolution	3/5/2025

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$850,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-4)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$850,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, improvement, extension and enhancement of City's information technology infrastructure and services, including cameras, computers, servers, software and fiber.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

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 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000									
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	64	\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000										\$2,250,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other	
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000									\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000									\$450,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000									\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000									\$375,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000									\$375,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000									\$250,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids			\$1,750,000									\$1,750,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000									\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000								\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000								\$110,000	Other = Sewer
Total			\$1,350,000	\$2,700,000	\$11,850,000	\$285,000	\$7,691,972	\$1,275,000	\$221,500	\$0	\$3,500,000	\$0	\$0	\$3,360,000	\$32,143,472

City of Council Bluffs
2025 Series Bond Hearing Supplemental Information
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
Vehicles & Heavy Equipment	FD-26-02; PD-26-01; PD-26-02	\$985,658	
PD Equipment:tasers (\$90K of warranty cost)	PD-26-02	\$526,754	
Trolley Park Playground Equipment	PR-26-06	\$261,000	
City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
MAC Arena Upgrades - Phase I	BM-26-02	\$675,000	
MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
SWILE Backup Generator Addition	BM-26-07	\$150,000	
Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

Resolution 25-58

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

Not to exceed \$850,000 General Obligation Bonds (GCP-4)

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

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

March 10, 2025

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$850,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-4)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

Resolution 25-58

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$850,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-4)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$850,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$934,570; and

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the 24th day of March, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$850,000 General Obligation Bonds, for general corporate purposes, the proceeds of which bonds will be used to provide funds to pay the

costs of the acquisition, improvement, extension and enhancement of City's information technology infrastructure and services, including cameras, computers, servers, software and fiber and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

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

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

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$850,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-4)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$850,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the acquisition, improvement, extension and enhancement of City's information technology infrastructure and services, including cameras, computers, servers, software and fiber.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 10th day of March, 2025.

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 11th day of March, 2025.

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 PUBLIC HEARING
(Not To Exceed \$850,000 General Obligation Bonds (GCP-4))

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:

March 13, 2025.

WITNESS my official signature this 14th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(SEAL)

4904-2907-1391-1\10342-203

Council Communication

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

Resolution 25-59
ITEM 3.H.

Council Action: 3/10/2025

Description

Resolution to set a public hearing for March 24, 2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$875,000. (GCP-5)

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$875,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

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

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	2/28/2025
GO Bond Process	Other	2/28/2025
FY26 CIP	Other	2/28/2025
FY26 CIP Supplemental Information	Other	2/28/2025
Resolution 25-59	Resolution	3/5/2025

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$875,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-5)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$875,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the equipping of city enterprises and departments, including vehicles for the Mid America Center and the Parks department.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

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 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000									
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	78	\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000										\$2,250,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other	
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000									\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000									\$450,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000									\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000									\$375,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000									\$375,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000									\$250,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids			\$1,750,000									\$1,750,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000									\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000								\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000								\$110,000	Other = Sewer
Total			\$1,350,000	\$2,700,000	\$11,850,000	\$285,000	\$7,691,972	\$1,275,000	\$221,500	\$0	\$3,500,000	\$0	\$0	\$3,360,000	\$32,143,472

City of Council Bluffs
2025 Series Bond Hearing Supplemental Information
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
Vehicles & Heavy Equipment	FD-26-02; PD-26-01; PD-26-02	\$985,658	
PD Equipment:tasers (\$90K of warranty cost)	PD-26-02	\$526,754	
Trolley Park Playground Equipment	PR-26-06	\$261,000	
City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
MAC Arena Upgrades - Phase I	BM-26-02	\$675,000	
MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
SWILE Backup Generator Addition	BM-26-07	\$150,000	
Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

Resolution 25-59

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

Not to exceed \$875,000 General Obligation Bonds (GCP-5)

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

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

March 10, 2025

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$875,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-5)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

Resolution 25-59

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$875,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-5)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$875,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$934,570; and

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the 24th day of March, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$875,000 General Obligation Bonds, for

general corporate purposes, the proceeds of which bonds will be used to provide funds to pay the costs of the equipping of city enterprises and departments, including vehicles for the Mid America Center and the Parks department.

Section 2. and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

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

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

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$875,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-5)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$875,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of the equipping of city enterprises and departments, including vehicles for the Mid America Center and the Parks department.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 10th day of March, 2025.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this 11th day of March, 2025.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$875,000 General Obligation Bonds (GCP-5))

March 13, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

4896-9578-9343-1\10342-203

Council Communication

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

Resolution 25-60
ITEM 3.I.

Council Action: 3/10/2025

Description

Resolution to set a public hearing for March 24,2025 at 7:00 p.m. on the proposition to issue General Obligation Bonds, not to exceed \$910,000. (GCP-6)

Background/Discussion

It is deemed necessary and advisable that the City of Council Bluffs should issue General Obligation Bonds, to the amount of not to exceed \$910,000 as authorized by Section 384.26 of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose projects.

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

Recommendation

The City is currently at Step 2 of the General Obligation Bonding process, which is to set the public hearing, outlining the projects by bond purpose resolution (general corporate or essential corporate). It is in the best interest of the City to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	2/28/2025
GO Bond Process	Other	2/28/2025
FY26 CIP	Other	2/28/2025
FY26 CIP Supplemental Information	Other	2/28/2025
Resolution 25-60	Resolution	3/5/2025

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-6)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at _____ .M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$910,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of:

- a) the acquisition, construction, reconstruction, enlargement, improvement and equipping of recreation grounds, recreation buildings, and recreation centers, including River's Edge donor plaza; and
- b) the acquisition, construction, reconstruction, extension, improvement and equipping of city hall.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

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 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,142,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000									
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	92	\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer			\$2,250,000										\$2,250,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other	
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000									\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000								\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000									\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000								\$375,000	\$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000								\$375,000	\$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000								\$250,000	\$900,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids			\$1,750,000								\$1,750,000	\$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000									\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000								\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000							\$110,000	\$220,000	Other = Sewer
Total			\$1,350,000	\$2,700,000	\$11,850,000	\$285,000	\$7,691,972	\$1,275,000	\$221,500	\$0	\$3,500,000	\$0	\$0	\$3,360,000	\$32,143,472

City of Council Bluffs
2025 Series Bond Hearing Supplemental Information
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
Vehicles & Heavy Equipment	FD-26-02; PD-26-01; PD-26-02	\$985,658	
PD Equipment:tasers (\$90K of warranty cost)	PD-26-02	\$526,754	
Trolley Park Playground Equipment	PR-26-06	\$261,000	
City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
MAC Arena Upgrades - Phase I	BM-26-02	\$675,000	
MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
SWILE Backup Generator Addition	BM-26-07	\$150,000	
Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

Resolution 25-60

ITEMS TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA

Not to exceed \$910,000 General Obligation Bonds (GCP-6)

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

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

March 10, 2025

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-6)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

Resolution 25-60

RESOLUTION FIXING DATE FOR A MEETING ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA (FOR GENERAL CORPORATE PURPOSES (GCP-6)), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Council Bluffs, State of Iowa, should issue General Obligation Bonds, to the amount of not to exceed \$910,000, as authorized by Section 384.26, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out general corporate purpose project(s) as hereinafter described; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$934,570; and

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

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

Section 1. That this Council meet in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the 24th day of March, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$910,000 General Obligation Bonds, for

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

- a) the acquisition, construction, reconstruction, enlargement, improvement and equipping of recreation grounds, recreation buildings, and recreation centers, including River's Edge donor plaza; and
- b) the acquisition, construction, reconstruction, extension, improvement and equipping of city hall

and shall bear interest at a rate not exceeding the maximum specified in the attached notice.

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

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

(To be published on or before: March 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, STATE OF IOWA, ON THE
MATTER OF THE PROPOSED ISSUANCE OF NOT TO
EXCEED \$910,000 GENERAL OBLIGATION BONDS OF THE
CITY (FOR GENERAL CORPORATE PURPOSES (GCP-6)),
AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Council Bluffs, State of Iowa, will hold a public hearing on the 24th day of March, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which meeting the Council proposes to take additional action for the issuance of not to exceed \$910,000 General Obligation Bonds, for general corporate purposes, bearing interest at a rate of not to exceed nine (9) per centum per annum, the Bonds to be issued to provide funds to pay the costs of:

- a) the acquisition, construction, reconstruction, enlargement, improvement and equipping of recreation grounds, recreation buildings, and recreation centers, including River's Edge donor plaza; and
- b) the acquisition, construction, reconstruction, extension, improvement and equipping of city hall.

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

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

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

Dated this 10th day of March, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

(End of Notice)

PASSED AND APPROVED this 10th day of March, 2025.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

WITNESS my hand and the seal of the Council hereto affixed this 11th day of March, 2025.

(SEAL)

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

NOTICE OF PUBLIC HEARING
(Not To Exceed \$910,000 General Obligation Bonds (GCP-6))

March 13, 2025.

City Clerk, City of Council Bluffs, State of
Iowa

4899-0098-2559-1\10342-203

Council Communication

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

Resolution 25-61
ITEM 3.J.

Council Action: 3/10/2025

Description Resolution directing the City Clerk to publish notice and setting a public hearing for March 24, 2025 at 7:00 p.m. on the plans, specifications and form of contract for the multi-family phase of the E. Manawa Subdivision.

Background/Discussion See attached staff report.
--

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	2/28/2025
Notice of Public Hearing	Notice	2/28/2025
Resolution 25-61	Resolution	3/5/2025

Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 25-	Set Public Hearing: March 10, 2025 Public Hearing: March 24, 2025 Award Contract: June 9, 2025
Subject/Title		
Set Public hearing to approve the plans, specifications and form of contract for the multi-family phase of the E. Manawa Subdivision.		
<u>Background</u>		
In 2022, using ARPA funds of \$4,190,000, the City purchased approximately 93 acres along E. Manawa Drive to develop for housing. Overall conceptual plans show a range of 600 to 900 housing units on the property depending on design and developer selection. The overall subdivision will be developed in phases to respond to market demand. This RFP is for the northernly 8.5 acres portion that is situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, and is intended for the development of a multi-family housing project consisting of approximately 180 units. This area should feature higher-density housing, establishing a distinct edge area within the overall 93 acre site that complements future phases of the development. The site is part of land that has been designated as the east Manawa Drive Residential Urban Renewal Area and has been prioritized for economic and housing development. Directly south of Veteran’s Memorial Highway, the site is within 2.5 miles of the following local amenities:		
<ul style="list-style-type: none">• Lake Manawa City Park (0.5 miles)• Council Bluffs Power Center and Metro Crossing (1.2 miles)• Metro Area Transit Yellow Line (0.4 miles)• Interstate-29 (0.8 miles)• Lewis Central Community School District Campus (2.2 miles)• Council Bluffs trail system (0.1 miles)		
<u>Discussion</u>		
The City is ready to bid the above described multi-family phase of the E. Manawa Subdivision. The timeline shall be as follows:		
	March 24, 2025	RFP released on IonWave
	May 22, 2025	RFP closed on IonWave
	June 9, 2025	City Council Award Contract
	July 2025	Start construction
Staff Recommendation		
Staff recommends approval of the resolution setting the public hearing for the plans, specifications and form of contract for the multi-family phase of the E. Manawa Subdivision.		
Attachment		
Resolution		

Notice of Public Hearing
on the
Plans, Specifications, Form of Contract and Cost Estimate
for the
Multi-family phase of the E. Manawa Subdivision

A public hearing will be held on March 24, 2025, at 7:00 p.m. in the Council Chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, and form of contract for the multi-family phase of the E. Manawa Subdivision. The project will involve future development of approximately 180 multi-family units on 8.5 acres of land. 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. 25-61

A RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE MULTI-FAMILY PHASE OF THE E. MANAWA SUBDIVISION.

WHEREAS, The City used \$4,190,000 of ARPA funds to purchase approximately 93 acres along E. Manawa Drive to develop for housing; and

WHEREAS, This project is known as the multi-family phase of the overall E. Manawa Subdivision; and

WHEREAS, The City wishes to develop the 8.5 acre multi-family phase of the E. Manawa Subdivision; 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 March 24, 2025 at 7:00 p.m. on the plans, specifications and form of contract for the multi-family phase of the E. Manawa Subdivision.

ADOPTED

AND

APPROVED:

March 10, 2025

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 25-62
ITEM 3.K.

Council Action: 3/10/2025

Description

Resolution setting a public hearing for 7:00 p.m. on April 21, 2025, for FY2026 State Transit Assistance funding.

Background/Discussion

Every year the City of Council Bluffs is required to submit an Iowa DOT Authorizing Resolution for State Transit Assistance (STA) for transit operations with the Iowa Department of Transportation's Joint Participation Agreement to provide Transit Assistance to Iowa's public transit system.

Before the City receives the Iowa DOT Authorizing Resolution for Transit Assistance with the Iowa Department of Transportation, the City is required to hold a public hearing. The notice must be published at least 30 days ahead of the scheduled public hearing. It is recommended that a public hearing regarding the FY2026 projected STA payments be set for April 21, 2025.

The City is required to submit to the Iowa DOT Office of Public Transit a notice of public hearing, the approved resolution, and a copy of the city council minutes from the meeting where the public hearing is held. Following receipt of this information, the Iowa Department of Transportation will send the Iowa DOT Authorizing Resolution for signature.

The State Transit Assistance formula is based on ridership, revenue miles, operating expense, and local match.

The projection for FY2026 is \$285,507 in STA payments.

The projected FY2026 budget for transit is \$2,263,600 in expenditures and projected revenues of \$1,370,399 in transit tax levy, \$285,507 in State Transit Assistance, \$87,780 from Metro in reimbursement, \$87,500 in Enhanced Mobility of Seniors and Individuals with Disabilities Grants (5310), \$40,000 in Special Transit Assistance fares, and \$115,000 in Metro fixed-route fares.

Recommendation

Approval of this resolution to continue receiving state funding for transit operations.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	3/4/2025
STA Fund Projection for FY2026	Other	3/4/2025
Resolution 25-62	Resolution	3/5/2025

Notice of Public Hearing

for the

Application for FY 2026 State Transit Assistance

A public hearing will be held on April 21, 2025, at 7:00 p.m. in the council chambers of City Hall, at 209 Pearl Street, Council Bluffs, Iowa, on the proposed Iowa DOT Authorizing Resolution for state transit assistance. The City of Council Bluffs proposes to submit documentation to receive the Iowa DOT Authorizing Resolution from the Iowa Department of Transportation for approximately \$285,507 of state transit assistance for support of daily transit operations. At said hearing, all interested parties will be afforded an opportunity to comment on the proposal.

By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk

State Transit Assistance Fund Projection for FY2026

System Name	FY2024 Ridership	FY2024 Revenue Miles	FY2024 Operating Expense	FY2024 Locally Determined Income	FY2026 Formula %	FY2026 Formula Allocation
Region 1	100,221	581,102	\$2,713,270	\$1,162,103	2.20470050%	\$426,555
Region 2	162,956	656,090	\$2,747,794	\$1,828,000	3.18033894%	\$615,318
Region 3	115,665	688,103	\$4,062,281	\$2,039,073	2.75762685%	\$533,533
Region 4	81,491	369,718	\$3,044,392	\$1,072,478	1.70383500%	\$329,650
Region 5	101,186	172,777	\$1,060,914	\$387,645	2.09863928%	\$406,035
Region 6	37,844	171,529	\$998,504	\$628,834	1.59885072%	\$309,338
Region 7	36,781	365,966	\$1,608,852	\$1,001,861	1.91622277%	\$370,742
Region 8	84,930	433,180	\$1,801,604	\$1,124,807	2.38458662%	\$461,359
Region 9	79,231	284,102	\$1,686,545	\$1,373,289	2.38703112%	\$461,832
Region 10	289,399	1,534,365	\$6,874,950	\$3,353,201	4.30215961%	\$832,362
Region 11	94,194	481,631	\$3,437,294	\$1,410,359	2.07864019%	\$402,166
Region 12	100,288	716,296	\$2,697,654	\$1,729,407	2.88502551%	\$558,182
Region 13	535,762	1,823,133	\$4,842,728	\$2,209,576	4.62254834%	\$894,350
Region 14	79,362	279,443	\$1,487,073	\$568,498	1.79480977%	\$347,252
Region 15	173,068	2,208,426	\$5,726,718	\$3,159,355	4.47267744%	\$865,353
Region 16	204,336	339,148	\$1,549,851	\$711,582	3.04216687%	\$588,585
Subtotal	2,276,714	11,105,009	\$46,340,424	\$23,760,068	43.42985952%	\$8,402,613
Council Bluffs	134,776	244,986	\$2,003,152	\$1,558,100	1.47567492%	\$285,507
Davenport	659,722	1,074,855	\$8,490,046	\$5,877,014	3.00259296%	\$580,928
Des Moines	3,502,024	4,404,670	\$37,579,507	\$32,507,543	11.97996127%	\$2,317,829
Bettendorf	65,294	273,064	\$1,456,925	\$572,986	1.33533657%	\$258,355
Burlington	120,054	177,893	\$1,395,849	\$238,157	1.15917090%	\$224,271
Clinton	251,097	351,291	\$2,165,395	\$827,810	1.68686970%	\$326,368
Fort Dodge	109,925	245,000	\$1,331,307	\$526,124	1.50862930%	\$291,883
Marshalltown	126,066	115,658	\$976,434	\$537,294	1.45080874%	\$280,696
Mason City	182,385	368,606	\$1,733,829	\$547,931	1.77604662%	\$343,621
Muscatine	110,715	239,075	\$1,099,244	\$346,339	1.70754166%	\$330,367
Ottumwa	100,076	290,287	\$695,026	\$78,490	2.81341844%	\$544,327
Ames	4,715,514	1,381,950	\$13,348,870	\$10,225,363	5.84985091%	\$1,131,803
Cambus	2,594,074	604,696	\$4,790,781	\$2,938,719	4.53666902%	\$877,734
Cedar Rapids	1,154,053	1,222,878	\$12,205,935	\$8,365,977	3.80284114%	\$735,757
Coralville	352,049	283,706	\$2,286,713	\$1,318,766	1.87517388%	\$362,800
Dubuque	398,478	549,551	\$4,009,790	\$2,588,127	2.06671318%	\$399,858
Iowa City	1,581,990	1,082,096	\$9,504,337	\$8,160,639	4.19051097%	\$810,761
Sioux City	701,331	819,841	\$6,705,282	\$4,063,585	2.51936998%	\$487,436
Waterloo	233,727	734,874	\$5,792,068	\$2,993,511	1.83296032%	\$354,633
Subtotal	17,093,350	14,464,977	\$117,570,490	\$84,272,473	56.57014048%	\$10,944,935
Grand Total	19,370,064	25,569,986	\$163,910,914	\$108,032,541	100.00000000%	\$19,347,548

**RESOLUTION
NO. 25-62**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE
AND SETTING A PUBLIC HEARING ON THE IOWA DOT AUTHORIZING
RESOLUTION FOR FY2026 STATE TRANSIT ASSISTANCE**

WHEREAS, the City of Council Bluffs expects to submit documentation for an Iowa DOT Authorizing Resolution for approximately \$285,507 in State Transit Assistance for use in operating its transit system during FY2026; and

WHEREAS, a public hearing on approval of the Iowa DOT Authorizing Resolution is required before the Iowa DOT Authorizing Resolution can be sent to the City by the Iowa Department of Transportation. The notice of public hearing must be published at least 30 days ahead of the scheduled public hearing.

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

That the City Clerk is hereby ordered to set a public hearing on the Iowa DOT Authorizing Resolution for FY2026 State Transit Assistance setting April 21, 2025, at 7:00 p.m. as the date and time of said hearing.

ADOPTED
AND
APPROVED

March 10, 2025

Matthew J Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Boards/Commissions
ITEM 3.L.

Council Action: 3/10/2025

Description

Council Bluffs Airport Authority and Convention Center Commission

Background/Discussion

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

Airport Authority

Reappoint the following with term expiring 03/01/2029:

Scott Hartman, 18073 Bent Tree Rdg.

Rich Heininger, 51021 Providence Rd,

Jarrold Konz, 15074 Brookside Lane

Arena and Convention Center Commission

Roderick James, Iowa West Foundation Liasion, 33 South Linden Avenue

Recommendation

Council Communication

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

December 2024 Financial Reports
ITEM 3.M.

Council Action: 3/10/2025

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
December 2024 Expenditures by Amount	Other	2/27/2025
December 2024 Expenditures by Vendor	Other	2/27/2025
December 2024 Receipts & Expenditures by Fund	Other	2/27/2025

CITY OF COUNCIL BLUFFS
AP POST BY AMOUNT
DECEMBER 2024
(\$'S)

VENDOR	AMOUNT	DESCRIPTION
CITY EMPLOYEE PAYROLL	\$2,319,905.99	EMPLOYEE PAYROLL
UMB BANK N.A.	\$1,428,248.09	BOND PAYMENT
TWO RIVERS INSURANCE COMPANY, INC.	\$1,151,504.23	EMPLOYEE INSURANCE
CAESARS ENTERTAINMENT	\$653,532.64	MAC OPERATING EXPENSE
EFTPS	\$633,367.70	PAYROLL RELATED
HARVEYS BR MANAGEMENT CO INC	\$612,352.28	FEES
MFPRSI	\$529,067.10	PAYROLL RELATED
HILDRETH LANDSCAPE INC	\$522,681.13	REPAIRS & MAINTENANCE
NEUVIRTH CONSTRUCTION INC	\$384,960.54	CONSTRUCTION
IPERS	\$365,795.88	PAYROLL RELATED
WASTE CONNECTIONS OF IOWA	\$325,150.51	HOUSEHOLD TRASH
PETERSON CONTRACTORS INC	\$204,282.06	CONSTRUCTION
CARLEY CONSTRUCTION LLC	\$192,726.21	CONSTRUCTION
EMPLOYERS MUTUAL CASUALTY COMPANY	\$160,689.31	INSURANCE
DOSTALS CONSTRUCTION CO INC	\$149,625.00	CONSTRUCTION
HGM ASSOCIATES INC	\$138,379.18	CONSULTANT
IOWA DEPT OF REVENUE	\$137,580.00	PAYROLL RELATED
COMPASS UTILITY LLC	\$135,182.39	CONSTRUCTION
RIVERS EDGE ONE LLC	\$127,093.50	TIF REBATE
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$114,581.00	BUS SERVICE
PAYROLL	\$109,535.67	MAC OPERATING EXPENSE
US BANK	\$109,351.25	CREDIT CARD PURCHASES
IOWA DEPARTMENT OF HUMAN SERVICES	\$104,161.46	AMBULANCE BILLING FEE
MIDAMERICAN ENERGY COMPANY	\$100,013.21	ELECTRICITY
TRU PRO CONSTRUCTION INC	\$97,677.50	CONSTRUCTION
US MARSHALS SERVICE	\$83,860.00	REFUND
FELD FIRE	\$79,239.00	EQUIPMENT/PARTS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$77,490.02	PAYROLL RELATED
MCCARTHY CONSTRUCTION INC	\$76,987.32	TIF REBATE
IOWA WEST FOUNDATION	\$76,253.17	DEVLPMT CONTRACT
TREEHOUSE PHASE I LLC	\$72,807.62	GRANT REIMBURSEMENT
JEO CONSULTING GROUP INC	\$69,493.67	CONSULTANT
DIGITECH COMPUTER LLC	\$65,053.61	AMBULANCE BILLING FEE
INSIGHT PUBLIC SECTOR INC	\$53,568.96	HARDWARE/SOFTWARE
RPL UTILITY LLC	\$51,540.94	CONSTRUCTION
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$50,000.00	CONTRIBUTIONS
IOWA WASTE SERVICES HOLDINGS INC	\$49,439.09	SOLID WASTE DISPOSAL
AMERICAN TRAFFIC SOLUTIONS, INC.	\$45,670.00	PROFESSIONAL SVCS
POLLARD GAMES	\$45,282.61	DEVLPMT CONTRACT
MURPHY TRACTOR & EQUIPMENT CO CORP	\$42,750.00	EQUIPMENT/PARTS
ECO-STORAGE INVESTMENTS INC	\$40,647.52	SOLID WASTE DISPOSAL
TREASURER STATE OF IOWA/SALES TAX	\$40,230.06	SALES TAX
DODGE RIVERSIDE PAYROLL	\$35,272.41	DODGE OPERATING EXPENSE
HDR ENGINEERING INC	\$34,841.47	PROFESSIONAL SVCS
D & S WELDING POWDER COATING & BLASTING	\$34,750.00	PROFESSIONAL SVCS
OMNI ENGINEERING	\$34,443.29	STREET MAINTENANCE SUPLS
RIFE CONSTRUCTION INC	\$34,256.97	CONSTRUCTION
MH LOGISTICS CORP	\$33,370.16	REPAIRS & MAINTENANCE
NEW VISIONS HOMELESS SERVICES	\$33,000.00	GRANT REIMBURSEMENT
SOUTHWEST IOWA PLANNING COUNCIL	\$32,661.83	TRANSIT SERVICES
MCCLURE ENGINEERING CO	\$32,470.65	ENGINEERING
D&K PRODUCTS	\$31,450.90	DODGE OPERATING EXPENSE
PETROLEUM TRADERS CORPORATION	\$31,088.70	FUEL

MIDWEST GLASS	\$30,979.75	REPAIRS & MAINTENANCE
FORVIS MAZARS LLP	\$30,750.00	PROFESSIONAL SVCS
MICAH HOUSE CORP	\$30,314.76	CONTRACT AGREEMENT
IOWA DEPARTMENT OF REVENUE	\$27,714.19	MAC OPERATING EXPENSE
POLYDYNE INC	\$25,740.00	SUPPLIES
COUNCIL BLUFFS WATER WORKS	\$24,925.34	WATER
SJ ELECTRO SYSTEMS INC	\$24,481.00	EQUIPMENT/PARTS
RELIANCE STANDARD LIFE INSURANCE CO	\$23,579.96	PAYROLL RELATED
MACQUEEN EQUIPMENT, LLC	\$23,194.65	EQUIPMENT/PARTS
IOWA FINANCE AUTHORITY	\$21,568.75	LOAN PAYMENTS
AGRILAND F S INC	\$21,342.56	SUPPLIES
CITY TREASURER	\$21,103.97	DODGE OPERATING EXPENSE
LYMAN RICHEY SAND & GRAVEL COMPANY	\$20,988.00	STREET MAINTENANCE SUPLS
NMC INC.	\$19,251.83	EQUIPMENT/PARTS
JONES AUTOMOTIVE	\$19,171.78	EQUIPMENT/PARTS
EOCENE ENVIRONMENTAL GROUP INC	\$19,086.25	PROFESSIONAL SVCS
LYNCH DALLAS, P.C.	\$18,585.00	ATTORNEY FEES
THE DAVEY TREE EXPERT COMPANY	\$16,925.00	TREE WORK
HENNINGSSEN CONSTRUCTION INC	\$16,128.37	CONSTRUCTION
RYAN ROBERT ADKINS	\$15,668.42	MOWING/GROUNDS MAINT
VERMEER SALES & SERVICE INC	\$15,502.83	EQUIPMENT/PARTS
RDG PLANNING & DESIGN	\$15,464.14	REFUND
RASMUSSEN MECHANICAL SERVICES INC	\$15,380.25	EQUIPMENT/PARTS
COX COMMUNICATION INC	\$15,027.08	PHONE/INTERNET SVC
FISHER BUILDING SERVICES INC	\$14,972.00	REPAIRS & MAINTENANCE
SNYDER & ASSOCIATES INC	\$13,888.79	CONSULTANT
METRO WASTE AUTHORITY	\$13,619.52	SERVICE LABOR
CENTURY ASPHALT CORPORATION	\$13,467.50	REPAIRS & MAINTENANCE
EHRHART GRIFFIN & ASSOCIATES INC	\$13,052.97	CONSULTANT
CLARK EQUIPMENT COMPANY	\$13,000.00	EQUIPMENT/PARTS
DANKO EMERGENCY EQUIPMENT CO	\$12,740.20	SUPPLIES
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$12,221.00	PAYROLL RELATED
NEBRASKA METHODIST HEALTH SYSTEM INC	\$11,991.20	CONSULTANT
CORNHUSKER INTERNATIONAL TRUCKS	\$11,839.05	EQUIPMENT/PARTS
SUPERIOR LIGHTING INC	\$11,792.50	RIVER' EDGE GARAGE EXPENSE
BERT GURNEY & ASSOCIATES INC	\$11,178.58	EQUIPMENT/PARTS
CONTINENTAL FIRE/ALARM	\$11,104.28	PROFESSIONAL SVCS
HEARTLAND FAMILY SERVICES	\$11,000.00	CONSULTANT
CITY OF COUNCIL BLUFFS-FLEX	\$10,384.48	PAYROLL RELATED
BAKER & TAYLOR INC	\$10,346.84	BOOKS/PERIODICALS/SUB
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MARCO HOLDINGS, LLC	\$10,166.77	COPY/PRINTER MAINTANCE
ICMA RETIREMENT TRUST - 457	\$9,613.80	PAYROLL RELATED
RODNEY JOHNSON	\$9,422.00	SERVICE LABOR
RTG BUILDING SERVICES INC	\$9,411.60	JANITORIAL SERVICE
MOBOTREX INC	\$9,216.00	STREET MAINTENANCE SUPLS
DONALD W MATHEWS	\$9,198.17	VEHICLE REPAIR
DMG INC	\$8,461.62	ELECTRICAL REPAIR
MIDWEST TAPE, LLC	\$8,109.29	DVD/AUDIO/CD
LANDSCAPES GOLF MANAGEMENT	\$8,092.31	DODGE OPERATING EXPENSE
COMMUNICATION INNOVATORS	\$7,859.03	CONSTRUCTION
COLLECTION SERVICES CENTER	\$7,728.68	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$7,405.79	PAYROLL RELATED
VERIZON WIRELESS SERVICES LLC	\$7,334.28	CELL PHONE
CERRIS SYSTEMS NORTH CENTRAL INC	\$7,178.55	SERVICE LABOR
PLAYCORE GROUP INC & SUBSIDIARIES	\$6,805.33	EQUIPMENT/PARTS
INLAND TRUCK PARTS COMPANY INC	\$6,798.20	EQUIPMENT/PARTS
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$6,475.51	SUPPLIES
RIVERS EDGE MASTER PROP OWNERS ASSOC	\$6,024.61	RIVER' EDGE GARAGE EXPENSE

UKG KRONOS SYSTEMS	\$5,938.75	HARDWARE/SOFTWARE
EYMAN PLUMBING INC	\$5,828.27	CONSTRUCTION
ALL TRAFFIC DATA LLC	\$5,800.00	EQUIPMENT/PARTS
TURNER MORGAN	\$5,700.00	PROFESSIONAL SVCS
NAPA AUTO PARTS	\$5,568.59	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$5,300.00	PAYROLL RELATED
DODGE RIVERSIDE SALES TAX	\$5,299.26	DODGE OPERATING EXPENSE
UNBOUND EVENTS INC.	\$5,100.00	LIBRARY PERFORMANCES
CHAMPLIN TIRE RECYCLING INC	\$5,040.00	TIRE DISPOSAL
WALDINGER CORPORATION	\$4,943.50	REPAIRS & MAINTENANCE
ARNOLD MOTOR SUPPLY, LLP	\$4,901.52	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY SHERIFF	\$4,845.00	INMATE COST
D & K PRODUCTS	\$4,800.00	SUPPLIES
D & E LLC	\$4,620.00	MOWING/GROUNDS MAINT
CONTINENTAL WESTERN GROUP	\$4,343.99	DODGE OPERATING EXPENSE
MCINTOSH PLUMBING INC	\$4,300.00	PLUMBING NEW OR REPAIR
THE DOLLYWOOD FOUNDATION	\$4,264.20	BOOKS/PERIODICALS/SUB
LINKEDIN CORP	\$4,100.00	DUES/MEMBERSHIP
TOYNE INC	\$3,929.38	EQUIPMENT/PARTS
WASTE CONNECTIONS OF NEBRASKA INC	\$3,842.08	SOLID WASTE DISPOSAL
THE RAWLINGS COMPANY LLC	\$3,822.63	REFUND
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	\$3,786.90	EQUIPMENT/PARTS
ARROW TOWING	\$3,593.30	TOWING/STORAGE/AUCTION
MORPHO USA INC	\$3,460.00	HARDWARE/SOFTWARE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$3,396.46	PAYROLL RELATED
IOWA DEPT OF TRANSPORTATION	\$3,379.00	CONSULTANT
FIRST NATIONAL BANK PCARDS	\$3,332.21	DODGE OPERATING EXPENSE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$3,314.98	EQUIPMENT/PARTS
ENVISIONWARE INC	\$3,284.65	HARDWARE/SOFTWARE
ZOHO CORPORATION	\$3,198.00	HARDWARE/SOFTWARE
FACTORY MOTOR PARTS	\$3,137.23	EQUIPMENT/PARTS
HEARTLAND TIRES & TREADS INC	\$3,066.64	TIRE REPLACEMENT/REPAIR
CLEVELAND GOLF	\$3,030.80	DODGE OPERATING EXPENSE
PHILIP BRAINARD	\$2,990.00	PROFESSIONAL SVCS
TED'S MOWER SALES & SERVICE INC	\$2,986.03	EQUIPMENT/PARTS
MOLINA HEALTHCARE OF IOWA	\$2,917.91	REFUND
NODDLE DEVELOPMENT CO	\$2,875.00	RIVER' EDGE GARAGE EXPENSE
EDWARDS CHEVROLET-CADILLAC INC	\$2,862.02	EQUIPMENT/PARTS
AMBULANCE REFUNDS	\$2,828.26	REFUND
UPTOWN STAFFING INC	\$2,820.00	CONTRACT AGREEMENT
W.W. GRAINGER, INC.	\$2,806.91	EQUIPMENT/PARTS
SYSCO LINCOLN	\$2,738.01	DODGE OPERATING EXPENSE
U.S. VENTURE, INC.	\$2,675.56	EQUIPMENT/PARTS
ALL COPY PRODUCTS INC	\$2,600.40	LEASE
ZOOBEAN INC	\$2,517.15	HARDWARE/SOFTWARE
SECURITY EQUIPMENT INCORPORATED	\$2,490.22	ALARM SECURITY
ECHO GROUP	\$2,427.06	SUPPLIES
ALAN'S ENTERPRISES LTD	\$2,406.09	SUPPLIES
OMAHA DOOR & WINDOW CO INC	\$2,338.24	REPAIRS & MAINTENANCE
DOLL DISTRIBUTING	\$2,265.18	MAC OPERATING EXPENSE
GREAT PLAINS UNIFORMS	\$2,244.87	UNIFORMS
MOORE'S SERVICE INCORPORATED	\$2,214.00	SERVICE LABOR
JANE ANNE BETHARDS	\$2,212.00	PROFESSIONAL SVCS
RESOURCE RENTAL CENTER INC	\$2,200.00	RENTAL EXPS
MICHAEL TODD AND COMPANY INC	\$2,196.00	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$2,147.00	LEGAL SERVICES
POTTAWATTAMIE COUNTY TREASURER	\$2,145.00	FEES
SMA ENTERPRISES INC.	\$2,046.72	EQUIPMENT/PARTS
RAMAKER & ASSOCIATES INC	\$1,995.00	CONSULTANT

MIDWEST FIRE PROTECTION	\$1,961.34	SAFETY EQUIP & MAINTENANCE
BATES ROOFING LLC	\$1,950.00	REPAIRS & MAINTENANCE
TIREHUB, LLC	\$1,942.16	EQUIPMENT/PARTS
MICHAEL O'BRADOVICH	\$1,800.00	LEGAL SERVICES
AMERIGROUP IOWA INC	\$1,794.46	REFUND
UNDERGROUND LOCATION COMPANY	\$1,776.60	PROFESSIONAL SVCS
ECOSOLUTIONS INC	\$1,758.35	SUPPLIES
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
LIGHTSPEED	\$1,720.07	DODGE OPERATING EXPENSE
UMR	\$1,536.76	DODGE OPERATING EXPENSE
CONFLUENCE INC	\$1,487.50	CONSULTANT
DODGE BANK & CR CARD FEES	\$1,464.10	DODGE OPERATING EXPENSE
PROV.16:3 INC	\$1,446.26	SUPPLIES
DAN BECKMANN	\$1,416.00	JANITORIAL SERVICE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,375.00	PAYROLL RELATED
I-80 LIQUOR	\$1,355.14	DODGE OPERATING EXPENSE
REIDY METAL SERVICES INC	\$1,339.00	RIVER' EDGE GARAGE EXPENSE
LYMAN-RICHEY SAND & GRAVEL	\$1,308.62	DODGE OPERATING EXPENSE
RELIANT FIRE APPARATUS INC	\$1,297.77	EQUIPMENT/PARTS
WEST PUBLISHING CORPORATION	\$1,275.00	SUBSCRIPTION
OMAHA TRUCK CENTER COMPANY INC.	\$1,246.57	EQUIPMENT/PARTS
DAVID C ANDERSEN	\$1,224.00	CONSTRUCTION
PATRICK G BARTOS	\$1,200.00	CONSTRUCTION
MAX I WALKER UNIFORM & APPAREL	\$1,192.19	UNIFORMS
HARMS OIL COMPANY	\$1,155.36	FUEL
ACCENT PACKAGING INC	\$1,139.11	SUPPLIES
CENTURYLINK	\$1,138.74	PHONE/INTERNET SVC
NEBRASKA TEXTILE AND SUPPLY	\$1,131.25	DODGE OPERATING EXPENSE
M & R WELDING	\$1,113.00	WELDING SUPPLIES/SERVICE
PAUL LUCHT & SONS INC	\$1,095.25	REPAIRS & MAINTENANCE
CERTIFIED POWER INC	\$1,085.17	EQUIPMENT/PARTS
DAVID W WOODY	\$1,078.25	SUPPLIES
MID AMERICAN ENERGY CO	\$1,045.23	RIVER' EDGE GARAGE EXPENSE
MIDWEST TURF & IRRIGATION	\$1,042.95	EQUIPMENT/PARTS
NEBRASKA AIR FILTER INC	\$1,027.72	SUPPLIES
NATIONAL CONCRETE CUTTING INC	\$1,006.40	REPAIRS & MAINTENANCE
ORIA SIMONINI	\$1,000.00	PUBLIC EVENTS
NODDLE DEVELOPMENT CO	\$1,000.00	RIVER' EDGE GARAGE EXPENSE
FORCE EQUIPMENT	\$999.50	EQUIPMENT/PARTS
PITNEY BOWES GLOBAL FINANCIAL LLC	\$975.18	POSTAGE & PRINTING
LANG DIESEL INC.	\$972.89	EQUIPMENT/PARTS
POLK COUNTY SHERIFF	\$942.97	PAYROLL RELATED
PRIME COMMUNICAITONS	\$932.83	RIVER' EDGE GARAGE EXPENSE
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
CERC LLC	\$900.00	PUBLIC EVENTS
DONE RIGHT FLOORCARE	\$900.00	REPAIRS & MAINTENANCE
DALES TRASH SERVICE INC	\$895.00	RENTAL EXPS
COUNCIL BLUFFS AREA PICKLEBALL CLUB	\$874.00	FEES
OVERDRIVE INC	\$849.73	BOOKS/PERIODICALS/SUB
BLUFFS ELECTRIC INC	\$848.71	ELECTRICAL REPAIR
CENGAGE LEARNING INC	\$832.87	BOOKS/PERIODICALS/SUB
BLAIR FREEMAN LLC	\$831.00	CONSULTANT
PEERLESS WIPING CLOTH CO	\$800.00	SUPPLIES
TYLER TECHNOLOGIES INC	\$800.00	HARDWARE/SOFTWARE
FELSBURG HOLT & ULLEVIG INC	\$799.85	PROFESSIONAL SVCS
GIBBS RENTAL & SALES	\$791.10	BUSINESS ASSISTANCE PROGRAM
BOO, INC.	\$776.94	EQUIPMENT/PARTS
DOLL DISTRIBUTING LLC	\$754.50	DODGE OPERATING EXPENSE

COUNCIL BLUFFS WINSUPPLY	\$753.00	SUPPLIES
PASSPORT LABS INC	\$729.50	PARKING FEES
PRINCIPAL	\$727.64	DODGE OPERATING EXPENSE
COX BUSINESS	\$718.74	DODGE OPERATING EXPENSE
PREMIER GLAZERS	\$714.72	MAC OPERATING EXPENSE
IOWA PRISON INDUSTRIES	\$711.58	SUPPLIES
BIZCO, INC.	\$679.98	EQUIPMENT/PARTS
UNITED HEALTHCARE	\$678.40	REFUND
BH MEDIA GROUP INC.	\$673.53	ADVERTISEMENT
SHERWIN WILLIAMS	\$669.70	SUPPLIES
NODDLE SERVICES LLC	\$664.74	RIVER' EDGE GARAGE EXPENSE
TK ELEVATOR CORP	\$645.21	RIVER' EDGE GARAGE EXPENSE
KELLY SUPPLY COMPANY	\$621.92	EQUIPMENT/PARTS
MID AMERICAN ENERGY CO	\$621.48	RIVER' EDGE GARAGE EXPENSE
NODDLE SERVICES LLC	\$599.20	RIVER' EDGE GARAGE EXPENSE
C & E WELDING AND FAB INC	\$566.25	REPAIRS & MAINTENANCE
EAGLE TIRE DISTRIBUTORS	\$565.50	TIRE REPLACEMENT/REPAIR
JEFF'S WASH & GLO LTD	\$556.80	REPAIRS & MAINTENANCE
SOLARWINDS INC	\$546.00	HARDWARE/SOFTWARE
GENIE SERVICES LLC	\$540.00	PEST CONTROL
LORI LORRAINE TURNER	\$535.00	LEGAL CLAIM
ELM USA INC	\$520.00	SUPPLIES
THE SCHEMMER ASSOCIATES INC	\$513.85	CONSULTANT
DAVIS EQUIPMENT CORPORATION	\$509.53	EQUIPMENT/PARTS
SAPP BROTHERS INC	\$500.93	FUEL
CAROLINA SOFTWARE INC	\$500.00	HARDWARE/SOFTWARE
K9 BED BUG DETECTION OF NEBRASKA LLC	\$500.00	PROFESSIONAL SVCS
J & R LIQUOR	\$490.27	MAC OPERATING EXPENSE
O'REILLY AUTOMOTIVE INC	\$485.78	EQUIPMENT/PARTS
MCMULLEN FORD INC	\$475.96	EQUIPMENT/PARTS
J&M GOLF	\$465.93	DODGE OPERATING EXPENSE
KINGHORN GARDENS	\$459.04	RIVER' EDGE GARAGE EXPENSE
VOGEL TRAFFIC SERVICES INC	\$457.61	EQUIPMENT/PARTS
YMCA OF GREATER OMAHA	\$430.00	DUES/MEMBERSHIP
2ND WIND EXERCISE EQUIPMENT INC	\$428.00	EQUIPMENT/PARTS
CANON SOLUTIONS AMERICA INC	\$417.53	COPY/PRINTER MAINTANCE
GENERAL TRAFFIC CONTROLS INC	\$403.00	CONTRACT AGREEMENT
HANSEN HOUSE LLC	\$400.00	PUBLIC EVENTS
JAMES PALMER	\$400.00	PROFESSIONAL SVCS
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
ERIN M MCCARTNEY	\$394.00	PAYROLL RELATED
PREMIER GLAZER'S BEVS	\$375.30	DODGE OPERATING EXPENSE
LEAH O BRIEN	\$370.00	TRAINING
KLASS LAW FIRM LLP	\$368.55	CONTRACT AGREEMENT
BLUE CROSS BLUE SHIELD OF IOWA	\$366.50	REFUND
MUNICIPAL EMERGENCY SERVICES INC	\$366.00	EQUIPMENT/PARTS
WELLS FARGO FINANCIAL LEASING INC	\$364.00	LEASE
C & J INDUSTRIAL SUPPLY	\$360.25	JANITORIAL SERVICE
LINDA M CONNER	\$360.00	CONSULTANT
SUSPENSION SHOP INC	\$360.00	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
COX BUSINESS SERVICES	\$332.43	RIVER' EDGE GARAGE EXPENSE
FASTENAL COMPANY	\$324.79	SUPPLIES
DULTMEIER SALES LLC	\$319.10	SUPPLIES
HUBWISE TECHNOLOGY INC	\$318.86	RIVER' EDGE GARAGE EXPENSE
THOMAS E LUSTGRAAF	\$317.00	PROPERTY ACQUISITION
TRI TEN LLC	\$317.00	PROPERTY ACQUISITION
KRIHA FLUID PWER	\$314.92	DODGE OPERATING EXPENSE
GLENCO ELECTRIC INC	\$313.29	CONTRACT AGREEMENT

ANTEAUS HANZY	\$312.50	REFUND
FIRESRING PRINT INC	\$304.97	PRINTING/BINDING
WATER ENGINEERING INC	\$300.03	MOWING/GROUNDS MAINT
IOWA COMMUNICATIONS NETWORK	\$300.00	PHONE/INTERNET SVC
MARTIN RESOURCE MANAGEMENT	\$296.00	SUPPLIES
CENTER POINT LARGE PRINT	\$292.44	BOOKS/PERIODICALS/SUB
AETNA U S HEALTHCARE	\$290.64	REFUND
ACCUTEC-IHS, INC.	\$275.31	EQUIPMENT/PARTS
BOUND TO STAY BOUND BOOKS INC	\$268.27	BOOKS/PERIODICALS/SUB
DATASHIELD CORPORATION	\$252.00	SERVICE LABOR
BENJAMIN TOMASELLO	\$250.00	PUBLIC EVENTS
JOSEPH FAUST ENTERPRISES LLC	\$245.00	MOWING/GROUNDS MAINT
WASTE CONNECTIONS OF IOWA	\$241.28	DODGE OPERATING EXPENSE
HEARTLAND BUSINESS SYSTEMS LLC	\$240.00	HARDWARE/SOFTWARE
MATHESON TRI GAS INC.	\$239.69	SUPPLIES
TVH PARTS CO	\$239.00	SUPPLIES
VIKING AUTOMATIC SPRINKLER CO	\$235.40	RIVER' EDGE GARAGE EXPENSE
MALINA DOBSON	\$219.59	REIMB EMPLOYEE EXPENSE
MIDWEST WHEEL COMPANIES	\$211.57	EQUIPMENT/PARTS
ALVIN OR MABLE TAYLOR	\$209.00	REFUND
BGNE INC.	\$208.80	SUPPLIES
THE ABY MANUFACTURING GROUP INC	\$208.15	SUPPLIES
CFI TIRE SERVICE	\$208.00	TIRE REPLACEMENT/REPAIR
SAFETY KLEEN SYSTEMS, INC	\$203.09	SERVICE LABOR
ALYSSA BAZER	\$200.00	GRANT REIMBURSEMENT
ASHLEY KRUSE	\$200.00	REIMB EMPLOYEE EXPENSE
EMILY KEA	\$200.00	GRANT REIMBURSEMENT
JESSICA SMITH	\$200.00	GRANT REIMBURSEMENT
KANDY D HARMAN	\$200.00	CONSULTANT
KATELYN LARSEN	\$200.00	GRANT REIMBURSEMENT
HEARTLAND TOXICOLOGY	\$197.00	PROFESSIONAL SVCS
PER MAR SECURITY & RESEARCH CORP	\$188.00	ALARM SECURITY
THE TORO COMPANY	\$175.96	DODGE OPERATING EXPENSE
USGA CLUB MEMBERSHIP	\$175.00	DODGE OPERATING EXPENSE
THERMO KING CHRISTENSEN	\$166.67	SUPPLIES
ACUSHNET COMPANY	\$160.79	DODGE OPERATING EXPENSE
RED LIGHT REFUNDS	\$159.00	REFUND
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$155.50	CONSULTANT
MIDWEST BOX COMPANY	\$155.05	SUPPLIES
YANT EQUIPMENT	\$155.00	REPAIRS & MAINTENANCE
HUMAN SERVICES ADVISORY COUNCIL INC	\$150.00	DUES/MEMBERSHIP
KRISTINE L SINCLAIR	\$150.00	LIBRARY PERFORMANCES
HEARTLAND CO-OP	\$147.01	FUEL
KARMOUTA AHMAS	\$146.00	REFUND
MUTUAL OF OMAHA	\$144.91	DODGE OPERATING EXPENSE
MIDWEST TURF & IRRIGATION	\$144.28	DODGE OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS CO	\$141.24	DODGE OPERATING EXPENSE
DENNIS SUPPLY COMPANY	\$131.73	SUPPLIES
GRP & ASSOCIATES	\$124.00	SUPPLIES
RONNIE GARGES	\$112.42	REIMB EMPLOYEE EXPENSE
TODD CALLAGHAN	\$110.00	REFUND
MATERIAL MATTERS INC	\$110.00	HARDWARE/SOFTWARE
THRIVENT FINANCIAL	\$107.94	REFUND
ABBAY EDWARDS	\$100.00	PROFESSIONAL SVCS
STATE OF IOWA	\$100.00	TRAINING
TRISTAN C MAGILL	\$100.00	REFUND
AGRIVISION EQUIPMENT GROUP	\$98.73	EQUIPMENT/PARTS
SIOUX CITY TRUCK SALES INC	\$95.87	EQUIPMENT/PARTS
JEBRO INCORPORATED	\$90.00	EQUIPMENT/PARTS

WOODHOUSE CBP	\$81.63	EQUIPMENT/PARTS
NUCO PUMP SALES AND SERVICE	\$80.25	DODGE OPERATING EXPENSE
ASI SYSTEMS INC	\$80.25	RIVER' EDGE GARAGE EXPENSE
COLUMN SOFTWARE PBC	\$79.21	LEGAL SERVICES
LLOYD W GROAT TRUST	\$74.00	REFUND
PRESO X	\$71.82	RIVER' EDGE GARAGE EXPENSE
UNITED PARCEL SERVICE	\$69.85	FREIGHT/POSTAGE
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
MARK GALVAN	\$63.72	REIMB EMPLOYEE EXPENSE
AMBASSADOR TITLE SERVICES	\$60.00	REFUND
CLEAR TITLE & ABSTRACT LLC	\$60.00	REFUND
DANIEL WIESE	\$60.00	REFUND
JOHNNIE AND BOBBIE BARLEAN	\$60.00	REFUND
LAWRENCE & JOAN GUBBELS	\$60.00	REFUND
MIDWEST TITLE INC	\$60.00	REFUND
PATRICK JOHN-DAWN D PETERSON	\$60.00	REFUND
TERRI LYNN JONES	\$60.00	REFUND
RIVERS EDGE BANK FEES	\$55.50	RIVER' EDGE GARAGE EXPENSE
THRYV, INC.	\$55.44	ADVERTISEMENT
M R R	\$54.00	REFUND
BOFA	\$50.08	MAC OPERATING EXPENSE
FIRST RESPONDERS FOUNDATION	\$50.00	PROFESSIONAL SVCS
AMERITAS LIKE INSURANCE CO	\$45.29	DODGE OPERATING EXPENSE
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	\$45.00	CONTRACT AGREEMENT
AMEX	\$40.91	MAC OPERATING EXPENSE
LORETTA GOESCHEL	\$40.87	REIMB EMPLOYEE EXPENSE
JOHN KINNEY	\$40.00	REFUND
MJRK LLC	\$40.00	REFUND
ELWOOD G KATHLEEN A VANRIPER	\$36.30	REFUND
WENDELL L STEPHENS	\$36.00	REFUND
MELISSA WILLIAMS	\$36.00	REFUND
PIPING RESOURCES	\$34.00	SUPPLIES
THERESA DEWITT	\$33.84	REIMB EMPLOYEE EXPENSE
CHRISTINE D ANDERSON	\$31.49	REIMB EMPLOYEE EXPENSE
JERRY L MOSS	\$28.00	REFUND
WILLIAM E CARPENTER JR	\$20.77	REIMB EMPLOYEE EXPENSE
BYRON BOTHWELL	\$20.00	REFUND
EDWARD CHEVALIER	\$20.00	REFUND
ELMER PINEDA	\$20.00	REFUND
JAMIE FRANCISQUEZ	\$20.00	REFUND
L T PROPERTIES LLC	\$20.00	REFUND
PINNACLE LAWN SERVICE	\$20.00	REFUND
SUPERIOR INVESTMENTS LLC	\$20.00	REFUND
UNION BANK/OMNIFY	\$19.50	DODGE OPERATING EXPENSE
TERRENCE V-ROXANN PALMER	\$18.00	REFUND
KIMBERLY K RIEBE	\$17.97	REIMB EMPLOYEE EXPENSE
JULIANNE M JOHNSON	\$16.97	REIMB EMPLOYEE EXPENSE
AMERICAN MESSAGING SERVICES LLC	\$16.26	PHONE/INTERNET SVC
JUAN FIGEROA	\$14.00	REFUND
LINDSAY MCGINNIS-HURT	\$10.72	REIMB EMPLOYEE EXPENSE
SARAH ALLEN	\$10.72	REIMB EMPLOYEE EXPENSE
PJ MORGAN REAL ESTATE	\$10.00	REFUND
KATHRYN B JOHNSON	\$9.64	REIMB EMPLOYEE EXPENSE
DIRK B & TRACEY A MCVEY	\$8.00	REFUND
FINTECH	\$8.00	DODGE OPERATING EXPENSE
SECRETARY OF STATE	\$5.00	FEES
TITLECORE NATIONAL LLC	\$5.00	REFUND
TOTAL	\$13,379,996.65	

CITY OF COUNCIL BLUFFS
AP POST BY VENDOR
DECEMBER 2024
(\$'S)

VENDOR	AMOUNT	DESCRIPTION
2ND WIND EXERCISE EQUIPMENT INC	\$428.00	EQUIPMENT/PARTS
ABBAY EDWARDS	\$100.00	PROFESSIONAL SVCS
ACCENT PACKAGING INC	\$1,139.11	SUPPLIES
ACCUTEC-IHS, INC.	\$275.31	EQUIPMENT/PARTS
ACUSHNET COMPANY	\$160.79	DODGE OPERATING EXPENSE
AETNA U S HEALTHCARE	\$290.64	REFUND
AGRILAND F S INC	\$21,342.56	SUPPLIES
AGRIVISION EQUIPMENT GROUP	\$98.73	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$2,147.00	LEGAL SERVICES
ALAN'S ENTERPRISES LTD	\$2,406.09	SUPPLIES
ALL COPY PRODUCTS INC	\$2,600.40	LEASE
ALL TRAFFIC DATA LLC	\$5,800.00	EQUIPMENT/PARTS
ALVIN OR MABLE TAYLOR	\$209.00	REFUND
ALYSSA BAZER	\$200.00	GRANT REIMBURSEMENT
AMBASSADOR TITLE SERVICES	\$60.00	REFUND
AMBULANCE REFUNDS	\$2,828.26	REFUND
AMERICAN MESSAGING SERVICES LLC	\$16.26	PHONE/INTERNET SVC
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
AMERICAN TRAFFIC SOLUTIONS, INC.	\$45,670.00	PROFESSIONAL SVCS
AMERIGROUP IOWA INC	\$1,794.46	REFUND
AMERITAS LIKE INSURANCE CO	\$45.29	DODGE OPERATING EXPENSE
AMEX	\$40.91	MAC OPERATING EXPENSE
ANTEAUS HANZY	\$312.50	REFUND
ARNOLD MOTOR SUPPLY, LLP	\$4,901.52	EQUIPMENT/PARTS
ARROW TOWING	\$3,593.30	TOWING/STORAGE/AUCTION
ASHLEY KRUSE	\$200.00	REIMB EMPLOYEE EXPENSE
ASI SYSTEMS INC	\$80.25	RIVER' EDGE GARAGE EXPENSE
BAKER & TAYLOR INC	\$10,346.84	BOOKS/PERIODICALS/SUB
BATES ROOFING LLC	\$1,950.00	REPAIRS & MAINTENANCE
BENJAMIN TOMASELLO	\$250.00	PUBLIC EVENTS
BERT GURNEY & ASSOCIATES INC	\$11,178.58	EQUIPMENT/PARTS
BGNE INC.	\$208.80	SUPPLIES
BH MEDIA GROUP INC.	\$673.53	ADVERTISEMENT
BIZCO, INC.	\$679.98	EQUIPMENT/PARTS
BLAIR FREEMAN LLC	\$831.00	CONSULTANT
BLUE CROSS BLUE SHIELD OF IOWA	\$366.50	REFUND
BLUFFS ELECTRIC INC	\$848.71	ELECTRICAL REPAIR
BOFA	\$50.08	MAC OPERATING EXPENSE
BOO, INC.	\$776.94	EQUIPMENT/PARTS
BOUND TO STAY BOUND BOOKS INC	\$268.27	BOOKS/PERIODICALS/SUB
BYRON BOTHWELL	\$20.00	REFUND
C & E WELDING AND FAB INC	\$566.25	REPAIRS & MAINTENANCE
C & J INDUSTRIAL SUPPLY	\$360.25	JANITORIAL SERVICE
CAESARS ENTERTAINMENT	\$653,532.64	MAC OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$417.53	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	\$192,726.21	CONSTRUCTION
CAROLINA SOFTWARE INC	\$500.00	HARDWARE/SOFTWARE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$3,314.98	EQUIPMENT/PARTS
CENGAGE LEARNING INC	\$832.87	BOOKS/PERIODICALS/SUB
CENTER POINT LARGE PRINT	\$292.44	BOOKS/PERIODICALS/SUB
CENTURY ASPHALT CORPORATION	\$13,467.50	REPAIRS & MAINTENANCE
CENTURYLINK	\$1,138.74	PHONE/INTERNET SVC
CERC LLC	\$900.00	PUBLIC EVENTS

CERRIS SYSTEMS NORTH CENTRAL INC	\$7,178.55	SERVICE LABOR
CERTIFIED POWER INC	\$1,085.17	EQUIPMENT/PARTS
CFI TIRE SERVICE	\$208.00	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	\$5,040.00	TIRE DISPOSAL
CHRISTINE D ANDERSON	\$31.49	REIMB EMPLOYEE EXPENSE
CITY EMPLOYEE PAYROLL	\$2,319,905.99	EMPLOYEE PAYROLL
CITY OF COUNCIL BLUFFS-DEPENDENT	\$3,396.46	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	\$10,384.48	PAYROLL RELATED
CITY TREASURER	\$21,103.97	DODGE OPERATING EXPENSE
CLARK EQUIPMENT COMPANY	\$13,000.00	EQUIPMENT/PARTS
CLEAR TITLE & ABSTRACT LLC	\$60.00	REFUND
CLEVELAND GOLF	\$3,030.80	DODGE OPERATING EXPENSE
COLLECTION SERVICES CENTER	\$7,728.68	PAYROLL RELATED
COLUMN SOFTWARE PBC	\$79.21	LEGAL SERVICES
COMMUNICATION INNOVATORS	\$7,859.03	CONSTRUCTION
COMPASS UTILITY LLC	\$135,182.39	CONSTRUCTION
CONFLUENCE INC	\$1,487.50	CONSULTANT
CONTINENTAL FIRE/ALARM	\$11,104.28	PROFESSIONAL SVCS
CONTINENTAL WESTERN GROUP	\$4,343.99	DODGE OPERATING EXPENSE
CORNHUSKER INTERNATIONAL TRUCKS	\$11,839.05	EQUIPMENT/PARTS
COUNCIL BLUFFS AREA PICKLEBALL CLUB	\$874.00	FEES
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$50,000.00	CONTRIBUTIONS
COUNCIL BLUFFS WATER WORKS	\$24,925.34	WATER
COUNCIL BLUFFS WINSUPPLY	\$753.00	SUPPLIES
COX BUSINESS	\$718.74	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	\$332.43	RIVER' EDGE GARAGE EXPENSE
COX COMMUNICATION INC	\$15,027.08	PHONE/INTERNET SVC
D & E LLC	\$4,620.00	MOWING/GROUNDS MAINT
D & K PRODUCTS	\$4,800.00	SUPPLIES
D & S WELDING POWDER COATING & BLASTING	\$34,750.00	PROFESSIONAL SVCS
D&K PRODUCTS	\$31,450.90	DODGE OPERATING EXPENSE
DALES TRASH SERVICE INC	\$895.00	RENTAL EXPS
DAN BECKMANN	\$1,416.00	JANITORIAL SERVICE
DANIEL WIESE	\$60.00	REFUND
DANKO EMERGENCY EQUIPMENT CO	\$12,740.20	SUPPLIES
DATASHIELD CORPORATION	\$252.00	SERVICE LABOR
DAVID C ANDERSEN	\$1,224.00	CONSTRUCTION
DAVID W WOODY	\$1,078.25	SUPPLIES
DAVIS EQUIPMENT CORPORATION	\$509.53	EQUIPMENT/PARTS
DENNIS SUPPLY COMPANY	\$131.73	SUPPLIES
DIGITECH COMPUTER LLC	\$65,053.61	AMBULANCE BILLING FEE
DIRK B & TRACEY A MCVEY	\$8.00	REFUND
DMG INC	\$8,461.62	ELECTRICAL REPAIR
DODGE BANK & CR CARD FEES	\$1,464.10	DODGE OPERATING EXPENSE
DODGE RIVERSIDE PAYROLL	\$35,272.41	DODGE OPERATING EXPENSE
DODGE RIVERSIDE SALES TAX	\$5,299.26	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING	\$2,265.18	MAC OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$754.50	DODGE OPERATING EXPENSE
DONALD W MATHEWS	\$9,198.17	VEHICLE REPAIR
DONE RIGHT FLOORCARE	\$900.00	REPAIRS & MAINTENANCE
DOSTALS CONSTRUCTION CO INC	\$149,625.00	CONSTRUCTION
DULTMEIER SALES LLC	\$319.10	SUPPLIES
EAGLE TIRE DISTRIBUTORS	\$565.50	TIRE REPLACEMENT/REPAIR
ECHO GROUP	\$2,427.06	SUPPLIES
ECOSOLUTIONS INC	\$1,758.35	SUPPLIES
ECO-STORAGE INVESTMENTS INC	\$40,647.52	SOLID WASTE DISPOSAL
EDWARD CHEVALIER	\$20.00	REFUND
EDWARDS CHEVROLET-CADILLAC INC	\$2,862.02	EQUIPMENT/PARTS
EFTPS	\$633,367.70	PAYROLL RELATED

EHRHART GRIFFIN & ASSOCIATES INC	\$13,052.97	CONSULTANT
ELM USA INC	\$520.00	SUPPLIES
ELMER PINEDA	\$20.00	REFUND
ELWOOD G KATHLEEN A VANRIPER	\$36.30	REFUND
EMILY KEA	\$200.00	GRANT REIMBURSEMENT
EMPLOYERS MUTUAL CASUALTY COMPANY	\$160,689.31	INSURANCE
ENVISIONWARE INC	\$3,284.65	HARDWARE/SOFTWARE
EOCENE ENVIRONMENTAL GROUP INC	\$19,086.25	PROFESSIONAL SVCS
ERIN M MCCARTNEY	\$394.00	PAYROLL RELATED
EYMAN PLUMBING INC	\$5,828.27	CONSTRUCTION
FACTORY MOTOR PARTS	\$3,137.23	EQUIPMENT/PARTS
FASTENAL COMPANY	\$324.79	SUPPLIES
FELD FIRE	\$79,239.00	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$799.85	PROFESSIONAL SVCS
FINTECH	\$8.00	DODGE OPERATING EXPENSE
FIRESPRING PRINT INC	\$304.97	PRINTING/BINDING
FIRST NATIONAL BANK PCARDS	\$3,332.21	DODGE OPERATING EXPENSE
FIRST RESPONDERS FOUNDATION	\$50.00	PROFESSIONAL SVCS
FISHER BUILDING SERVICES INC	\$14,972.00	REPAIRS & MAINTENANCE
FORCE EQUIPMENT	\$999.50	EQUIPMENT/PARTS
FORVIS MAZARS LLP	\$30,750.00	PROFESSIONAL SVCS
GENERAL TRAFFIC CONTROLS INC	\$403.00	CONTRACT AGREEMENT
GENIE SERVICES LLC	\$540.00	PEST CONTROL
GIBBS RENTAL & SALES	\$791.10	BUSINESS ASSISTANCE PROGRAM
GLENCO ELECTRIC INC	\$313.29	CONTRACT AGREEMENT
GREAT PLAINS UNIFORMS	\$2,244.87	UNIFORMS
GRP & ASSOCIATES	\$124.00	SUPPLIES
HANSEN HOUSE LLC	\$400.00	PUBLIC EVENTS
HARMS OIL COMPANY	\$1,155.36	FUEL
HARVEYS BR MANAGEMENT CO INC	\$612,352.28	FEES
HDR ENGINEERING INC	\$34,841.47	PROFESSIONAL SVCS
HEARTLAND BUSINESS SYSTEMS LLC	\$240.00	HARDWARE/SOFTWARE
HEARTLAND CO-OP	\$147.01	FUEL
HEARTLAND FAMILY SERVICES	\$11,000.00	CONSULTANT
HEARTLAND TIRES & TREADS INC	\$3,066.64	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	\$197.00	PROFESSIONAL SVCS
HENNINGSSEN CONSTRUCTION INC	\$16,128.37	CONSTRUCTION
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$6,475.51	SUPPLIES
HGM ASSOCIATES INC	\$138,379.18	CONSULTANT
HILDRETH LANDSCAPE INC	\$522,681.13	REPAIRS & MAINTENANCE
HUBWISE TECHNOLOGY INC	\$318.86	RIVER' EDGE GARAGE EXPENSE
HUMAN SERVICES ADVISORY COUNCIL INC	\$150.00	DUES/MEMBERSHIP
I-80 LIQUOR	\$1,355.14	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$9,613.80	PAYROLL RELATED
INLAND TRUCK PARTS COMPANY INC	\$6,798.20	EQUIPMENT/PARTS
INSIGHT PUBLIC SECTOR INC	\$53,568.96	HARDWARE/SOFTWARE
IOWA COMMUNICATIONS NETWORK	\$300.00	PHONE/INTERNET SVC
IOWA DEPARTMENT OF HUMAN SERVICES	\$104,161.46	AMBULANCE BILLING FEE
IOWA DEPARTMENT OF REVENUE	\$27,714.19	MAC OPERATING EXPENSE
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	\$45.00	CONTRACT AGREEMENT
IOWA DEPT OF REVENUE	\$137,580.00	PAYROLL RELATED
IOWA DEPT OF TRANSPORTATION	\$3,379.00	CONSULTANT
IOWA FINANCE AUTHORITY	\$21,568.75	LOAN PAYMENTS
IOWA PRISON INDUSTRIES	\$711.58	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	\$49,439.09	SOLID WASTE DISPOSAL
IOWA WEST FOUNDATION	\$76,253.17	DEVLPMNT CONTRACT
IPERS	\$365,795.88	PAYROLL RELATED
J & R LIQUOR	\$490.27	MAC OPERATING EXPENSE
J&M GOLF	\$465.93	DODGE OPERATING EXPENSE

JAMES PALMER	\$400.00	PROFESSIONAL SVCS
JAMIE FRANCISQUEZ	\$20.00	REFUND
JANE ANNE BETHARDS	\$2,212.00	PROFESSIONAL SVCS
JEBRO INCORPORATED	\$90.00	EQUIPMENT/PARTS
JEFF'S WASH & GLO LTD	\$556.80	REPAIRS & MAINTENANCE
JEO CONSULTING GROUP INC	\$69,493.67	CONSULTANT
JERRY L MOSS	\$28.00	REFUND
JESSICA SMITH	\$200.00	GRANT REIMBURSEMENT
JOHN KINNEY	\$40.00	REFUND
JOHNNIE AND BOBBIE BARLEAN	\$60.00	REFUND
JONES AUTOMOTIVE	\$19,171.78	EQUIPMENT/PARTS
JOSEPH FAUST ENTERPRISES LLC	\$245.00	MOWING/GROUNDS MAINT
JUAN FIGEROA	\$14.00	REFUND
JULIANNE M JOHNSON	\$16.97	REIMB EMPLOYEE EXPENSE
K9 BED BUG DETECTION OF NEBRASKA LLC	\$500.00	PROFESSIONAL SVCS
KANDY D HARMAN	\$200.00	CONSULTANT
KARMOUTA AHMAS	\$146.00	REFUND
KATELYN LARSEN	\$200.00	GRANT REIMBURSEMENT
KATHRYN B JOHNSON	\$9.64	REIMB EMPLOYEE EXPENSE
KELLY SUPPLY COMPANY	\$621.92	EQUIPMENT/PARTS
KIMBERLY K RIEBE	\$17.97	REIMB EMPLOYEE EXPENSE
KINGHORN GARDENS	\$459.04	RIVER' EDGE GARAGE EXPENSE
KLASS LAW FIRM LLP	\$368.55	CONTRACT AGREEMENT
KRIHA FLUID PWER	\$314.92	DODGE OPERATING EXPENSE
KRISTINE L SINCLAIR	\$150.00	LIBRARY PREFORMANCES
L T PROPERTIES LLC	\$20.00	REFUND
LANDSCAPES GOLF MANAGEMENT	\$8,092.31	DODGE OPERATING EXPENSE
LANG DIESEL INC.	\$972.89	EQUIPMENT/PARTS
LAWRENCE & JOAN GUBBELS	\$60.00	REFUND
LEAH O BRIEN	\$370.00	TRAINING
LIGHTSPEED	\$1,720.07	DODGE OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS CO	\$141.24	DODGE OPERATING EXPENSE
LINDA M CONNER	\$360.00	CONSULTANT
LINDSAY MCGINNIS-HURT	\$10.72	REIMB EMPLOYEE EXPENSE
LINKEDIN CORP	\$4,100.00	DUES/MEMBERSHIP
LLOYD W GROAT TRUST	\$74.00	REFUND
LORETTA GOESCHEL	\$40.87	REIMB EMPLOYEE EXPENSE
LORI LORRAINE TURNER	\$535.00	LEGAL CLAIM
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$5,300.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$7,405.79	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,375.00	PAYROLL RELATED
LYMAN RICHEY SAND & GRAVEL COMPANY	\$20,988.00	STREET MAINTENANCE SUPPLS
LYMAN-RICHEY SAND & GRAVEL	\$1,308.62	DODGE OPERATING EXPENSE
LYNCH DALLAS, P.C.	\$18,585.00	ATTORNEY FEES
M & R WELDING	\$1,113.00	WELDING SUPPLIES/SERVICE
M R R	\$54.00	REFUND
MACQUEEN EQUIPMENT, LLC	\$23,194.65	EQUIPMENT/PARTS
MALINA DOBSON	\$219.59	REIMB EMPLOYEE EXPENSE
MARCO HOLDINGS, LLC	\$10,166.77	COPY/PRINTER MAINTANCE
MARK GALVAN	\$63.72	REIMB EMPLOYEE EXPENSE
MARTIN RESOURCE MANAGEMENT	\$296.00	SUPPLIES
MATERIAL MATTERS INC	\$110.00	HARDWARE/SOFTWARE
MATHESON TRI GAS INC.	\$239.69	SUPPLIES
MAX I WALKER UNIFORM & APPAREL	\$1,192.19	UNIFORMS
MCCARTHY CONSTRUCTION INC	\$76,987.32	TIF REBATE
MCCLURE ENGINEERING CO	\$32,470.65	ENGINEERING
MCINTOSH PLUMBING INC	\$4,300.00	PLUMBING NEW OR REPAIR
MCMULLEN FORD INC	\$475.96	EQUIPMENT/PARTS

MELISSA WILLIAMS	\$36.00	REFUND
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
METRO WASTE AUTHORITY	\$13,619.52	SERVICE LABOR
MFPRSI	\$529,067.10	PAYROLL RELATED
MH LOGISTICS CORP	\$33,370.16	REPAIRS & MAINTENANCE
MICAH HOUSE CORP	\$30,314.76	CONTRACT AGREEMENT
MICHAEL O'BRADOVICH	\$1,800.00	LEGAL SERVICES
MICHAEL TODD AND COMPANY INC	\$2,196.00	EQUIPMENT/PARTS
MID AMERICAN ENERGY CO	\$1,045.23	RIVER' EDGE GARAGE EXPENSE
MID AMERICAN ENERGY CO	\$621.48	RIVER' EDGE GARAGE EXPENSE
MIDAMERICAN ENERGY COMPANY	\$100,013.21	ELECTRICITY
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MIDWEST BOX COMPANY	\$155.05	SUPPLIES
MIDWEST FIRE PROTECTION	\$1,961.34	SAFETY EQUIP & MAINTENANCE
MIDWEST GLASS	\$30,979.75	REPAIRS & MAINTENANCE
MIDWEST TAPE, LLC	\$8,109.29	DVD/AUDIO/CD
MIDWEST TITLE INC	\$60.00	REFUND
MIDWEST TURF & IRRIGATION	\$1,042.95	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$144.28	DODGE OPERATING EXPENSE
MIDWEST WHEEL COMPANIES	\$211.57	EQUIPMENT/PARTS
MJRK LLC	\$40.00	REFUND
MOBOTREX INC	\$9,216.00	STREET MAINTENANCE SUPLS
MOLINA HEALTHCARE OF IOWA	\$2,917.91	REFUND
MOORE'S SERVICE INCORPORATED	\$2,214.00	SERVICE LABOR
MORPHO USA INC	\$3,460.00	HARDWARE/SOFTWARE
MUNICIPAL EMERGENCY SERVICES INC	\$366.00	EQUIPMENT/PARTS
MURPHY TRACTOR & EQUIPMENT CO CORP	\$42,750.00	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$144.91	DODGE OPERATING EXPENSE
NAPA AUTO PARTS	\$5,568.59	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	\$1,006.40	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$77,490.02	PAYROLL RELATED
NEBRASKA AIR FILTER INC	\$1,027.72	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
NEBRASKA METHODIST HEALTH SYSTEM INC	\$11,991.20	CONSULTANT
NEBRASKA TEXTILE AND SUPPLY	\$1,131.25	DODGE OPERATING EXPENSE
NEUVIRTH CONSTRUCTION INC	\$384,960.54	CONSTRUCTION
NEW VISIONS HOMELESS SERVICES	\$33,000.00	GRANT REIMBURSEMENT
NMC INC.	\$19,251.83	EQUIPMENT/PARTS
NODDLE DEVELOPMENT CO	\$1,000.00	RIVER' EDGE GARAGE EXPENSE
NODDLE DEVELOPMENT CO	\$2,875.00	RIVER' EDGE GARAGE EXPENSE
NODDLE SERVICES LLC	\$664.74	RIVER' EDGE GARAGE EXPENSE
NODDLE SERVICES LLC	\$599.20	RIVER' EDGE GARAGE EXPENSE
NUCO PUMP SALES AND SERVICE	\$80.25	DODGE OPERATING EXPENSE
OMAHA DOOR & WINDOW CO INC	\$2,338.24	REPAIRS & MAINTENANCE
OMAHA TRUCK CENTER COMPANY INC.	\$1,246.57	EQUIPMENT/PARTS
OMNI ENGINEERING	\$34,443.29	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$155.50	CONSULTANT
O'REILLY AUTOMOTIVE INC	\$485.78	EQUIPMENT/PARTS
ORIA SIMONINI	\$1,000.00	PUBLIC EVENTS
OVERDRIVE INC	\$849.73	BOOKS/PERIODICALS/SUB
PASSPORT LABS INC	\$729.50	PARKING FEES
PATRICK G BARTOS	\$1,200.00	CONSTRUCTION
PATRICK JOHN-DAWN D PETERSON	\$60.00	REFUND
PAUL LUCHT & SONS INC	\$1,095.25	REPAIRS & MAINTENANCE
PAYROLL	\$109,535.67	MAC OPERATING EXPENSE
PEERLESS WIPING CLOTH CO	\$800.00	SUPPLIES
PER MAR SECURITY & RESEARCH CORP	\$188.00	ALARM SECURITY
PETERSON CONTRACTORS INC	\$204,282.06	CONSTRUCTION
PETROLEUM TRADERS CORPORATION	\$31,088.70	FUEL

PHILIP BRAINARD	\$2,990.00	PROFESSIONAL SVCS
PINNACLE LAWN SERVICE	\$20.00	REFUND
PIPING RESOURCES	\$34.00	SUPPLIES
PITNEY BOWES GLOBAL FINANCIAL LLC	\$975.18	POSTAGE & PRINTING
PJ MORGAN REAL ESTATE	\$10.00	REFUND
PLAYCORE GROUP INC & SUBSIDIARIES	\$6,805.33	EQUIPMENT/PARTS
POLK COUNTY SHERIFF	\$942.97	PAYROLL RELATED
POLLARD GAMES	\$45,282.61	DEVLPMNT CONTRACT
POLYDYNE INC	\$25,740.00	SUPPLIES
POTTAWATTAMIE COUNTY SHERIFF	\$4,845.00	INMATE COST
POTTAWATTAMIE COUNTY TREASURER	\$2,145.00	FEES
PREMIER GLAZERS	\$714.72	MAC OPERATING EXPENSE
PREMIER GLAZER'S BEVS	\$375.30	DODGE OPERATING EXPENSE
PRESO X	\$71.82	RIVER' EDGE GARAGE EXPENSE
PRIME COMMUNICAITONS	\$932.83	RIVER' EDGE GARAGE EXPENSE
PRINCIPAL	\$727.64	DODGE OPERATING EXPENSE
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	\$3,786.90	EQUIPMENT/PARTS
PROV.16:3 INC	\$1,446.26	SUPPLIES
RAMAKER & ASSOCIATES INC	\$1,995.00	CONSULTANT
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
RASMUSSEN MECHANICAL SERVICES INC	\$15,380.25	EQUIPMENT/PARTS
RDG PLANNING & DESIGN	\$15,464.14	REFUND
RED LIGHT REFUNDS	\$159.00	REFUND
REIDY METAL SERVICES INC	\$1,339.00	RIVER' EDGE GARAGE EXPENSE
RELIANCE STANDARD LIFE INSURANCE CO	\$23,579.96	PAYROLL RELATED
RELIANT FIRE APPARATUS INC	\$1,297.77	EQUIPMENT/PARTS
RESOURCE RENTAL CENTER INC	\$2,200.00	RENTAL EXPS
RIFE CONSTRUCTION INC	\$34,256.97	CONSTRUCTION
RIVERS EDGE BANK FEES	\$55.50	RIVER' EDGE GARAGE EXPENSE
RIVERS EDGE MASTER PROP OWNERS ASSOC	\$6,024.61	RIVER' EDGE GARAGE EXPENSE
RIVERS EDGE ONE LLC	\$127,093.50	TIF REBATE
RODNEY JOHNSON	\$9,422.00	SERVICE LABOR
RONNIE GARGES	\$112.42	REIMB EMPLOYEE EXPENSE
RPL UTILITY LLC	\$51,540.94	CONSTRUCTION
RTG BUILDING SERVICES INC	\$9,411.60	JANITORIAL SERVICE
RYAN ROBERT ADKINS	\$15,668.42	MOWING/GROUNDS MAINT
SAFETY KLEEN SYSTEMS, INC	\$203.09	SERVICE LABOR
SAPP BROTHERS INC	\$500.93	FUEL
SARAH ALLEN	\$10.72	REIMB EMPLOYEE EXPENSE
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
SECRETARY OF STATE	\$5.00	FEES
SECURITY EQUIPMENT INCORPORATED	\$2,490.22	ALARM SECURITY
SHERWIN WILLIAMS	\$669.70	SUPPLIES
SIOUX CITY TRUCK SALES INC	\$95.87	EQUIPMENT/PARTS
SJ ELECTRO SYSTEMS INC	\$24,481.00	EQUIPMENT/PARTS
SMA ENTERPRISES INC.	\$2,046.72	EQUIPMENT/PARTS
SNYDER & ASSOCIATES INC	\$13,888.79	CONSULTANT
SOLARWINDS INC	\$546.00	HARDWARE/SOFTWARE
SOUTHWEST IOWA PLANNING COUNCIL	\$32,661.83	TRANSIT SERVICES
STATE OF IOWA	\$100.00	TRAINING
SUPERIOR INVESTMENTS LLC	\$20.00	REFUND
SUPERIOR LIGHTING INC	\$11,792.50	RIVER' EDGE GARAGE EXPENSE
SUSPENSION SHOP INC	\$360.00	EQUIPMENT/PARTS
SYSCO LINCOLN	\$2,738.01	DODGE OPERATING EXPENSE
TED'S MOWER SALES & SERVICE INC	\$2,986.03	EQUIPMENT/PARTS
TERRENCE V-ROXANN PALMER	\$18.00	REFUND
TERRI LYNN JONES	\$60.00	REFUND
THE ABY MANUFACTURING GROUP INC	\$208.15	SUPPLIES
THE DAVEY TREE EXPERT COMPANY	\$16,925.00	TREE WORK

THE DOLLYWOOD FOUNDATION	\$4,264.20	BOOKS/PERIODICALS/SUB
THE RAWLINGS COMPANY LLC	\$3,822.63	REFUND
THE SCHEMMER ASSOCIATES INC	\$513.85	CONSULTANT
THE TORO COMPANY	\$175.96	DODGE OPERATING EXPENSE
THERESA DEWITT	\$33.84	REIMB EMPLOYEE EXPENSE
THERMO KING CHRISTENSEN	\$166.67	SUPPLIES
THOMAS E LUSTGRAAF	\$317.00	PROPERTY ACQUISITION
THRIVENT FINANCIAL	\$107.94	REFUND
THRYV, INC.	\$55.44	ADVERTISEMENT
TIREHUB, LLC	\$1,942.16	EQUIPMENT/PARTS
TITLECORE NATIONAL LLC	\$5.00	REFUND
TK ELEVATOR CORP	\$645.21	RIVER' EDGE GARAGE EXPENSE
TODD CALLAGHAN	\$110.00	REFUND
TOYNE INC	\$3,929.38	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$114,581.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	\$40,230.06	SALES TAX
TREEHOUSE PHASE I LLC	\$72,807.62	GRANT REIMBURSEMENT
TRI TEN LLC	\$317.00	PROPERTY ACQUISITION
TRISTAN C MAGILL	\$100.00	REFUND
TRU PRO CONSTRUCTION INC	\$97,677.50	CONSTRUCTION
TURNER MORGAN	\$5,700.00	PROFESSIONAL SVCS
TVH PARTS CO	\$239.00	SUPPLIES
TWO RIVERS INSURANCE COMPANY, INC.	\$1,151,504.23	EMPLOYEE INSURANCE
TYLER TECHNOLOGIES INC	\$800.00	HARDWARE/SOFTWARE
U.S. VENTURE, INC.	\$2,675.56	EQUIPMENT/PARTS
UKG KRONOS SYSTEMS	\$5,938.75	HARDWARE/SOFTWARE
UMB BANK N.A.	\$1,428,248.09	BOND PAYMENT
UMR	\$1,536.76	DODGE OPERATING EXPENSE
UNBOUND EVENTS INC.	\$5,100.00	LIBRARY PERFORMANCES
UNDERGROUND LOCATION COMPANY	\$1,776.60	PROFESSIONAL SVCS
UNION BANK/OMNIFY	\$19.50	DODGE OPERATING EXPENSE
UNITED HEALTHCARE	\$678.40	REFUND
UNITED PARCEL SERVICE	\$69.85	FREIGHT/POSTAGE
UPTOWN STAFFING INC	\$2,820.00	CONTRACT AGREEMENT
US BANK	\$109,351.25	CREDIT CARD PURCHASES
US MARSHALS SERVICE	\$83,860.00	REFUND
USGA CLUB MEMBERSHIP	\$175.00	DODGE OPERATING EXPENSE
VERIZON WIRELESS SERVICES LLC	\$7,334.28	CELL PHONE
VERMEER SALES & SERVICE INC	\$15,502.83	EQUIPMENT/PARTS
VIKING AUTOMATIC SPRINKLER CO	\$235.40	RIVER' EDGE GARAGE EXPENSE
VOGEL TRAFFIC SERVICES INC	\$457.61	EQUIPMENT/PARTS
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$12,221.00	PAYROLL RELATED
W.W. GRAINGER, INC.	\$2,806.91	EQUIPMENT/PARTS
WALDINGER CORPORATION	\$4,943.50	REPAIRS & MAINTENANCE
WASTE CONNECTIONS OF IOWA	\$325,150.51	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	\$241.28	DODGE OPERATING EXPENSE
WASTE CONNECTIONS OF NEBRASKA INC	\$3,842.08	SOLID WASTE DISPOSAL
WATER ENGINEERING INC	\$300.03	MOWING/GROUNDS MAINT
WELLS FARGO FINANCIAL LEASING INC	\$364.00	LEASE
WENDELL L STEPHENS	\$36.00	REFUND
WEST PUBLISHING CORPORATION	\$1,275.00	SUBSCRIPTION
WILLIAM E CARPENTER JR	\$20.77	REIMB EMPLOYEE EXPENSE
WOODHOUSE CBP	\$81.63	EQUIPMENT/PARTS
YANT EQUIPMENT	\$155.00	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	\$430.00	DUES/MEMBERSHIP
ZOHO CORPORATION	\$3,198.00	HARDWARE/SOFTWARE
ZOOBEAN INC	\$2,517.15	HARDWARE/SOFTWARE
TOTAL	\$13,379,996.65	

City of Council Bluffs

**Receipts by Fund
For the Month of December FY25**

General Fund	3,819,744.16
Special Revenue	2,351,500.89
Debt Service	228,054.55
Capital Project	5,439,936.11
Enterprise	1,609,311.33
Total Receipts	<u>13,448,547.04</u>

**Expenditures by Fund
For the Month of December FY25**

General Fund	7,966,238.90
Special Revenue	1,529,374.43
Debt Service	1,428,248.09
Capital Project	1,441,429.23
Enterprise	1,014,706.00
Total Expenditures	<u>13,379,996.65</u>

**Transfer from City Operating Accounts
For the Month of December FY25**

to Mid America Center	0.00
to Dodge Riverside	0.00
to RE Parking Garage	28,000.00
Total Transfers	<u>28,000.00</u>

Council Communication

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

Right of Redemption
ITEM 3.N.

Council Action: 3/10/2025

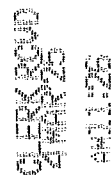
Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Right of Redemption	Other	3/6/2025



NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION

To:

RICHARD E. MCKEEMAN, DECEASED, PERSON WHOM PARCEL IS TAXED
3307 2nd Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

WANDA JEAN MCKEEMAN, PERSON WHOM PARCEL IS TAXED
3307 2nd Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

JOHN DOE, SPOUSE OF WANDA JEAN MCKEEMAN, REAL NAME UNKNOWN,
PERSON WHOM PARCEL IS TAXED
3307 2nd Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

PERSON OR PARTIES IN POSSESSION, PERSON IN POSSESSION
3307 2nd Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

ALL HEIRS, DEVISEES, LEGATEES, PERSONAL REPRESENTATIVES OF THE
ESTATE OF RICHARD E. MCKEEMAN, A PERSON WHO HAS AN INTEREST OF
RECORD
3307 2nd Avenue
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

AMBER MCKEEMAN, A PERSON WHO HAS AN INTEREST OF RECORD
3307 2nd Ave
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

JEREMIAH LEE MCKEEMAN, A PERSON WHO HAS AN INTEREST OF RECORD
2223 Avenue A
Apt 3
Council Bluffs, IA 51501
Service by Certified Mail, Return Receipt Requested and regular mail

ACC 253, LLC, A PERSON WHO HAS AN INTEREST OF RECORD
3161 SE 22nd St

Des Moines, IA 50320

Service by Certified Mail, Return Receipt Requested and regular mail

POTTAWATTAMIE COUNTY AUDITOR, A PERSON WHO HAS AN INTEREST
OF RECORD

Second Floor

227 S 6th St

Council Bluffs, IA 51501

Service by Certified Mail, Return Receipt Requested and regular mail

CITY OF COUNCIL BLUFFS, C/O CITY CLERK, THE CITY WHERE THE PARCEL
IS LOCATED

209 Pearl St, Suite 102

Council Bluffs, IA 51503

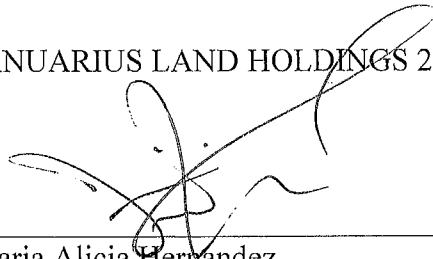
Service by Certified Mail, Return Receipt Requested and regular mail

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

1. Date of Sale: On 06/20/2022, the following described real property was sold by Pottawattamie County, for delinquent and unpaid taxes levied against the real property.
2. Description of the property sold:
 - a. Address: 3307 2nd Avenue, Council Bluffs, IA 51501
 - b. Legal Description: BRYANT AND CLARK ADDITION, Lot 2, Block 18 and ½ of vacated alley in and forming a part of Council Bluffs, Pottawattamie County, Iowa.
3. Name of the Purchaser: On the day of the sale, a certificate of purchase, No. 22-22-0463 was issued to JANUARIUS LAND HOLDINGS 22 LLC, who bought the property at the sale.
4. Your Right of Redemption pursuant to Iowa Code will expire and a Deed for the property described above will be made unless redemption is made within ninety (90) days from the completed service of this Notice.
5. If the Right of Redemption is allowed to expire, a tax deed will be issued by the Treasurer of Pottawattamie County.

Dated this 26th of February, 2025

JANUARIUS LAND HOLDINGS 22 LLC

A handwritten signature in black ink, appearing to read 'Maria Alicia Hernandez', is written over a horizontal line.

Maria Alicia Hernandez
920 S. 107th Avenue, Suite 250
Omaha, NE 68114
402-502-1000 EXT. 500
ahernandez@sower.com

Council Communication

Department: City Clerk

Case/Project No.:

Submitted by:

Claims
ITEM 3.O.

Council Action: 3/10/2025

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Claims	Resolution	3/6/2025

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

CITY CLAIM NO. 25-PW-2280

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: ARTHER BATTLE

DAY PHONE: _____

ADDRESS: _____

DOB: _____

DATE & TIME OF LOSS/ACCIDENT: MARCH 3, 2023

LOCATION OF LOSS/ACCIDENT: MID-AMERICA CENTER AT 1 ARENA WAY, COUNCIL BLUFFS, IA 51501

DESCRIPTION OF LOSS/ACCIDENT: _____

CLAIMANT WAS ON AN ESCALATOR WHEN SUDDENLY AND WITHOUT WARNING, THE ESCALATOR JOLTED, STOPPED, AND CAUSED CLAIMANT TO FALL AND SUSTAIN PERSONAL INJURIES.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 1,000,000.00

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

WAS POLICE REPORT FILED _____ YES ☒ NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? _____ YES ☒ NO

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

OTHER RELEVANT INFORMATION: N/A

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)

02 / 27 / 2025

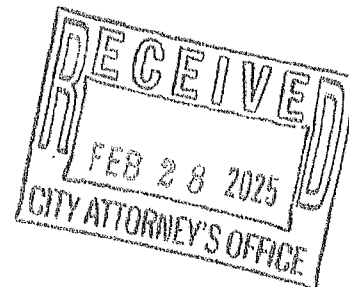
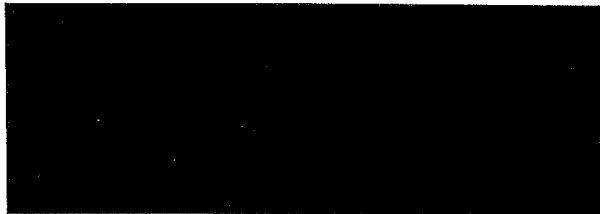
DATE

CLAIMANT'S SIGNATURE

CLERK RQVD

3 MAR'25

PLEASE DIRECT ALL COMMUNICATION TO CLAIMANT'S COUNSEL:



PM 1:19

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

CITY CLAIM NO. 25-PW-2281

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: CYNTHIA CHURCH

DAY PHONE: _____

ADDRESS: _____

DOB: _____

DATE & TIME OF LOSS/ACCIDENT: MARCH 3, 2023

LOCATION OF LOSS/ACCIDENT: MID-AMERICA CENTER AT 1 ARENA WAY, COUNCIL BLUFFS, IA 51501

DESCRIPTION OF LOSS/ACCIDENT:

CLAIMANT WAS ON AN ESCALATOR WHEN SUDDENLY AND WITHOUT WARNING, THE ESCALATOR JOLTED, STOPPED, AND CAUSED CLAIMANT TO FALL AND SUSTAIN PERSONAL INJURIES.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 1,000,000.00

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

WAS POLICE REPORT FILED _____ YES ☒ NO

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

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: N/A

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)

02 / 27 / 2025

DATE

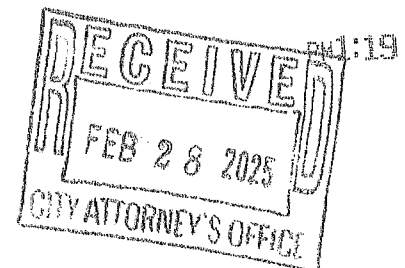
CLAIMANT'S SIGNATURE

Cynthia Church

CLERK RCVD

3 MAR '25

PLEASE DIRECT ALL COMMUNICATION TO CLAIMANT'S COUNSEL:



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

CITY CLAIM NO. 25-PW-2282

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: SHERRY BATTLE

DAY PHONE: _____

ADDRESS: _____

DOB: _____

DATE & TIME OF LOSS/ACCIDENT: MARCH 3, 2023

LOCATION OF LOSS/ACCIDENT: MID-AMERICA CENTER AT 1 ARENA WAY, COUNCIL BLUFFS, IA 51501

DESCRIPTION OF LOSS/ACCIDENT: _____

CLAIMANT WAS ON AN ESCALATOR WHEN SUDDENLY AND WITHOUT WARNING, THE ESCALATOR JOLTED, STOPPED, AND CAUSED CLAIMANT TO FALL AND SUSTAIN PERSONAL INJURIES.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 1,000,000.00

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

WAS POLICE REPORT FILED _____ YES ☒ NO

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

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: N/A

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)

02 / 27 / 2025

DATE

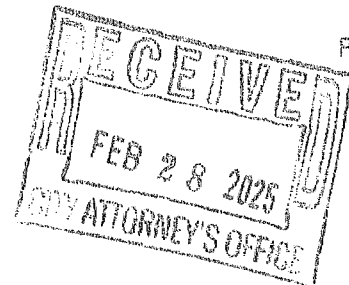
CLAIMANT'S SIGNATURE

Sherry

CLERK ROND

3 MAR'25

PLEASE DIRECT ALL COMMUNICATION TO CLAIMANT'S COUNSEL:



PM1:19

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

CITY CLAIM NO. 25-PW-2279

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Matthew S. Hopkins

DAY PHONE: [REDACTED]

ADDRESS: [REDACTED]

DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: 02/16/2025

LOCATION OF LOSS/ACCIDENT: 10 Bennett Ave, Co. Bluffs, IA

DESCRIPTION OF LOSS/ACCIDENT: Friend of the family backed into sinkhole not knowing it would be there due to improper markings left by the city causing us to pay for a tow truck to pull the vehicle out. costing us 460\$. We had to use the emergency vehicle towing named Marksick Towing at 12:22 am

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 460

WITNESS(ES) (Name(s), Address(es), Phone No(s)): [REDACTED]

WAS POLICE REPORT FILED ☐ YES ☒ NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? ☒ YES ☐ NO

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

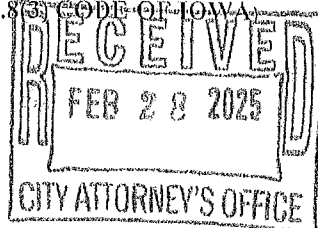
LIST INSURANCE PROVIDER AND COVERAGE: Insurance not used

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)

02/27/2025

DATE



Matthew Hopkins
CLAIMANT'S SIGNATURE

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

CITY CLAIM NO. 25-PW-2283

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: HARD L. K. ARON GASPARD DAY PHONE: [REDACTED]
ADDRESS: [REDACTED] DOB: [REDACTED]
DATE & TIME OF LOSS/ACCIDENT: 2/14/2025
LOCATION OF LOSS/ACCIDENT: 219 SIMM AVE
DESCRIPTION OF LOSS/ACCIDENT: snow plow destroyed the MAIL BOX & POST -

(USE BACK OF FORM, IF NECESSARY)
TOTAL DAMAGES CLAIMED: \$ \$1882 MATERIAL \$50 LABOR
WITNESS(ES) (Name(s), Address(es), Phone No(s)): _____

WAS POLICE REPORT FILED YES ☒ NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? YES ☐ NO ☒

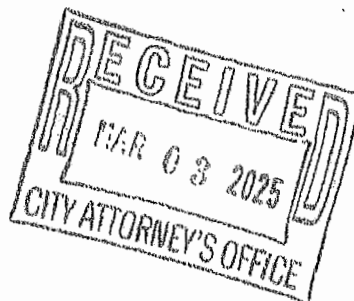
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: _____

LIST INSURANCE PROVIDER AND COVERAGE: N/A

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)

2/27/2025
DATE



[Signature]
CLAIMANT'S SIGNATURE

AM 11:25

4 MAR 25

CLERK RGD

Council Communication

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

Registered Dietitian Nutritionist Day
ITEM 4.A.

Council Action: 3/10/2025

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Registered Dietitian Nutritionist Day	Proclamation	2/10/2025

City of Council Bluffs Iowa

Office of the Mayor P R O C L A M A T I O N

WHEREAS Registered Dietitian Nutritionists are the food and nutrition experts who can translate the science of nutrition into practical solutions for healthy living; and

WHEREAS Registered Dietitian Nutritionists have degrees in nutrition, dietetics, public health or a related field from well-respected, accredited colleges and universities, completed an internship and passed an examination; and

WHEREAS Registered Dietitian Nutritionists use their nutrition expertise to help individuals make unique, positive lifestyle changes; and

WHEREAS Registered Dietitian Nutritionists work throughout the community in hospitals, schools, public health clinics, nursing homes, fitness centers, food management, food industry, universities, research and private practice; and

WHEREAS Registered Dietitian Nutritionists are advocates for advancing the nutritional status of Americans and people around the world.

NOW, THEREFORE, I, Mayor Matthew J. Walsh, do hereby proclaim **Wednesday, March 12, 2025** as

Registered Dietitian Nutritionist Day

in the City of Council Bluffs and encourage all citizens to recognize the contributions of Registered Dietitian Nutritionists and express appreciation for their commitment to promoting science-based nutrition in the hope of achieving optimum health for both today and tomorrow.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 10th day of March, in the year Two Thousand Twenty-Five.

Matthew J. Walsh, Mayor

Council Communication

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

National Nutrition Month
ITEM 4.B.

Council Action: 3/10/2025

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
National Nutrition Month	Proclamation	2/10/2025

City of Council Bluffs Iowa

Office of the Mayor P R O C L A M A T I O N

- WHEREAS** Food is the substance of which life is sustained; and
- WHEREAS** the type, quality, and amount of food that individuals consume each day plays a vital role in overall health and physical fitness; and
- WHEREAS** there is a need for continuing nutrition and a wide-scale effort to enhance healthy eating practices; and
- WHEREAS** established as a week-long event in 1973, National Nutrition Month® expanded to a month-long observance in 1980 due to the growing public interest in nutrition; and
- WHEREAS** the 2025 National Nutrition Month® theme is “Food Connects Us”, focusing on how food connects us to our cultures, our families and our friends. Health, memories, traditions, seasons and access can all impact our relationship with food. While these factors influence the foods we eat, the foods we eat also affect our health.


NOW, THEREFORE, I, Mayor Matthew J. Walsh, do hereby proclaim March 2025 as

NATIONAL NUTRITION MONTH®

in the City of Council Bluffs and encourage healthy lifestyles for today and tomorrow.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 10th day of March, in the year Two Thousand Twenty-Five.


Matthew J. Walsh, Mayor

Council Communication

Department: City Clerk
Case/Project No.: ZT-25-001
Submitted by: Christopher Gibbons, AICP,
Planning and Code Compliance Manager

Ordinance 6630
ITEM 5.A.

Council Action: 3/10/2025

Description Ordinance to amend Chapter 15.28-P-R/ <u>Planned Residential Overlay</u> of the Zoning Ordinance by amending Section 15.28.040 “Additional Regulations”. ZT-25-001
Background/Discussion See attached staff report.
Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	2/14/2025
Attachment A: Proposed Section 15.28.040(B)	Code Section	2/14/2025
Attachment B: Tavern and Small Alcohol Production Facility Zoning District Matrix	Other	2/14/2025
Attachment C: Broadmoor Site Plan	Other	2/14/2025
Notice of Public Hearing	Notice	2/14/2025
Ordinance 6630	Ordinance	2/19/2025

City Council Communication

<p>Department: Community Development</p> <p>CASE #ZT-25-001</p> <p>Applicant: Broadmoor River's Edge 809 N. 96th Street Omaha, NE 68114</p> <p>Representative: Bob Stratton Broadmoor River's Edge 809 N. 96th Street Omaha, NE 68114</p>	<p>Ordinance No. _____</p>	<p><u>City Council</u> 1st Consideration: 2/24/2025 2nd Consideration: 3/10/2025 3rd Consideration: 3/24/2025</p> <p>Planning Commission: 2/11/2025</p>
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Subject/Title

Request: Public hearing on the request from Broadmoor River's Edge, represented by Bob Stratton, to amend Section 15.28.040(B), *Additional Regulations, PR/Planned Residential Overlay* of the Council Bluffs Municipal Code (Zoning Ordinance) relative to the 200-foot separation distance a tavern or small alcohol production facility must be located from any school, place of religious assembly, public park, or any conforming residential use.

Background

The Community Development Department has received a request from Broadmoor River's Edge, represented by Bob Stratton, to amend Section 15.28.040(B), *Additional Regulations, PR/Planned Residential Overlay* of the Council Bluffs Municipal Code (Zoning Ordinance) relative to the 200-foot separation distance a tavern or small alcohol production facility must be located from any school, place of religious assembly, public park, or any conforming residential use (see Attachment 'A').

The applicant owns several multi-family and mixed commercial/residential structures within the River's Edge Development and has a prospective tenant who would like to operate a tavern (sports bar) from one of their buildings at 4051 River's Edge Parkway. The proposed tavern complies with the 200-foot separation distance from all existing schools, residential uses, places of religious assembly, and public parks in the surrounding area, except for the existing residential uses within River's Edge. The purpose of this text amendment is to exempt taverns and small alcohol production facilities from meeting the 200-foot separation distance from schools, residential uses, places of religious assembly, and public parks that are located within a mixed-use development with an adopted planned residential development plan.

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

- A. The Council Bluffs Public Works Department stated that they have no comments on the request.
- B. The Council Bluffs Police Department stated they have no objection or comment on the request.

- C. Council Bluffs Water Works stated that they have no comments on the request.
- D. MidAmerican Energy Company stated that they have conflicts with the request.
- E. The Community Development Department provided the following comments:

1. A ‘tavern’ is defined in Section 15.03.645 of the Council Bluffs Zoning Ordinance as *“a use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including bars, cocktail lounges, and similar uses other than a restaurant”*.
2. A ‘small alcohol production facility’ is defined in Section 15.03.601 of the Council Bluffs Zoning Ordinance as *“a combined manufacturing and commercial facility of alcoholic beverages for direct sale to wholesalers or customers that includes accessory uses such as a retail outlet, tasting room, event space, tavern, or restaurant. Twenty-five (25) percent of the larger of the total gross square footage of the facility or licensed premises shall be dedicated to accessory uses. A small alcohol production facility shall include breweries, distilleries and wineries as defined in Iowa Code § 123.3. Production limitations for breweries shall not exceed fifteen thousand (15,000) barrels (four hundred sixty-five thousand (465,000) gallons) per year; distilleries and wineries shall not exceed fifty thousand (50,000) proof gallons per year. Alcohol production facilities exceeding the limitations stated above shall be classified as "manufacturing, light" as defined in this title”*.
3. Per the Council Bluffs Zoning Ordinance, ‘taverns’ and ‘small alcohol production facilities’ are allowed to operate within the following zoning districts either with or without any special permit approvals, or separation distance from a school, place of religious assembly, public park, or any conforming residential use. A full-size version of the matrix below is included with the case staff report as Attachment ‘B’.

Land Use	Zoning Districts											
	MCR	C-2	C-3	C-4	P-C	I-1	I-2	R-1E	R-1	R-2	R-3	R-4
Small Alcohol Production Facility	C	PS	P	P	P	PS	PS	PR	PR	PR	PR	PR
Tavern	C	PS	P	P	P	PS	PS	PR	PR	PR	PR	PR

P = Permitted by-right without any required separation distances from a school, place of religious assembly, public park, or any conforming residential use.
C = Permitted with a conditional use permit from Council Bluffs Zoning Board of Adjustment
PR = Permitted within a PR/Planned Residential Overlay, subject to a 200-foot separation distance from a school, place of religious assembly, public park, or any conforming residential use.
PS = Permitted with a 200-foot separation distance from a school, place of religious assembly, public park, or any conforming residential use.

4. The applicant’s proposal is to amend Section 15.28.040(2), Additional Regulations, PR/Planned Residential Overlay of the Council Bluffs Zoning Ordinance, as follows:

2. No tavern or small alcohol production facility shall ~~be located~~ operate within a distance of two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use located outside the boundary of a mixed-use development with an adopted planned residential development plan. Distance shall be measured between the closest points from lot line to lot line.

The proposed text amendment does not add or change any existing land uses within MCR, C-2, C-3, C-4, P-C, I-1, I-2, R-1E, R-1, R-2, R-3, or R-4 Districts; rather the proposed text amendment allows for a tavern and/or small alcohol production facility within a master planned mixed commercial/residential development to not meet the 200 foot separation distance from a school, place of religious assembly, public park, or any conforming residential use that is also located within a master planned mixed commercial-residential development.

5. On February 28, 2022, the Council Bluffs City Council adopted Ordinance No. 6483, which updated Chapter 15.28, PR/Planned Residential Overlay of the Council Bluffs Zoning Ordinance. Included in the update was a list of commercial and residential land uses that were deemed compatible and could co-exist in harmony within a mixed use development with an adopted PR/Planned Residential plan. Taverns and small alcohol production facilities are land uses allowed within a PR/Planned Residential Overlay, subject to a 200-foot separation distance from a school, place of religious assembly, public park, or any conforming residential use. The proposed text amendment aims to remove the 200-foot separation distance requirement so that business owners and/or developers are not inadvertently limited on their ability to provide recreation and/or neighborhood-oriented services to residents who reside within a master planned mixed-use development, such as River's Edge.
6. The proposed tavern will operate from one of Broadmoor's new mixed commercial/residential structures at 4051 River's Edge Parkway, on property legally described as Lot 1, Block 5, River's Edge Subdivision Replat Two. The applicant's submitted site plan (see Attachment C) shows the proposed tavern will be separated by more than 350 feet from any existing residential dwelling located along Avenue B and North 39th Street, which are outside the boundary of River's Edge. No school, place of religious assembly, or public park are located within 200 feet of the subject property where the proposed tavern will operate.

Recommendation

The Community Development Department recommends approval of the request to amend Section 15.28.040(B), Additional Regulations, PR/Planned Residential Overlay of the Council Bluffs Municipal Code (Zoning Ordinance) relative to the 200-foot separation distance a tavern or small alcohol production facility must be located from any school, place of religious assembly, public park, or any conforming residential use, as shown in Attachment 'A' of the case staff report.

Public Hearing

Staff speakers for the request:

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

Speakers in favor:

1. Bob Stratton, 809 N. 96th Street, Omaha, NE 68114

Speakers against: None

The City Planning Commission recommended approval of the request to amend Section 15.28.040(B), Additional Regulations, PR/Planned Residential Overlay of the Council Bluffs Municipal Code (Zoning Ordinance) relative to the 200-foot separation distance a tavern or small alcohol production facility must be located from any school, place of religious assembly, public park, or any conforming residential use, as shown in Attachment 'A' of the case staff report.

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

Attachments

Attachment A: Proposed Section 15.28.040(B) Additional Regulations, PR/Planned Residential Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance)

Attachment B: Tavern and Small Alcohol Production Facility Zoning District Matrix

Attachment C: Broadmoor Site Plan

Prepared by: Christopher Gibbons, AICP, Planning and Code Compliance Manager, Community Development Department

Proposed Text Amendment

15.28.040 Additional Regulations

1. Storage Uses. Storage uses shall only be allowed in a PR-1 Overlay, and shall be limited to a combined maximum of five percent of the land area designated as commercial within the development. The following storage use regulations shall apply to all storage uses:
 1. Commercial storage facilities and storage yards shall be owned and operated by a homeowner's association or management group for the overall development.
 2. Storage yards shall be limited to the exterior storage of operable vehicles, including trucks, recreational vehicles, as defined in CBMC 15.03.585, and vessels, as defined in CBMC 15.03.586, and trailers on designated parking spaces. Exterior storage of junk, wrecked, or inoperable vehicles, equipment, and other materials shall not be allowed.
 3. Outdoor storage areas shall be completely screened from view at or beyond the property line and shall be designed as a part of the overall development.
2. No tavern or small alcohol production facility shall ~~be located~~ operate within a distance of two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use located outside the boundary of a mixed-use development with an adopted planned residential development plan. Distance shall be measured between the closest points from lot line to lot line.
3. In-home day care services shall be subject to approval of a conditional use permit as set forth in CBMC 15.02.090.

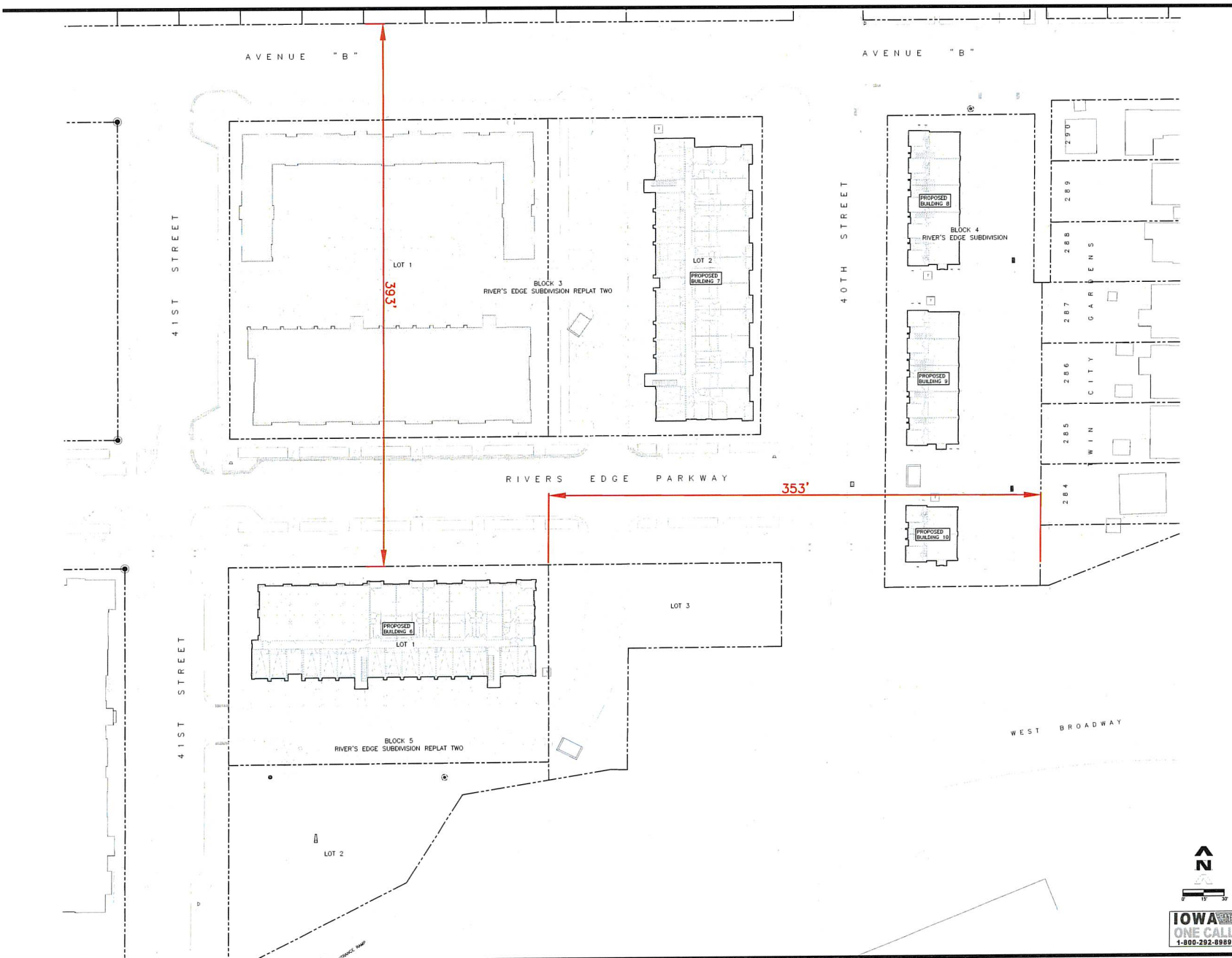
(Ord. 5309 § 1 (part), 1996)

HISTORY

Repealed & Replaced by Ord. [6483](#) on 2/28/2022

Attachment B

Land Use	Zoning Districts											
	MCR	C-2	C-3	C-4	P-C	I-1	I-2	R-1E	R-1	R-2	R-3	R-4
Small Alcohol Production Facility	C	PS	P	P	P	PS	PS	PR	PR	PR	PR	PR
Tavern	C	PS	P	P	P	PS	PS	PR	PR	PR	PR	PR
P = Permitted by-right without any required separation distances from a school, place of religious assembly, public park, or any conforming residential use.												
C = Permitted with a conditional use permit from Council Bluffs Zoning Board of Adjustment												
PR = Permitted within a PR/Planned Residential Overlay, subject to a 200-foot separation distance from a school, place of religious assembly, public park, or any conforming residential use.												
PS = Permitted with a 200-foot separation distance from a school, place of religious assembly, public park, or any conforming residential use.												



NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing for March 10, 2025 at 7:00 p.m. in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time all persons interested in this matter will be given an opportunity to be heard on the request from Broadmoor River's Edge, represented by Bob Stratton, to amend Section 15.28.040(B), *Additional Regulations, PR/Planned Residential Overlay* of the Council Bluffs Municipal Code (Zoning Ordinance) relative to the 200-foot separation distance a tavern or small alcohol production facility must be located from any school, place of religious assembly, public park, or any conforming residential use.

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6630

AN ORDINANCE TO AMEND CHAPTER 15.28-P-R/PLANNED RESIDENTIAL OVERLAY OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.28.040 “ADDITIONAL REGULATIONS”.

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

SECTION 1. That Chapter 15.28-P-R/Planned Residential Overlay be and the same is hereby amended by amending Section 15.28.040 “Additional Regulations” to read as follows:

15.28.040 Additional Regulations

- A. Storage Uses. Storage uses shall only be allowed in a PR-1 Overlay, and shall be limited to a combined maximum of five percent of the land area designated as commercial within the development. The following storage use regulations shall apply to all storage uses:
 - 1. Commercial storage facilities and storage yards shall be owned and operated by a homeowner’s association or management group for the overall development.
 - 2. Storage yards shall be limited to the exterior storage of operable vehicles, including trucks, recreational vehicles, as defined in CBMC 15.03.585, and vessels, as defined in CMBC 15.03.586, and trailers on designated parking spaces. Exterior storage of junk, wrecked, or inoperable vehicles, equipment, and other materials shall not be allowed.
 - 3. Outdoor storage areas shall be completely screened from view at or beyond the property line and shall be designed as a part of the overall development.
- B. No tavern or small alcohol production facility shall operate within a distance of two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use located outside the boundary of a mixed-use development with an adopted planned residential development plan. Distance shall be measured between the closest points from lot line to lot line.
- C. In-home day care services shall be subject to approval of a conditional use permit as set forth in CMBC 15.02.090.

(Ord. 5309 § 1 (part), 1996)

HISTORY

Repealed & Replaced by Ord. 6483 on 2/28/2022

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 10, 2025.

MATTHEW J. WALSH Mayor

Attest:

JODI QUAKENBUSH City Clerk

First Consideration: 2-24-25
Second Consideration: 3-10-25
Public Hearing: 3-10-25
Third Consideration: _____

Council Communication

Department: Public Works Admin
Case/Project No.: PW25-13
Submitted by: Matthew Cox, Public Works
Director

Resolution 25-63
ITEM 5.B.

Council Action: 3/10/2025

Description

Resolution approving the plans and specifications in connection with the Avenue B Reconstruction, Phase I. Project # PW25-13

Background/Discussion

Avenue B from 8th Street to 13th Street is in need of reconstruction. The existing overlaid roadway is in poor condition, with little remaining curb for drainage. There is an existing 24" sanitary sewer constructed in the 1950's that it is in need of replacement. The existing storm sewer will be reconstructed to provide better drainage to the area.

The Union Pacific Railroad and Canadian National Railroad both have at-grade crossings of Avenue B, within the project limits.

The first phase of the project will reconstruct Avenue B from 13th Street to just east of 10th Street. The project will include a new concrete roadway with new storm and sanitary sewers. The at-grade railroad crossings will be reconstructed, and the sidewalks will be replaced. The Council Bluffs Water Works will replace the water main as part of the project.

This project was included in the FY25 CIP and includes a budget of \$1,400,000 in Local Option Sales Tax funds and \$600,000 in sewer funds.

The project schedule is as follows:	Hold Public Hearing	March 10, 2025
	Bid Letting	April 8, 2025
	Award	April 21, 2025
	Construction Start	May 2025

Recommendation

Approval of this resolution to approve the plans and specifications for the Avenue B Reconstruction, Phase 1 project.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	2/27/2025
Resolution 25-63	Resolution	3/5/2025

PW 25-13 PH I
AVENUE B RECONSTRUCTION
N.10TH ST. TO N.13TH ST.



Legend



PW25-13 PH I

RESOLUTION
NO 25-63

**RESOLUTION APPROVING THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND COST ESTIMATE FOR THE
AVENUE B RECONSTRUCTION, PHASE 1
PROJECT #PW25-13**

WHEREAS, the City wishes to make improvements known as the Avenue B Reconstruction, Phase 1 within the City, as therein described; and

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

WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on February 24, 2025.

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 Avenue B Reconstruction, Phase 1 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

March 10, 2025

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Legal
Case/Project No.:
Submitted by: Malina Dobson on behalf of PD

Ordinance 6632
ITEM 6.A.

Council Action: 3/10/2025

Description

Ordinance to amend Title 3 Business Regulation and Licenses of the 2020 Municipal Code of Council Bluffs, Iowa by enacting new Chapter 3.20 “Massage Therapy”.

Background/Discussion

At the request of Council Bluffs law enforcement seeking tools to address a growing problem in our community, this ordinance would strengthen local law enforcement's ability to combat human trafficking and sexual exploitation by establishing criminal penalties for businesses operating outside the Iowa Board of Massage Therapy's regulatory framework. While the Board can issue fines for violations, they have expressed support for municipal criminal sanctions to more effectively deter and punish bad actors who use massage businesses as fronts for prostitution and trafficking. Drawing from the most effective elements of various Iowa municipal ordinances, this proposed regulation creates targeted criminal penalties focusing on business owners and property managers rather than potential trafficking victims, disrupting the economic incentives that drive these illegal operations. The ordinance complements existing state-level regulation while providing law enforcement with stronger tools to investigate and prosecute those who exploit vulnerable individuals through illicit massage businesses.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance 6632	Ordinance	3/5/2025

ORDINANCE NO. 6632

AN ORDINANCE TO AMEND TITLE 3 BUSINESS REGULATIONS AND LICENSES OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY ENACTING NEW CHAPTER 3.20 “MASSAGE THERAPY”.

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

SECTION 1. That Title 3 Business Regulations and Licenses is hereby amended by enacting new Chapter 3.20 “Massage Therapy” to read as follows:

CHAPTER 3.20 MASSAGE THERAPY

3.20.010 Purpose

3.20.020 Definitions

3.20.030 State License Required

3.20.040 Display of License

3.20.050 Maintaining Public Nuisance

3.20.060 Hours of Operation

3.20.070 Penalties

3.20.010 Purpose

The State of Iowa licenses massage therapists at Iowa Code Chapter 152C. State licensed massage therapists and businesses offering massage therapy services perform an important service in addressing the health and well-being of Council Bluffs residents. Unfortunately, there are businesses that advertise they provide massage therapy and/or other therapeutic services, but engage in various illegal activities, which may include prostitution and/or human trafficking. This article is not intended to discourage legitimate, licensed massage therapists or massage therapy businesses from providing their services within Council Bluffs. The purpose of this ordinance is to identify and address businesses that engage in the practice of massage therapy without valid licenses and/or are involved in illegal activities, which may include prostitution and/or human trafficking. Businesses providing massage therapy, but also conducting various types of illegal activity, are harmful to the health, safety, and welfare of the city and negatively impact the massage therapy profession.

3.20.020 Definitions

For the purposes of this article, the following words and phrases have the meanings herein set forth, unless it is apparent from the context that a different meaning is intended.

- A. *"Massage therapist"* means a person licensed under Iowa Code Chapter 152C to practice the health care service of the healing art of massage therapy in the City of Council Bluffs.
- B. *"Massage therapy business"* means any business or place of business, including mobile, temporary, and transient businesses, wherein, or on whose behalf, any of the treatments, techniques, or methods of treatment referred to as "massage therapy" are administered, practiced, used, given, advertised or applied.

3.20.030 State License Required

The practice of massage therapy, as defined in Iowa Code Chapter 152C, is prohibited by unlicensed individuals. It is unlawful for a person to engage in or offer to engage in the practice of massage therapy, or use in connection with the person's name, the initials "L.M.T." or the words "licensed massage therapist", "masseur", "masseuse", or any other word or title that implies or represents that the person practices massage therapy, unless the person possesses a license issued under the provisions of Iowa Code § 152C.3.

3.20.040 Display of License

Each massage therapist shall keep his/her license in possession at all times while doing business in the city and shall, upon request of a prospective customer or city official, exhibit the license as evidence of compliance with all requirements of this article.

3.20.050 Maintaining Public Nuisance

Any building used, operated, or maintained as a massage establishment in violation of this article with the intentional, knowing, reckless or negligent permission of the owner, licensee, or person managing or supervising the building, together with all fixtures and other property used in violation of this article, are hereby declared to be a nuisance.

3.20.060 Hours of Operation

Massage Therapy Businesses shall not be open for business nor shall patrons be permitted on the premises between the hours of 10:00 p.m. and 5:00 a.m.

3.20.070 Penalties

- A. A violation under this article is declared to be a municipal infraction in addition to a misdemeanor and any person, or in connection with one or more persons or as principle, agent, or accessory found violating any provision of this article, shall be subject to the general penalty provisions of CBMC 1.95 and CBMC 8.02 to include both criminal and/or civil penalties.
- B. The chief of police, or designee, shall place in a highly noticeable location a placard stating "Unsafe to Enter; Unlicensed Massage Therapy Must Cease and is subject to criminal and/or civil penalty per Council Bluffs Municipal Code § 3.56.050." This notice shall remain posted until a valid state license is obtained or other legal use has been established.
- C. No person shall remove the placard posted pursuant to subsection (b) of this section without approval of the chief of police or designee.
- D. No person, or in connection with one or more persons or as principle, agent, or accessory shall continue to offer "massage therapy" services after a massage therapy business has been placarded as unsafe for entry unless the chief of police or designee has approved removal of the placard.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable

from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH
Mayor

Attest:

JODI QUAKENBUSH City Clerk

First Consideration: 3-10-25
Second Consideration: 3-24-25
Public Hearing: n/a
Third Consideration: _____

Council Communication

Department: Legal
Case/Project No.:
Submitted by: Legal on behalf of Rodney
Schultz

Ordinance 6633
ITEM 6.B.

Council Action: 3/10/2025

Description

An Ordinance to amend Chapter 17.01 "Housing Definitions" of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 17.01.040 "Punishment For Violations of CBMC 17".

Background/Discussion

Iowa Code Section 903.1 changed the maximum fine amount for simple misdemeanors to \$855.00 some time ago and this Chapter still indicates a maximum fine amount of \$500.00. In order to remain consistent with the Iowa Code, we've removed the specific monetary amount from this Chapter and included language referencing Iowa Code Section 903.1 so we don't have multiple changes to this Chapter in the future.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance-red line version	Other	2/25/2025
Iowa Code Chapter 903.1	Other	2/25/2025
Ordinance 6633	Ordinance	3/5/2025

17.01.040 Punishment For Violations Of CBMC 17

Any violation of any provision of this title shall be punished as a simple misdemeanor and shall be punished by a fine or imprisonment as established under Iowa Code Section 903.1. ~~wherein the penalty is a fine not to exceed five hundred dollars (\$500.00) or a jail sentence not to exceed thirty (30) days.~~ At the sole discretion of the city attorney, the city may elect to pursue any violation of any provision of this title as a municipal infraction, as set forth in CBMC 1.95.

(Ord. No. 6224, 1-26-2015)

903.1 Maximum sentence for misdemeanants.

1. If a person eighteen years of age or older is convicted of a simple or serious misdemeanor and a specific penalty is not provided for or if a person under eighteen years of age has been waived to adult court pursuant to [section 232.45](#) on a felony charge and is subsequently convicted of a simple, serious, or aggravated misdemeanor, the court shall determine the sentence, and shall fix the period of confinement or the amount of fine, which fine shall not be suspended by the court, within the following limits:

a. For a simple misdemeanor, there shall be a fine of at least one hundred five dollars but not to exceed eight hundred fifty-five dollars. The court may order imprisonment not to exceed thirty days in lieu of a fine or in addition to a fine.

b. For a serious misdemeanor, there shall be a fine of at least four hundred thirty dollars but not to exceed two thousand five hundred sixty dollars. In addition, the court may also order imprisonment not to exceed one year.

2. When a person is convicted of an aggravated misdemeanor, and a specific penalty is not provided for, the maximum penalty shall be imprisonment not to exceed two years. There shall be a fine of at least eight hundred fifty-five dollars but not to exceed eight thousand five hundred forty dollars. When a judgment of conviction of an aggravated misdemeanor is entered against any person and the court imposes a sentence of confinement for a period of more than one year the term shall be an indeterminate term.

3. A person under eighteen years of age convicted of a simple misdemeanor under [chapter 321](#), [321G](#), [321I](#), [453A](#), [461A](#), [461B](#), [462A](#), [481A](#), [481B](#), [483A](#), [484A](#), or [484B](#), or a violation of a county or municipal curfew or traffic ordinance, except for an offense subject to [section 805.8](#), may be required to pay a fine, not to exceed one hundred dollars, as fixed by the court, or may be required to perform community service as ordered by the court.

4. The surcharges required by [sections 911.1](#), [911.2A](#), and [911.5](#) shall be added to a fine imposed on a misdemeanant as provided in those sections, and are not a part of or subject to the maximums set in [this section](#).

[C51, §2676; R60, §4303; C73, §3967; C97, §4906; C24, 27, 31, 35, 39, §12894; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, §687.7; C79, 81, §903.1]

83 Acts, ch 183, §2, 3; 84 Acts, ch 1219, §39; 87 Acts, ch 149, §7; 88 Acts, ch 1158, §100; 88 Acts, ch 1167, §8, 9; 90 Acts, ch 1251, §66; 91 Acts, ch 240, §10; 92 Acts, ch 1160, §25; 93 Acts, ch 110, §10; 99 Acts, ch 153, §24; 2001 Acts, ch 168, §5; 2004 Acts, ch 1111, §8; 2004 Acts, ch 1119, §7; 2004 Acts, ch 1132, §95; 2006 Acts, ch 1166, §10, 11; 2014 Acts, ch 1097, §13; 2020 Acts, ch 1074, §17, 46, 93

Referred to in [§124.401](#), [207.15](#), [228.7](#), [232.8](#), [331.302](#), [331.909](#), [364.3](#), [380.10](#), [709.15](#), [724.4A](#), [907.14](#)

See also [§701.8](#)

Enhanced penalties in weapons free zones, see [§724.4A](#)

Fines, see [chapter 909](#)

Surcharge on penalty, [chapter 911](#)

ORDINANCE NO. 6633

AN ORDINANCE TO AMEND CHAPTER 17.01 “HOUSING DEFINITIONS” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 17.01.040 “PUNISHMENT FOR VIOLATIONS OF CBMC 17.”

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

SECTION 1. That Chapter 17.01 “Housing Definitions” of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 17.01.040 “Punishment for Violations of CBMC 17” to read as follows:

17.01.040 Punishment For Violations Of CBMC 17

Any violation of any provision of this title shall be punished as a simple misdemeanor and shall be punished by a fine or imprisonment as established under Iowa Code Section 903.1. At the sole discretion of the city attorney, the city may elect to pursue any violation of any provision of this title as a municipal infraction, as set forth in CBMC 1.95.

(Ord. No. 6224, 1-26-2015)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25
Second Consideration: 3-24-25
Public Hearing: n/a
Third Consideration: _____

Council Communication

Department: Legal
Case/Project No.:
Submitted by: Legal on behalf of Rodney
Schultz

Ordinances 6634, 6635, 6636, 6637, 6638, 6639
and 6640
ITEM 6.C.

Council Action: 3/10/2025

Description

Amending Title 13 Buildings and Construction to enact new Chapter 13.45 "Insurance" and by amending several other Chapters to remove insurance requirements within each chapter.

Background/Discussion

City Legal was contacted by Community Development to update certain chapters under Title 13 of the Council Bluffs Municipal Code related to proof of insurance and minimum levels of insurance required for licenses/permits. This proposed group of ordinances creates a new Chapter 13.45 "Insurance" setting forth insurance requirements relative to all licenses/permits under Title 13, and amends all current chapters to remove individual references to insurance requirements and refers to the requirements of new Chapter 13.45.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date
Ordinances-red line versions combined	Other	2/27/2025
Ordinance 6634	Ordinance	3/5/2025
Ordinance 6635	Ordinance	3/5/2025
Ordinance 6636	Ordinance	3/5/2025
Ordinance 6637	Ordinance	3/5/2025
Ordinance 6638	Ordinance	3/5/2025
Ordinance 6639	Ordinance	3/5/2025
Ordinance 6640	Ordinance	3/5/2025

AMEND

Chapter 13.02 - TEMPORARY LICENSING PROCEDURES - 2011 FLOOD EVENT

13.02.040 Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

~~All temporary contractors shall furnish to the city clerk a certificate of insurance, subject to approval by the city attorney, evidencing commercial general liability insurance coverage or its equivalent in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death or damage to property of others, arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00). In addition, the general contractor shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).~~

~~These limits may be provided by any combination of primary and excess policies. The insurance company shall endeavor to provide thirty (30) days' notice of cancellation or nonrenewal to the city clerk.~~

~~In addition, the temporary contractor shall furnish a bond in the amount of twenty thousand dollars (\$20,000.00).~~

(Ord. No. 6137, § 1, 8-22-2011)

AMEND

Chapter 13.05 - DEMOLITION OF BUILDINGS AND STRUCTURES

13.05.100 Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

~~A demolition contractor shall furnish to the city clerk a certificate of insurance, subject to approval by the city attorney, evidencing commercial general liability insurance coverage or its equivalent in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death or damage to property of others, arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00). In addition, the demolition contractor shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).~~

~~These limits may be provided by any combination of primary and excess policies. The insurance company shall endeavor to provide thirty (30) days' notice of cancellation or nonrenewal to the city clerk.~~

(Ord. 5842 § 1 (part), 2005)

AMEND

Chapter 13.07 - GENERAL CONTRACTOR'S LICENSING

13.07.155 Special License For One Job Only

Whenever the building official deems it advisable he may, at his discretion, issue a special building contractor's license to an individual who is not otherwise licensed by the city to perform construction work, but who can provide proof of competency as a licensed building contractor in another city's jurisdiction. The special license, so issued, shall allow the licensee to perform building construction work in or on the building or property for which it is issued and no other. The fee for such special license shall be as stated in the "schedule of fees." Such fees shall be paid to the city treasurer before the special license is issued. **All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.** ~~A certificate of insurance which provides combined coverage for bodily injury and property damage in a minimum amount of one million dollars (\$1,000,000.00).~~ Upon the completion of the work, for which a special license was issued, such license shall expire and become null and void. Any individual who is issued a license under this provision shall be limited to one license per calendar year.

(Ord. No. 6172, § 1, 4-22-2013)

13.07.170 Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

~~Before a general contractor's license may be issued under the provisions of this chapter, the applicant shall furnish a certificate, such certificate subject to approval by the city, evidencing general liability insurance coverage in the minimum amount of one hundred thousand dollars (\$100,000.00) for personal injury of one person in any one accident; in the minimum amount of five hundred thousand dollars (\$500,000.00) for personal injury or death of more than one person; and the minimum amount of one hundred thousand dollars (\$100,000.00) for property damage, all arising out of work performed or responsibilities under the license. A combination coverage policy will be accepted in the minimum amount of five hundred thousand dollars (\$500,000.00) umbrella for personal injury of one person in any one accident, personal injury or death of more than one person, or property damage. The insurance company shall give written notification to the building official ten (10) days prior to termination.~~

(Ord. No. 6172, § 1, 4-22-2013)

AMEND

Chapter 13.13 - LICENSING/REGISTRATION OF THE UTILITY AND LAWN IRRIGATION TRADE AND PLUMBING REQUIREMENTS

13.13.360 Master - Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

~~A Utility master contractor shall furnish to the city clerk a certificate of insurance, subject to approval by the city attorney, evidencing commercial general liability insurance coverage or its equivalent in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death or damage to property of others, arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00). In addition, the Utility master contractor shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).~~

~~These limits may be provided by any combination of primary and excess policies. The insurance company shall endeavor to provide thirty (30) days' notice of cancellation or nonrenewal to the city clerk.~~

(Ord. 5850 § 2, 2005)

HISTORY

Amended by Ord. 6552 on 3/13/2023

AMEND

Chapter 13.33 - GRADING AND EXCAVATION

13.33.050 Grading Permit Requirements

- A. Permits Required. As provided in CBMC 13.33.040, no person shall do any grading without first obtaining permit from the building official. A separate permit shall be required for each site and may cover both excavations and fills.
- B. Application for Permit. The provisions of the building code, as amended, are applicable to grading and shall state an estimate of the cubic yards of earth material to be graded and area in the amount of acres of land disturbing activity.
- C. Plans and Specifications. Each application for a grading permit, whether regular grading or engineered grading, shall be accompanied by two sets of plans and specifications. Supporting data consisting of a soils report and geology report shall be submitted when required by the building official. When engineered grading is required pursuant to paragraph D of this section, the plans and specifications shall be prepared and signed by a civil engineer.
- D. Grading Designation. All grading of five thousand (5,000) cubic yards or more shall be performed in accordance with the approved grading plan prepared by a civil engineer and shall be designated as "engineered grading." Grading involving less than five thousand (5,000) cubic yards shall be designated "regular grading" unless the permittee, with the approval of the building official, chooses to have the grading performed as "engineered grading" or the building official requires "engineered grading" pursuant to paragraph G of this section.
- E. Information on Plans and Specifications.
 - 1. Plans shall be drawn to scale upon stable, reproducible media and shall be of sufficient clarity to indicate the nature and extent of the work proposed. The plans shall also show, in detail, that the grading activities will conform to the provisions of the building code, as amended, and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the proposed grading work, the name and address of the person by whom they were prepared and the name and address of the property owner or of the responsible party for the property.
 - 2. The plans shall include the following information:
 - a. General vicinity of the proposed site.
 - b. Names and addresses of adjacent property owners.

- c. Property limits and accurate topographic map of the existing terrain with contour intervals of five feet or less and details of area drainage.
- d. Limiting dimensions, elevations of finish contours to be achieved by the grading and proposed drainage channels and related construction.
- e. Detailed plans of all surface and subsurface drainage devices, including walls, cribbing, dams and other protective devices to be constructed with, or as part of, the proposed grading work, together with a map showing the drainage areas and the estimated runoff for a five-year return and a one hundred (100) year flood event of the area served by any drains to be installed.
- f. Location of any buildings or structures on the property where the proposed grading is to be performed, together with any buildings or structures on property adjacent to the proposed grading to the extent the buildings or structures are within fifteen (15) feet of the proposed grading. In addition, location of any property which may be substantially and materially affected by the proposed grading shall also be noted and shown on the plans.
- g. Existing trees that are to be retained pursuant to CBMC 13.33.100. Specifications shall contain information covering construction and material requirements.
- h. Plans and proposed methods for the prevention and control of soil erosion for the proposed work. See paragraph M of this section.

F. Engineered Grading Requirements.

- 1. For engineered grading, it shall be the responsibility of the civil engineer to design the grading plan using sound engineering practices and to incorporate all recommendations from the soils and geology reports into the grading plan. The civil engineer shall also be responsible for the professional inspection during the grading process and final approval of the grading when completed. This responsibility includes, but need not be limited to, inspection and approval as to the establishment of line, grade and drainage of the grading area. The civil engineer is the coordinating agent between any responsible party doing the actual grading work and the building official. Further, the civil engineer shall be responsible for the preparation of revised plans and the submission of an updated grading plan upon completion of the work. Finally, the civil engineer shall submit a statement of compliance pursuant to CBMC 13.33.140 Paragraph A.
- 2. Soils and geology reports shall be required as specified in paragraphs H and I of this section. During grading, the civil engineer shall submit all necessary reports, compaction data and soils and geology recommendations to the building official.

3. The civil engineer's inspection and approval concerning the adequacy and preparation of ground for the proposed grading operations shall include, but need not be limited to, the adequacy of the ground to receive fill, testing for required compaction, stability of all finish slopes, the design of buttress fills, where required, the stability of cut slopes with respect to geological matters and the need for subdrains or other ground water drainage devices.
4. The building official shall review the grading project at the various stages of the work in order to monitor compliance with the approved plans.

G. Regular Grading Requirements.

1. The building official may require inspection and testing by an approved testing agency of any proposed or approved grading operation. Any such required inspection or testing shall be carried out at the building official's direction.
2. When the building official has cause to believe that geologic factors may be involved in the proposed or regular grading activities, the grading operation will be required to conform to "engineered grading" requirements as defined in this chapter.

H. Soils Report.

1. The soils report required by paragraph C of this section shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, if needed.
2. Recommendations included in the report shall be incorporated in the grading plans or specifications unless the building official has waived all or some of the recommendations or has approved revised recommendations.

I. Geology Report.

1. The geology report required by paragraph C of this section shall include an adequate description of the geology of the site and conclusions and recommendations regarding the effect of geologic conditions on the proposed development.
2. Recommendations included in the report shall be incorporated in the grading plans or specifications unless the building official has waived all or some of the recommendations or has approved revised recommendations.

- J. Issuance. The provisions of the building code, as amended, are applicable to grading permits. The building official may require that the grading operations and project designs be modified if delays occur which result from weather-generated problems not considered at the time the permit was issued.

K. Fees. All fees associated with each required permit shall be paid to the city as established by the city council. The fee schedule shall be as per CBMC 2.08.

L. **All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.**

~~A grading contractor shall furnish to the city clerk a certificate of insurance, subject to approval by the city attorney, evidencing commercial general liability insurance coverage or its equivalent in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death or damage to property of others, arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00). In addition, the grading contractor shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).~~

~~These limits may be provided by any combination of primary and excess policies. The insurance company shall endeavor to provide thirty (30) days' notice of cancellation or nonrenewal to the city clerk.~~

M. Stormwater Pollution Prevention Plan and NPDES Permit. All applicants doing grading of one acre or more shall submit a stormwater pollution prevention plan and a copy of their NPDES permit. Plan submittal shall be completed in similar fashion to grading plan submittal and contain the following in detail:

Location and dimension of all proposed land development and land disturbing activities.

Location and dimensions of all temporary soil or dirt stockpiles.

Schedule of anticipated starting and completion date of each land development or land disturbing activity, including the installation of best management practices; provision for maintenance of best management practices during construction; and description of vegetation and other materials to be used to stabilize the site, including a schedule for installation and maintenance.

(Ord. 5848 § 1, 2005)

AMEND

Chapter 13.40 - SIGN CODE

13.40.052 Sign Contractor's Insurance

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

~~A sign contractor shall furnish to the city a certificate of insurance, subject to the approval of the city attorney, evidencing commercial general liability insurance coverage, or its equivalent, in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death, or damage to property of other arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00). In addition, the sign contractor shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).~~

~~These limits may be provided by any combination of primary and excess policies. The insurance company shall endeavor to provide thirty (30) days notice of cancellation or nonrenewal to the city. The insurance company is to notify the city within five calendar days whenever their insured contractor becomes not covered by insurance in the minimum amounts specified.~~

~~The fee for a sign contractor shall be as set forth in "schedule of fees" of the municipal code. All sign contractors shall be registered being renewable bi-annually on July 1st of odd numbered years and the fee can be prorated quarterly.~~

(Ord. 5926 § 1 (part), 2007)

ORDINANCE NO. 6634

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY ENACTING NEW CHAPTER 13.45 “INSURANCE”.

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by enacting new Chapter 13.45 “Insurance” to read as follows:

Chapter 13.45 –INSURANCE

3.45.010 Purpose

3.45.010 Insurance Required

3.45.010 Purpose

The purpose of this chapter is to establish minimum insurance requirements for all contractors and/or licensed professionals covered under CBMC Title 13.

3.45.010 Insurance Required

A. All contractors and/or licensed professionals seeking permits to conduct work under Chapter 13 of the Council Bluffs Municipal Code shall be required to maintain commercial general liability insurance coverage or its equivalent in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death or damage to property of others, arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00).

B. In addition, when required by the Chief Building Official or his/her designee, all contractors and/or licensed professionals seeking permits to conduct work under Chapter 13 of the Council Bluffs Municipal Code shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).

C. Prior to the issuance of any permit under Chapter 13, all contractors and/or licensed professionals shall stipulate and affirm, on a form to be provided by the City, that permittee shall maintain the required insurance under this section throughout the duration of the permit, that the permittee shall maintain all certificates of insurance and shall provide them to the City upon request, and that permittee shall notify the City of any changes, renewals or lapses to the insurance coverage throughout the duration of the permit. Failure to perform any duty or action under this paragraph shall result in immediate revocation of the permit, and all work pursuant to such permit shall be ordered ceased.

D. City reserves the right to require additional insurance or increased insurance limit coverage, subject to the discretion of the Chief Building Official or his/her designee.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH
Mayor

Attest:

JODI QUAKENBUSH City Clerk

First Consideration: 3-10-25
Second Consideration: 3-24-25
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6635

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION BY AMENDING CHAPTER 13.02 “TEMPORARY LICENSING PROCEDURES-2011 FLOOD EVENT” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 13.02.040 “INSURANCE REQUIRED.”

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by amending Chapter 13.02 “Temporary Licensing Procures-2011 Flood Event” of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 13.02.040 “Insurance Required” to read as follows:

13.02.040 Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

(Ord. No. 6137, § 1, 8-22-2011)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

ORDINANCE NO. 6636

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION BY AMENDING CHAPTER 13.05 “DEMOLITION OF BUILDINGS AND STRUCTURES” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 13.05.100 “INSURANCE REQUIRED.”

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by amending Chapter 13.05 “Demolition of Buildings and Structures” of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 13.05.100 “Insurance Required” to read as follows:

13.05.100 Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

(Ord. 5842 § 1 (part), 2005)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

ORDINANCE NO. 6637

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION BY AMENDING CHAPTER 13.07 “GENERAL CONTRACTOR’S LICENSING” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 13.07.155 “SPECIAL LICENSE FOR ONE JOB ONLY” AND SECTION 13.07.170 “INSURANCE REQUIRED”.

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by amending Chapter 13.07 “General Contractor’s Licensing” of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 13.07.155 “Special License For One Job Only” and Section 13.07.170 “Insurance Required” to read as follows:

13.07.155 Special License For One Job Only

Whenever the building official deems it advisable he may, at his discretion, issue a special building contractor's license to an individual who is not otherwise licensed by the city to perform construction work, but who can provide proof of competency as a licensed building contractor in another city's jurisdiction. The special license, so issued, shall allow the licensee to perform building construction work in or on the building or property for which it is issued and no other. The fee for such special license shall be as stated in the "schedule of fees." Such fees shall be paid to the city treasurer before the special license is issued. All insurance required under this Chapter shall be kept in accordance with CBMC 13.45. Upon the completion of the work, for which a special license was issued, such license shall expire and become null and void. Any individual who is issued a license under this provision shall be limited to one license per calendar year.

(Ord. No. 6172, § 1, 4-22-2013)

13.07.170 Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

(Ord. No. 6172, § 1, 4-22-2013)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

ORDINANCE NO. 6638

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION BY AMENDING CHAPTER 13.13 “LICENSING/REGISTRATION OF THE UTILITY AND LAWN IRRIGATION TRADE AND PLUMBING REQUIREMENTS” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 13.13.360 “MASTER-INSURANCE REQUIRED”.

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by amending Chapter 13.13 “Licensing/Registration of the Utility and Lawn Irrigation Trade and Plumbing Requirements” of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 13.13.360 “Master-Insurance Required” to read as follows:

13.13.360 Master - Insurance Required

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

(Ord. 5850 § 2, 2005)

HISTORY

Amended by Ord. 6552 on 3/13/2023

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED AND APPROVED March 24, 2025

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

ORDINANCE NO. 6639

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION BY AMENDING CHAPTER 13.33 “GRADING AND EXCAVATION” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 13.33.050 “GRADING PERMIT REQUIREMENTS”.

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by amending Chapter 13.33 “Grading and Excavation” of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 13.33.050 “Grading Permit Requirements” to read as follows:

13.33.050 Grading Permit Requirements

- A. Permits Required. As provided in CBMC 13.33.040, no person shall do any grading without first obtaining permit from the building official. A separate permit shall be required for each site and may cover both excavations and fills.
- B. Application for Permit. The provisions of the building code, as amended, are applicable to grading and shall state an estimate of the cubic yards of earth material to be graded and area in the amount of acres of land disturbing activity.
- C. Plans and Specifications. Each application for a grading permit, whether regular grading or engineered grading, shall be accompanied by two sets of plans and specifications. Supporting data consisting of a soils report and geology report shall be submitted when required by the building official. When engineered grading is required pursuant to paragraph D of this section, the plans and specifications shall be prepared and signed by a civil engineer.
- D. Grading Designation. All grading of five thousand (5,000) cubic yards or more shall be performed in accordance with the approved grading plan prepared by a civil engineer and shall be designated as "engineered grading." Grading involving less than five thousand (5,000) cubic yards shall be designated "regular grading" unless the permittee, with the approval of the building official, chooses to have the grading performed as "engineered grading" or the building official requires "engineered grading" pursuant to paragraph G of this section.
- E. Information on Plans and Specifications.
 - 1. Plans shall be drawn to scale upon stable, reproducible media and shall be of sufficient clarity to indicate the nature and extent of the work proposed. The plans shall also show, in detail, that the grading activities will conform to the provisions of the building code, as amended, and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the proposed grading work, the name and address of the person by whom they were prepared and the name and address of the property owner or of the responsible party for the property.

2. The plans shall include the following information:
 - a. General vicinity of the proposed site.
 - b. Names and addresses of adjacent property owners.
 - c. Property limits and accurate topographic map of the existing terrain with contour intervals of five feet or less and details of area drainage.
 - d. Limiting dimensions, elevations of finish contours to be achieved by the grading and proposed drainage channels and related construction.
 - e. Detailed plans of all surface and subsurface drainage devices, including walls, cribbing, dams and other protective devices to be constructed with, or as part of, the proposed grading work, together with a map showing the drainage areas and the estimated runoff for a five-year return and a one hundred (100) year flood event of the area served by any drains to be installed.
 - f. Location of any buildings or structures on the property where the proposed grading is to be performed, together with any buildings or structures on property adjacent to the proposed grading to the extent the buildings or structures are within fifteen (15) feet of the proposed grading. In addition, location of any property which may be substantially and materially affected by the proposed grading shall also be noted and shown on the plans.
 - g. Existing trees that are to be retained pursuant to CBMC 13.33.100. Specifications shall contain information covering construction and material requirements.
 - h. Plans and proposed methods for the prevention and control of soil erosion for the proposed work. See paragraph M of this section.

F. Engineered Grading Requirements.

1. For engineered grading, it shall be the responsibility of the civil engineer to design the grading plan using sound engineering practices and to incorporate all recommendations from the soils and geology reports into the grading plan. The civil engineer shall also be responsible for the professional inspection during the grading process and final approval of the grading when completed. This responsibility includes, but need not be limited to, inspection and approval as to the establishment of line, grade and drainage of the grading area. The civil engineer is the coordinating agent between any responsible party doing the actual grading work and the building official. Further, the civil engineer shall be responsible for the preparation of revised plans and the submission of an updated grading plan upon completion of the work. Finally, the civil engineer shall submit a statement of compliance pursuant to CBMC 13.33.140 Paragraph A.
2. Soils and geology reports shall be required as specified in paragraphs H and I of this section. During grading, the civil engineer shall submit all necessary reports, compaction data and soils and geology recommendations to the building official.

3. The civil engineer's inspection and approval concerning the adequacy and preparation of ground for the proposed grading operations shall include, but need not be limited to, the adequacy of the ground to receive fill, testing for required compaction, stability of all finish slopes, the design of buttress fills, where required, the stability of cut slopes with respect to geological matters and the need for subdrains or other ground water drainage devices.
4. The building official shall review the grading project at the various stages of the work in order to monitor compliance with the approved plans.

G. Regular Grading Requirements.

1. The building official may require inspection and testing by an approved testing agency of any proposed or approved grading operation. Any such required inspection or testing shall be carried out at the building official's direction.
2. When the building official has cause to believe that geologic factors may be involved in the proposed or regular grading activities, the grading operation will be required to conform to "engineered grading" requirements as defined in this chapter.

H. Soils Report.

1. The soils report required by paragraph C of this section shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, if needed.
2. Recommendations included in the report shall be incorporated in the grading plans or specifications unless the building official has waived all or some of the recommendations or has approved revised recommendations.

I. Geology Report.

1. The geology report required by paragraph C of this section shall include an adequate description of the geology of the site and conclusions and recommendations regarding the effect of geologic conditions on the proposed development.
2. Recommendations included in the report shall be incorporated in the grading plans or specifications unless the building official has waived all or some of the recommendations or has approved revised recommendations.

J. Issuance. The provisions of the building code, as amended, are applicable to grading permits. The building official may require that the grading operations and project designs be modified if delays occur which result from weather-generated problems not considered at the time the permit was issued.

K. Fees. All fees associated with each required permit shall be paid to the city as established by the city council. The fee schedule shall be as per CBMC 2.08.

L. All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

M. Stormwater Pollution Prevention Plan and NPDES Permit. All applicants doing grading of one acre or more shall submit a stormwater pollution prevention plan and a copy of their NPDES permit. Plan submittal shall be completed in similar fashion to grading plan submittal and contain the following in detail:

Location and dimension of all proposed land development and land disturbing activities.
Location and dimensions of all temporary soil or dirt stockpiles.

Schedule of anticipated starting and completion date of each land development or land disturbing activity, including the installation of best management practices; provision for maintenance of best management practices during construction; and description of vegetation and other materials to be used to stabilize the site, including a schedule for installation and maintenance.

(Ord. 5848 § 1, 2005)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

ORDINANCE NO. 6640

AN ORDINANCE TO AMEND TITLE 13 BUILDINGS AND CONSTRUCTION BY AMENDING CHAPTER 13.40 “SIGN CODE” OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 13.40.052 “SIGN CONTRACTOR’S INSURANCE”.

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

SECTION 1. That Title 13 Buildings and Construction is hereby amended by amending Chapter 13.40 “Sign Code” of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 13.40.052 “Sign Contractor’s Insurance” to read as follows:

13.40.052 Sign Contractor's Insurance

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

(Ord. 5926 § 1 (part), 2007)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

Council Communication

Department: Legal
Case/Project No.:
Submitted by: Legal on behalf of Rodney
Schultz

Ordinance 6641
ITEM 6.D.

Council Action: 3/10/2025

Description

Ordinance to amend Title 13 Buildings and Construction of the 2020 Municipal Code of Council Bluffs, Iowa by amending and repealing several sections in Chapter 13.17 "Licensing of the Electrical Trade".

Background/Discussion

While Legal and Community Development were updating other sections of Title 13, it was determined that several sections of Chapter 13.17 are no longer relevant. The State of Iowa has administered the licensing of Electrical contractors for over 10 years and it is no longer necessary to retain the local licensing language. The updated insurance language has also been included to be consistent with other Chapters being amended and currently before this Council.

Recommendation

Approval is Recommended.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance-red line version	Other	2/27/2025
Ordinance 6641	Ordinance	3/5/2025

Chapter 13.17 - LICENSING OF THE ELECTRICAL TRADE

13.17.010 Title

13.17.020 Purpose And Scope

~~13.17.030 Definitions—Licensing Of The Electrical Trade~~

~~13.17.040 General Provisions~~

~~13.17.100 Examination—Application~~

~~13.17.110 Examination—Fee~~

~~13.17.120 Examination—Methods~~

~~13.17.130 Examination—Failure~~

~~13.17.200 License—Generally~~

~~13.17.210 License—Fees~~

~~13.17.220 License—Reciprocity Conditions~~

~~13.17.230 License—Suspension Or Revocation~~

13.17.240 License - Transfer Prohibited

~~13.17.300 Continuing Education For Contractors And Journeymen~~

~~13.17.400 Apprentice~~

~~13.17.500 Journeymen~~

~~13.17.510 Residential Wireman~~

~~13.17.520 Maintenance Electrician~~

~~13.17.600 Contractor~~

~~13.17.700 Master Contractor-Requirements -s License Required~~

13.17.720 Contractor - Insurance Requirements

~~13.17.740 Contractor's Advertising~~

13.17.800 Violation - Penalty

13.17.010 Title

This chapter shall be known as the licensing of the electrical trade, and may be so cited.

(Ord. 5281 § 1 (part), 1996)

13.17.020 Purpose And Scope

The purpose of this chapter is to provide for the ~~examining and~~ licensing of the electrical trade doing electrical work in Council Bluffs, Iowa, in order to protect public safety, health, and welfare of the citizens. ~~All electrical licenses are issued through the State of Iowa.~~

(Ord. 5281 § 1 (part), 1996)

~~13.17.030 Definitions—Licensing Of The Electrical Trade~~

~~As used in this chapter:~~

~~Electrical contractor: A person who has met all the requirements of this chapter (license, bond and insurance) showing him/her qualified to engage in the business of installing, maintaining, repairing, servicing, or altering electrical equipment, independently or employed (full time) by a firm, partnership or corporation.~~

~~Inactive contractor: A person who has met the license requirements for an electrical contractor (only), pursuant to this chapter, who may labor at the trade of installing, maintaining, repairing, servicing, or altering electrical equipment as an employee.~~

~~Journeyman electrician: A person who labors at the trade of installing, maintaining, repairing, servicing, or altering electrical equipment as an employee.~~

~~Residential wireman: A person having the necessary qualifications (training, experience and technical knowledge) to install wiring, apparatus and equipment for systems of not over four hundred (400) amps capacity for heat, light, power and other purposes in any structure used and maintained as a residential dwelling.~~

~~Maintenance electrician: A person who labors at maintaining and/or repairing electrical equipment, who is employed by an individual, firm, corporation or association.~~

~~Apprentice electrician: A person who labors at the trade of installing, maintaining, repairing, servicing or altering electrical equipment as an employee under the direct supervision and in the immediate presence of a journeyman electrician.~~

~~(Ord. 5281 § 1 (part), 1996)~~

13.17.040 General Provisions

- ~~A. "Purpose" means to provide for the examination and licensing of persons doing electrical work in the city of Council Bluffs, Iowa.~~
- ~~B. It is unlawful for any person, partnership, firm or corporation to engage in the business of installing, maintaining, repairing, servicing or altering electrical equipment as an electrical contractor unless they are or have in their employ the holder of a valid electrical contractor's license for the city of Council Bluffs.~~
- ~~C. It is unlawful for any person to labor at the trade of journeyman electrician without a valid city license and employed by a licensed electrical contractor.~~
- ~~D. It is unlawful for any person to labor at the trade of residential wireman without a valid city license and employed by a licensed electrical contractor.~~
- ~~E. It is unlawful for any person holding an inactive electrical contractor's license to obtain permits or engage in the business of electrical contracting. If found contracting with an inactive license, immediate revocation of said license will occur.~~
- ~~F. It is unlawful for any person to labor at the trade of maintenance electrician without a valid city license and regularly employed by an individual, firm, corporation or association.~~

~~(Ord. 5281 § 1 (part), 1996)~~

13.17.100 Examination – Application

~~Any person desiring a license shall make application to the electrical board of appeals for an examination. The administrative authority shall provide forms for this purpose. Applicants will apply for~~

testing to be an electrical contractor, journeyman, wireman, or maintenance electrician in certain areas of work (classifications). Applicants applying to be a contractor will be tested over all areas of work.

(Ord. 5779 § 1 (part), 2004)

13.17.110 Examination—Fee

Every person making application for each date of examination or reexamination for a license shall pay an examination fee for each test as set forth in the prevailing schedule of fees, CBMC 2.08. The fees shall be paid and attached to each application for the license classification(s) desired. Fees for testing are not refundable.

(Ord. 5281 § 1 (part), 1996)

13.17.120 Examination—Methods

The electrical board of appeals shall review and approve the experience of applicants for examination. The applicants shall clearly demonstrate in writing their qualifications for the particular classification of license desired, and shall show satisfactory knowledge of the methods and standards for doing work under the code of the city of Council Bluffs, Iowa. The examination shall be from a third-party testing agency, practical, and shall be of such a nature as to uniformly test the capabilities of all applicants for the same type of license. With special permission from the electrical official, applicants may take the locally prepared examination. The passing percentage grade for all examinations shall be seventy-five (75) percent correct.

(Ord. 5779 § 1 (part), 2004)

13.17.130 Examination—Failure

When an applicant fails to pass the examination required by this chapter, the following waiting periods shall be required before such applicant shall be eligible to again take such examinations:

Grade of 0% to 49%	3-month waiting period
Grade of 50% to 75%	1-month waiting period

(Ord. 5281 § 1 (part), 1996)

13.17.200 License—Generally

A.—Classifications for the electrical trade are as follows:

Electrical contractor, electrical journeyman, electrical apprentice, inactive electrical contractor, residential wireman, and maintenance electrician.

B.—All licenses shall expire on March 31st of each odd-numbered year and may be renewed thereafter biennially upon application of the licensee and payment of the biennial fee to the city clerk.

C.—If an expired license is not renewed by March 31st of each odd-numbered year, there will be a penalty fee as specified in CBMC 2.08.

- ~~D.—Any licensee whose license has expired shall have the right to renew such license, without examination, on or before the following June 1st of each odd-numbered year.~~
- ~~E.—New licenses may be prorated on a half-year basis.~~
- ~~F.—An identification card shall be furnished a licensee by the city of Council Bluffs at the time of the issuance of such license, and the identification card shall be worn or carried on the person of such licensee at all times during the working period of the licensee, and failure to do so shall be deemed a violation of the provisions of this chapter.~~
- ~~G.—On or before February 28th of each odd-numbered year, the city will send notice to the licensee's last known address informing them that their license is nearing expiration.~~
- ~~H.—All electrical contractors, journeymen, apprentices, wireman, and maintenance electricians shall be subject to the laws of the state of Iowa and the Municipal Code for the city of Council Bluffs.~~
- ~~I.—In order to provide opportunity for the next available exam date, a craftsman meeting the qualifications to test as a journeyman or residential wireman and licensed as such by other jurisdictions can be issued a temporary license for a period of up to four months with the administrative authority's authorization.~~

~~(Ord. 5779 § 1 (part), 2004)~~

13.17.210 License—Fees

~~Before a biennial license shall be issued under this chapter, the applicant shall pay the biennial license fees as set forth in the prevailing schedule of fees, CBMC 2.08.~~

~~(Ord. 5779 § 1 (part), 2004)~~

13.17.220 License—Reciprocation Conditions

~~Any licensee from another jurisdiction that uses the same proctored third-party test and passing score (minimum) as Council Bluffs, and who can produce written credentials showing proper accreditation (test scores) and a valid license from that jurisdiction to work as a contractor or journeyman, shall be exempt from the examination required of this chapter, and a license shall be issued upon payment of the required fee.~~

~~(Ord. 5281 § 1 (part), 1996)~~

13.17.230 License—Suspension Or Revocation

~~In addition to the penalties provided in this chapter, the board may suspend or revoke the license of any licensed electrical contractor, journeyman, apprentice, residential wireman, or maintenance electrician issued under the provision of this chapter if the licensee has violated this chapter or the Electrical Code of the city of Council Bluffs, Iowa. The licensee shall surrender the license either in person or by sending it by certified mail to the administrative authority within five days after the board sends notice of the suspension or revocation to the licensee's last known address. Any electrical contractor, journeyman, apprentice, residential wireman, or maintenance electrician whose license has been suspended or revoked shall not be permitted to apply for another license for a period as determined by the board, not to exceed one year for the date of such suspension or revocation.~~

~~(Ord. 5281 § 1 (part), 1996)~~

13.17.240 License - Transfer Prohibited

If any licensee should or should attempt to transfer his/her license or to allow or permit the same to be used, directly or indirectly, by any other person for any purpose whatsoever, the licensee shall be subject to the penalties as outlined in this chapter.

~~(Ord. 5281 § 1 (part), 1996)~~

13.17.300 Continuing Education For Contractors And Journeymen

- ~~A.—Before the expiration date of any contractor or journeyman license issued under the provisions of this chapter or before the renewal thereof, the holder of such license shall have completed twelve (12) hours of continuing education. Six hours of this continuing education shall concern the National Electrical Code with certification of completion required. This certification of completion shall be submitted to the electrical inspector prior to renewal of the license.~~
- ~~B.—The electrical contractors will be responsible to convey this classroom information to their journeymen and apprentices.~~

~~(Ord. 5779 § 1 (part), 2004)~~

13.17.400 Apprentice

~~Apprentice electricians will be permitted to do electrical work within the city limits of Council Bluffs, Iowa, only if the qualifications and requirements are met as follows:~~

- ~~A.—They must be employed by an electrical contractor licensed by the city of Council Bluffs;~~
- ~~B.—All electrical work performed by the apprentice must be under the direct supervision of an electrician licensed by the city of Council Bluffs;~~
- ~~C.—Every electrical apprentice shall register his or her name and address and contractor who he or she is working for with the electrical board;~~
- ~~D.—Every electrical apprentice shall register his or her name and address and the electrical contractor who he or she is working for with the electrical board of appeals annually;~~
- ~~E.—The fees for original registration and annual renewal shall be as set forth in the prevailing schedule of fees;~~
- ~~F.—Every electrical apprentice shall be involved in an apprentice training or technical school certified by the city's electrical board;~~
- ~~G.—Certification of Apprenticeship Programs. The electrical board shall use guidelines established by the B.A.T. to establish standards for certification of apprenticeship programs and shall certify apprenticeship programs annually. Any certified apprenticeship program in the city must conform with the following minimum requirements:~~

- 1.—An organized written plan shall include the following minimum provisions: qualifications for apprenticeship entry, classroom instruction, safety, apprenticeship agreement, certificate of completion, credit for previous experience, equal opportunity, term, probationary period, tentative work schedule, and annual review,
- 2.—A specific affirmative action plan, stating methods to recruit members of minority groups and women into apprenticeship positions and including measurable performance objectives,
- 3.—Not less than four years with not less than eight thousand hours of practical employment experience for each apprentice,
- 4.—An outline of the work process in which the apprentice will receive supervised on-the-job training or classroom instruction and the approximate time on each process,
- 5.—Provision for a minimum of five hundred seventy-six (576) hours of organized related instruction in technical subjects related to the electrical trade,
- 6.—A numeric ratio of apprentices to licensed electricians, which may not be greater than two apprentices for each licensed electrician. The ratio language shall be specific and clear as to application in terms of job site and work force, and may specify conditions for temporary exceptions, as determined by the electrical board,
- 7.—Periodic review and evaluation of each apprentice's progress in job performance and related instruction,
- 8.—The grading of advanced standing or credit for experience, training or skills acquired outside a city-certified apprenticeship program,
- 9.—Any program which is certified by the United States Department of Labor's Bureau of Apprenticeship and Training shall be automatically certified by the city,
10. All apprentices currently registered with the city electrical board will be exempt for a two-year period following the date of passage.

(Ord. 5281 § 1 (part), 1996)

13.17.500 Journeymen

An electrical contractor may employ a licensed electrical journeyman to be responsible for the classifications and area(s) of work for which his or her journeyman's license was issued. All journeymen shall be examined as provided in this chapter. The minimum experience required for a journeyman shall be:

Years of Work Experience	And Years of Board-Approved Schooling
4	4

5	2
6	0

The journeyman shall be required to pass an examination as provided in this chapter before being issued a license.

(Ord. 5281 § 1 (part), 1996)

13.17.510 Residential Wireman

A residential wireman is to be responsible for the classifications and area(s) of work for which his or her residential wireman's license was issued. All residential wiremen shall be examined as provided in this chapter. The minimum experience required for a residential wireman shall be:

Years of Work Experience	And Years of Board-Approved Schooling
2	2
3	0

The residential wireman shall be required to pass an examination as provided in this chapter before being issued a license.

(Ord. 5281 § 1 (part), 1996)

13.17.520 Maintenance Electrician

A maintenance electrician is to be responsible for the classifications and area(s) of work for which his or her maintenance electrician's license was issued. All maintenance electricians shall be examined as provided in this chapter. The minimum experience required for a maintenance electrician shall be two years (four thousand hours) of work experience (will take schooling into consideration for actual work experience). The maintenance electrician shall be required to pass an examination as provided in this chapter before being issued a license.

(Ord. 5281 § 1 (part), 1996)

13.17.600 Contractor

All electrical contractors shall be examined as provided in this chapter. The minimum experience required in order to obtain a contractor's license shall be six years of work experience in the area of work classification desired to be licensed (an alternative is a maximum of three years technical schooling); however, two years of which shall have been as a licensed journeyman.

(Ord. 5779 § 1 (part), 2004)

13.17.700 Master Contractor Requirements -~~'s License Required~~

No company, firm, partnership, firm, corporation and/or association shall engage in business as a contractor doing electrical work within the City of Council Bluffs, unless said company, firm, partnership, firm, corporation and/or association has detained an Electrical Master/Contractor's License issued by the State of Iowa. All electrical license holders shall be subject to the laws of the State of Iowa and the ordinances of the City of Council Bluffs.

~~No electrical contractor shall engage in business as a contractor to do work in this licensed trade within the city of Council Bluffs, unless such person shall have obtained a Council Bluffs electrical contractor's license.~~

(Ord. 5281 § 1 (part), 1996)

13.17.720 Contractor - Insurance Requirements

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

~~An electrical contractor shall furnish to the city clerk a certificate of insurance, subject to approval by the city attorney, evidencing commercial general liability insurance coverage or its equivalent in the minimum amount of one million dollars (\$1,000,000.00) per occurrence for bodily injury, including death or damage to property of others, arising out of work performed or responsibilities assumed under the license. The aggregate limit shall be no less than one million dollars (\$1,000,000.00). In addition, the electrical contractor shall furnish a certificate of insurance, subject to approval by the city attorney, evidencing worker's compensation insurance sufficient to satisfy the laws of the state of Iowa; employer's liability insurance in the minimum amount of one hundred thousand dollars (\$100,000.00); and auto liability insurance in the minimum amount of one million dollars (\$1,000,000.00).~~

~~These limits may be provided by any combination of primary and excess policies. The insurance company shall endeavor to provide thirty (30) days' notice of cancellation or nonrenewal to the city clerk.~~

(Ord. 5849 § 2, 2005)

13.17.730 Contractors—Bond Requirements

- ~~A.—Before an electrical contractor's license may be issued under the provisions of this code, the applicant therefor shall furnish a corporate surety bond to be approved under the provisions of this code in the sum of not less than ten thousand dollars (\$10,000.00) to secure the city and the public against damages that may arise by virtue of carelessness or neglect of such person to properly execute and protect the work or for any penalties that may be imposed under the provisions of this code.~~
- ~~B.—The bond shall be executed by a qualified surety company licensed to do business in the state of Iowa.~~
- ~~C.—The bond shall further be conditioned that the applicant shall install all things, by him/her or his/her firm or corporation furnished and installed, in strict compliance with the terms of this code.~~

~~D. The bond shall include both the name of the person who holds the electrical contractor's license and the firm or corporate name said bond is issued to.~~

~~(Ord. 5281 § 1 (part), 1996)~~

13.17.740 Contractor's Advertising

Any contractor who advertises in a print medium distributed in Council Bluffs to do work in this licensed trade shall also include in the advertisement their contractor's license number.

(Ord. 5281 § 1 (part), 1996)

13.17.800 Violation - Penalty

Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution.

(Ord. 5580 § 1, 2001)

ORDINANCE NO. 6641

AN ORDINANCE TO AMEND TITLE 13, BUILDINGS AND CONSTRUCTION OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING AND REPEALING SEVERAL SECTIONS IN CHAPTER 13.17 “LICENSING OF THE ELECTRICAL TRADE”.

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

SECTION 1. That Title 13, Buildings and Construction of the 2020 Municipal Code of Council Bluffs, Iowa is amended by amending and repealing several sections in Chapter 13.17 “Licensing/Registration of the Electrical Trade” to read as follows:

Chapter 13.17 - LICENSING OF THE ELECTRICAL TRADE

13.17.010 Title

13.17.020 Purpose And Scope

13.17.240 License - Transfer Prohibited

13.17.700 Master Contractor-Requirements

13.17.720 Contractor - Insurance Requirements

13.17.740 Contractor's Advertising

13.17.800 Violation - Penalty

13.17.010 Title

This chapter shall be known as the licensing of the electrical trade, and may be so cited.

(Ord. 5281 § 1 (part), 1996)

13.17.020 Purpose And Scope

The purpose of this chapter is to provide for the ~~examining and~~ licensing of the electrical trade doing electrical work in Council Bluffs, Iowa, in order to protect public safety, health, and welfare of the citizens. All electrical licenses are issued through the State of Iowa.

(Ord. 5281 § 1 (part), 1996)

13.17.240 License - Transfer Prohibited

If any licensee should or should attempt to transfer his/her license or to allow or permit the same to be used, directly or indirectly, by any other person for any purpose whatsoever, the licensee shall be subject to the penalties as outlined in this chapter.

(Ord. 5281 § 1 (part), 1996)

13.17.700 Master Contractor-Requirements

No company, firm, partnership, firm, corporation and/or association shall engage in business as a contractor doing electrical work within the City of Council Bluffs, unless said company, firm, partnership, firm, corporation and/or association has detained an Electrical Master/Contractor's License issued by the State of Iowa. All electrical license holders shall be subject to the laws of the State of Iowa and the ordinances of the City of Council Bluffs.

(Ord. 5281 § 1 (part), 1996)

13.17.720 Contractor - Insurance Requirements

All insurance required under this Chapter shall be kept in accordance with CBMC 13.45.

(Ord. 5849 § 2, 2005)

13.17.740 Contractor's Advertising

Any contractor who advertises in a print medium distributed in Council Bluffs to do work in this licensed trade shall also include in the advertisement their contractor's license number.

(Ord. 5281 § 1 (part), 1996)

13.17.800 Violation - Penalty

Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution.

(Ord. 5580 § 1, 2001)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND
APPROVED

March 24, 2025.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 3-10-25

Second Consideration: 3-24-25

Public Hearing: N/A

Third Consideration: _____

Council Communication

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

Ordinance 6631
ITEM 7.A.

Council Action: 3/10/2025

Description
Ordinance to amend Chapter 9.68, Truck Routes, by amending Section 9.68.040 “Industrial Access Truck Routes Designated”.
Background/Discussion
Due to construction Chapter 9.68, Section 9.68.040 requires amendments.
Recommendation
Approval

ATTACHMENTS:

Description	Type	Upload Date
Amended Section 9.68.040 red line version	Other	2/13/2025
Ordinance 6631	Ordinance	2/19/2025

9.68.040 Industrial Access Truck Routes Designated

The following streets, avenues, public ways, or portions thereof, are designated and established as industrial access truck routes within the city of Council Bluffs, Iowa:

Street or Avenue	From	To
Avenue "G"	16th Street	8th Street
Madison Avenue	Valley View Drive	Bennett Avenue
McPherson Avenue	East Pierce	East City Limits
Nash Boulevard	16th Street	25th Street
Nebraska Avenue	Interstate 29	23rd Avenue
North Broadway	Kanesville Blvd. (Hwy. 6)	North City Limits
Pierce Street	Ridge Street	McPherson Avenue
Ridge Street	Kanesville Blvd	Pierce Street
NB Frontage Road	2nd Avenue 9th Avenue	9th Avenue Avenue "G"
South Expressway	Interstate 80 6th Avenue	Highway 275/92
Valley View Drive	Highway 92	McPherson Avenue
2nd Avenue	16th Street	8th Street
9th Avenue	Interstate 29	South 3rd Street
16th Avenue	16th Street	South 3rd Street
23rd Avenue	35th Street	Highway 192 South Expressway
32nd Avenue	South 11th Street	South Expressway
34th Avenue	South 11th Street	South Expressway
3rd Street	9th Avenue	16th Avenue
8th Street	Avenue "G"	16th Avenue

10th Street	Avenue "N"	Avenue "G"
South 11th Street	Interstate 29/80	Highway 275/92
16th Street	West Broadway (Hwy. 6) Nash Boulevard	23rd Avenue
24th Street	23rd Avenue	Highway 275/92
North 25th Street	Nash Blvd.	Interstate 29 north entrance/exit ramps
35th Street	9th Avenue West Broadway	23rd Avenue
SB Frontage Road	I-480 Interchange Avenue "G"	9th Avenue
Highway 191	Kanesville Blvd. (Hwy. 6)	North City Limits
Highway 275	Highway 92	South City Limits
Harry Langdon Blvd.	16th Avenue	Highway 275/92
West Broadway	40th Street	6th Street
6th Street	West Broadway	6th Avenue
7th Street	6th Avenue	West Broadway
Avenue "G"	NB Frontage Road	SB Frontage Road
5th Avenue	South 8th Street	South 6th Street

ORDINANCE NO. 6631

AN ORDINANCE TO AMEND CHAPTER 9.68 TRUCK ROUTES OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 9.68.040 “INDUSTRIAL ACCESS TRUCK ROUTES DESIGNATED”.

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

SECTION 1. That Chapter 9.68 Truck Routes is hereby amended by amending Section 9.68.040 “Industrial Access Truck Routes Designated”, to read as follows:

9.68.040 Industrial Access Truck Routes Designated

The following streets, avenues, public ways, or portions thereof, are designated and established as industrial access truck routes within the city of Council Bluffs, Iowa:

Street or Avenue	From	To
Avenue "G"	16th Street	8th Street
Madison Avenue	Valley View Drive	Bennett Avenue
McPherson Avenue	East Pierce	East City Limits
Nash Boulevard	16th Street	25th Street
Nebraska Avenue	Interstate 29	23rd Avenue
North Broadway	Kanesville Blvd. (Hwy. 6)	North City Limits
Pierce Street	Ridge Street	McPherson Avenue
Ridge Street	Kanesville Blvd	Pierce Street
NB Frontage Road	9th Avenue	Avenue “G”
South Expressway	6th Avenue	Highway 275/92
Valley View Drive	Highway 92	McPherson Avenue
2nd Avenue	16th Street	8th Street
9th Avenue	Interstate 29	South 3rd Street

16th Avenue	16th Street	South 3rd Street
23rd Avenue	35th Street	South Expressway
32nd Avenue	South 11th Street	South Expressway
34th Avenue	South 11th Street	South Expressway
3rd Street	9th Avenue	16th Avenue
8th Street	Avenue "G"	16th Avenue
10th Street	Avenue "N"	Avenue "G"
South 11th Street	Interstate 29/80	Highway 275/92
16th Street	Nash Boulevard	23 rd Avenue
24th Street	23rd Avenue	Highway 275/92
North 25th Street	Nash Blvd.	Interstate 29 north entrance/exit ramps
35th Street	West Broadway	23 rd Avenue
SB Frontage Road	Avenue "G"	9 th Avenue
Highway 191	Kanesville Blvd. (Hwy. 6)	North City Limits
Highway 275	Highway 92	South City Limits
Harry Langdon Blvd.	16th Avenue	Highway 275/92
West Broadway	40th Street	6th Street
6th Street	West Broadway	6th Avenue
7th Street	6th Avenue	West Broadway
Avenue "G"	NB Frontage Road	SB Frontage Road
5th Avenue	South 8th Street	South 6th Street

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND
APPROVED

March 10, 2025.

MATTHEW J. WALSH
Mayor

Attest:

JODI QUAKENBUSH City Clerk

First Consideration: 2/24/25
Second Consideration: 3/10/25
Public Hearing: n/a
Third Consideration: _____

Council Communication

Department: Public Works Admin
Case/Project No.: BM25-01
Submitted by: Matthew Cox, Public Works
Director

Resolution 25-64
ITEM 8.A.

Council Action: 3/10/2025

Description

Resolution accepting the bid of Carley Construction LLC for the Mid-America Center Parking Lots Rehab, Phase 5. Project # BM25-01

Background/Discussion

On February 20, 2025 bids were received through the City bidding software, Ion Wave, as follows:

	Division I	Division II	Division III	
	<u>General</u>	<u>Pavement</u>	<u>Storm Sewer</u>	<u>Total</u>
Carley Construction LLC, Council Bluffs, IA	\$49,790.50	\$505,231.15	\$3,150.00	\$558,171.65
Bluffs Paving & Utility Co. Inc., Crescent, IA	\$51,189.89	\$562,257.16	\$5,173.38	\$618,620.43
DPS, LLC, Omaha, NE	\$64,549.90	\$559,757.35	\$4,620.00	\$628,927.25
Compass Utility LLC, Council Bluffs, IA	\$59,231.23	\$566,618.03	\$5,703.30	\$631,552.56
Byrne & Jones Construction, St. Louis, MO	\$104,848.50	\$798,568.85	\$5,400.00	\$908,817.35
Screed Tech, Fairbury, NE	\$122,448.00	\$778,486.20	\$18,000.00	\$918,934.20
Engineer's Opinion	\$90,732.00	\$623,993.50	\$9,000.00	\$723,725.50

The Entertainment District located between 23rd Avenue and I-80/29, and from 24th Street to 35th Street is a premier destination location within the City of Council Bluffs and includes the Mid-America Center. The parking lots that surround the Mid-America Center are owned by the City and the paving has degraded to the point where maintenance is difficult and there are safety concerns because of the poor condition. A study was performed in 2011 and updated in 2015 which recommended the replacement of the parking lots. The conceptual plan suggested that the work could be performed in phases over a few years. The work has been programmed in multiple years of the CIP.

Four phases have been completed. Phase 1 included the lot south of the convention center and a portion of the west lot. Phase 2 included the lot just west of the south lot near the convention center. Phase 3 finished the west lot. Phase 4 included a portion of the north lot. Phase 5 includes the northwest lot (see attached map).

This project was included in the FY25 CIP with a budget of \$700,000 from G.O. Bonds and \$300,000 from the General Fund.

The project schedule is as follows:

Award	March 10, 2025
Construction	Summer 2025

Recommendation

Approval of this resolution accepting the bid of Carley Construction LLC for the Mid-America Center Parking Lots Rehab, Phase 5.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	2/27/2025
Resolution 25-64	Resolution	3/5/2025

**BM 25-01
MID-AMERICA CENTER
PARKING LOTS REHAB PH5**

24TH AVE

S2

PHASE 5

FUTURE

PHASE 3

PHASE 4

PHASE 1

ARENA WAY

HORSESHOE

BASS PRO DR

PHASE 2

PHASE 1

MARC BLVD

BLUFFS RUN

HORSESHOE

HORSESHOE

PLAZA VIEW DR

RESOLUTION
NO 25-64

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
CARLEY CONSTRUCTION, LLC FOR THE
MID-AMERICA CENTER PARKING LOTS REHAB, PHASE 5
PROJECT #BM25-01**

WHEREAS, the plans, specifications, and form of contract for the Mid-America Center Parking Lots Rehab, Phase 5 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 January 27, 2025, and the plans, specifications and form of contract were approved; and

WHEREAS, Carley Construction, LLC has submitted a low bid in the amount of \$558,171.65 for this contract.

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

That the bid of Carley Construction, LLC in the amount of \$558,171.65 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Mid-America Center Parking Lots Rehab, Phase 5; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED

March 10, 2025

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Marianne Collins, Housing &
Economic Development Planner

Resolution 25-65
ITEM 8.B.

Council Action: 3/10/2025

Description
Resolution approving the 2024-2027 HOME Investment Partnerships Program Consortium Cooperation Agreement by and between the City of Council Bluffs, Iowa and the City of Omaha, Nebraska.

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	2/28/2025
Inter-Local HOME Agreement	Agreement	2/28/2025
Resolution 25-65	Resolution	3/5/2025

Council Communication

Department: Community Development	Resolution No.: 25-	City Council: March 10, 2025
Subject/Title		
Renewal of the HOME Consortium Agreement with the City of Omaha		
Background/Discussion		
<p><u>Background</u></p> <p>The U.S. Department of Housing and Urban Development (HUD) administers the HOME Program. The HOME Program is authorized by the HOME Investment Partnerships Act which is Title II of the Cranston-Gonzalez National Affordable Housing Act. The HOME Program is similar to the CDBG Program and involves funding to local governments and states for housing activities. However, unlike the CDBG Program, the City does not receive a direct annual allocation from HUD under the HOME Program. Rather, the City must compete with other government units to obtain funding under the state HOME Program.</p> <p>In 1998, the cities of Council Bluffs and Omaha created a HOME Consortium for the purposes of receiving an increased HOME fund allocation from HUD and for administering the HOME Program as a single grantee. Under this inter-local agreement, the City of Council Bluffs administers its own HOME program and makes affordable housing opportunities available to the residents of Council Bluffs. This inter-local agreement was renewed in 2001, 2004 and 2012.</p> <p><u>Discussion</u></p> <p>It would be beneficial for the City to renew its participation in the HOME Consortium, as we can receive \$200,000 to \$300,000 in additional funds annually. This money has allowed us to assist numerous multi-family and single family housing projects including Spin Lofts, Heartland Homes, Beacon Place, Kaneshville Heights, Sunset Park, Coy Subdivision and the Infil program.</p> <p>In order to establish a HOME consortium, four items are necessary to satisfy HUD requirements. These include:</p> <ul style="list-style-type: none">• A legally binding consortium cooperative agreement that has been executed by all consortium members.• Legal opinions on the intergovernmental agreement.• A written certification by the State of Iowa that the consortium will direct its activities to the alleviation of housing problems within Iowa.• A written certification by the State of Nebraska that the consortium will direct its activities to the alleviation of housing problems within Nebraska. <p>A resolution approving the proposed agreement has been prepared and is attached for your review. Upon approval, the Community Development Department would proceed in satisfying the remaining requirements. If successful, HOME funding would be available for the fiscal years of 2024 through 2027.</p>		
Staff Recommendation		
The Community Development Department recommends that City Council adopt the resolution approving the HOME Investment Partnerships Program Consortium Cooperation Agreement covering 2024 to 2027.		
Attachments		
The HOME Investment Partnerships Program Consortium Cooperation Agreement.		

Submitted by: Marianne Collins, Housing & Economic Development Planner
Approved by: Courtney Harter, Director Planning & Community Development

**INTER-LOCAL HOME AGREEMENT
BETWEEN THE CITY OF OMAHA, NEBRASKA
AND
THE CITY OF COUNCIL BLUFFS, IOWA**

**DISTRIBUTION OF HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
FUNDING UNDER THE HOME CONSORTIUM AGREEMENT BETWEEN THE CITY OF
OMAHA AND THE CITY OF COUNCIL BLUFFS FOR FISCAL YEARS 2024 TO 2027**

TABLE OF CONTENTS

SECTION 1: DEFINITIONS

SECTION 2: GENERAL TERMS

- 2.1** Term
- 2.2** Disbursement Amount
 - 2.2.1** Availability of Funds
 - 2.2.2** Disbursement; When Authorized
 - 2.2.3** Funding Conditions
- 2.3** Program Income
- 2.4** Reversion of Assets
- 2.5** Termination
 - 2.5.1** Termination for Cause
 - 2.5.2** Termination of the Federal Award

SECTION 3. DUTIES AND RESPONSIBILITIES OF THE SUBRECIPIENT

- 3.1** Eligible Use of Funds
 - 3.1.1** Disbursement, When Authorized
 - 3.1.2** Nonluxury Items Only
- 3.2** Affordability Requirements
 - 3.2.1** Adequate Supervision
 - 3.2.2** Recapture Assistance
- 3.3** Property Standard & Subrecipient Inspection Required
 - 3.3.1** Subrecipient Inspection Required
 - 3.3.2** Lead Entity Inspection Authorized
- 3.4** Environmental Review
- 3.5** Relocation Assistance
- 3.6** Davis-Bacon Wage Determination and HUD 4010 Standards
- 3.7** Affirmative Marketing Policy
- 3.8** Uniform Administrative Requirements
- 3.9** Lien Waivers

- 3.10** Conflict of Interest
- 3.11** Written Agreements with Housing Partners
- 3.12** Reports
 - 3.12.1** Occupancy Report
- 3.13** Lead-Based Paint Prohibition
- 3.14** Regulatory Compliance
- 3.15** Record Retention
- 3.16** Record Inspection
- 3.17** Release of Information Laws

SECTION 4. MISCELLANEOUS

- 4.1** Applicable Laws
- 4.2** Interest of the Lead Entity
- 4.3** Independent Contractor
- 4.4** Captions
- 4.5** Merger
- 4.6** Modification
- 4.7** Assignment
- 4.8** Strict Compliance
- 4.9** Reversion of Assets
- 4.10** Indemnification
- 4.11** Unenforceable Provisions
- 4.12** Drug-Free Workplace
- 4.13** Notice/Authorized Representatives

HOME PROGRAM FUND DISTRIBUTION AGREEMENT

Distribution of funds to Council Bluffs, Iowa

THIS AGREEMENT is entered into by and between the City of Omaha, Nebraska (“Lead Entity”) a municipal corporation, and the City of Council Bluffs, Iowa, (“Subrecipient”), a municipal corporation.

RECITALS

WHEREAS, the Lead Entity is a municipal corporation located in Douglas County, Nebraska, and is organized and existing under the laws of the State of Nebraska, and is authorized and empowered to exercise all powers conferred by the State constitution, laws, HOME Rule Charter of the City of Omaha, 1956, as amended, and local ordinances, including but not limited to the power to contract; and

WHEREAS, the Subrecipient is a municipal corporation located in Pottawattamie County, Iowa, and is organized and existing under the laws of the State of Iowa, and is authorized and empowered to exercise all powers conferred by the Iowa State constitution, laws, and local ordinances including, but not limited to the power to contract; and

WHEREAS, on July 19, 2012 by Resolution No. 0812, the Omaha City Council approved the Home Investment Partnerships Program Consortium Cooperation Agreement (Cooperation Agreement) between the City of Omaha, the Lead Entity, and the City of Council Bluffs, the Subrecipient, to receive a HOME Fund allocation from the U.S. Department of Housing and Urban Development and administer the HOME Program as a single grantee; and

WHEREAS, Section 4.2.3 of the Cooperation Agreement authorizes the Lead Entity to provide the Subrecipient with the portion of HOME funds equal to its share of the consortium for Fiscal Years 2017 to 2024, based upon the Department of Housing and Urban Development’s allocation formula found at 24 CFR 92.50, less 10% to be retained by the Lead Entity for administrative costs pursuant to 24 CFR § 92.207; and

WHEREAS, the Lead Entity annually applied for and received HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, for the purpose of providing affordable housing opportunities for low-income households; and

WHEREAS, the Omaha Council Bluffs FY 2023 Consolidated Submission for Community Planning and Development Programs (“Consolidated Plan”), which was approved by the City of Omaha City Council on March 28, 2023 by Resolution No. 0319, and was also approved by HUD, included plans to allocate a total of \$799,999 in HOME funds to the Subrecipient per the terms of the Cooperation Agreement; and

WHEREAS, the Subrecipient has plans to construct an affordable housing project, as described in this Agreement; and

WHEREAS, it is in the best interest of the City of Omaha and the residents thereof that the Lead Entity enter into the Agreement with the Subrecipient to provide funding to the Subrecipient per the terms of the Cooperation Agreement, and in accordance with the Consolidated Plan.

NOW THEREFORE, IN CONSIDERATION OF THESE MUTUAL COVENANTS, the parties hereby agree as follows:

SECTION 1. DEFINITIONS AND ABBREVIATIONS

The following terms shall have the following meanings for all purposes in this Agreement:

- 1.1 “Affordability period” shall mean the time period required by 24 CFR Part 92, which shall range from five (5) to twenty (20) years, in which Subrecipient and its Developers shall meet all applicable affordability requirements, including but not limited to rent amount, occupancy requirements, and property standards, as these requirements are outlined in 24 CFR Part 92.
- 1.2 “Client” shall mean a qualified participant making application to the Developer/Property Owner to occupy a HOME assisted unit.
- 1.3 “Construction Completion” shall mean the date the Project has been certified by the Lead Entity as complying with all appropriate state, federal and local laws, ordinances, regulations and codes, including but not limited to, Universal Physical Condition Standards (UPCS) as established by HUD and accessibility requirements.
- 1.4 “Developer” shall mean a qualified for-profit or non-profit organization(s) that the Subrecipient approves to undertake eligible HOME projects.
- 1.5 “Director” shall mean the Planning Director of the City of Omaha.
- 1.6 “HOME Funds” shall mean that portion of the HOME Investment Partnerships Program Funds awarded to the Lead Entity during FY 2024 to 2027 and available to be disbursed to the Subrecipient under the Cooperation Agreement, not to exceed seven hundred ninety-nine thousand and nine hundred ninety-nine dollars (\$799,999.00) subject to the terms, conditions, and requirements of this Agreement
- 1.7 “Lead-Based Paint” shall mean paint containing more than six one-hundredths of on per centum of lead by weight.
- 1.8 “Lead Entity” shall mean the City of Omaha, Nebraska.

- 1.9 “Project” or “Property” shall mean the HOME funded project as described in in Exhibits B and C to this Agreement.
- 1.10 “Project Closeout” shall mean the dates all project HOME funds have been disbursed and the Subrecipient and Lead Entity have completed HUD close out procedures (24 CFR 92.507 and 2 CFR Part 200(D), 200.343.)
- 1.11 “Project Completion” shall have the same meaning as found at 24 CFR § 92.2. It shall generally mean construction work has been completed, the project complies with the requirements of 24 CFR Part 92, the final drawdown of HOME funds has been disbursed, and the project completion information has been entered into the disbursement and information system. For tenant-based, rental projects, Project Completion occurs upon completion of construction but before occupancy.
- 1.12 “Program Income” shall have the same meaning as found at 24 CFR § 92.2. It shall mean the gross income received by the Subrecipient directly generated from the use of HOME Funds (24 C.F.R. 92.503). When such income is generated by an activity that is only partially assisted with HOME Funds, the income shall be prorated to reflect the percentage of HOME Funds used.
- 1.13 “Subrecipient” shall mean the City of Council Bluffs, Iowa.

SECTION 2. GENERAL TERMS

- 2.1 Term: This Agreement shall be in full force and effect starting on the date it is executed by both parties and shall end the first day following the end of the 20-year Affordability Period.
- 2.2 Disbursement Amount: The Lead Entity shall make available to the Subrecipient seven hundred ninety-nine thousand and nine hundred ninety-nine dollars (\$799,999.00) in HOME Funds for the purposes set forth in this Agreement, and as detailed in Exhibit B and Exhibit C as attached to this Agreement, and incorporated herein by reference.
- 2.2.1 Availability of Funds. Funding pursuant to this Section shall be contingent upon receipt of and subject to the availability of HOME funds in amounts adequate to meet the obligation under this agreement. Should adequate funding not be available, the Lead Entity will notify the Subrecipient as soon as reasonably possible.
- 2.2.2 Disbursement; When Authorized. Pursuant to 24 CFR §92.504(c)(viii), the Subrecipient may not request disbursement of funds until the funds are needed for payment of eligible costs

- 2.2.3 Funding Conditions. Disbursement of HOME funds under this agreement shall be conditioned on the Subrecipient providing the following documents to the Lead Entity:
- 2.2.3.1 Property Insurance. Subrecipient shall require Developers/property owners to procure and maintain, at a minimum, fire and extended coverage insurance in an amount sufficient to protect the Subrecipient's interest in the property during the term of the Agreement, and financing security documents (2 CFR § 310 200.447.) The insurance policy shall include the Subrecipient and the Lead Entity as additional insureds. Written evidence of such insurance shall be submitted to the Subrecipient for approval. In the event of damage to the property, any insurance proceeds are to be applied, at the discretion of the City of Council Bluffs Community Development Director, to the reconstruction of the property or repayment, in full, of the funding.
- 2.2.3.2 Contracts. The Subrecipient shall require all Developers/Contractors to submit executed contracts for construction work to the Subrecipient, and shall provide the executed contracts to the Director prior to the start of construction.
- 2.2.3.3 Performance and Labor Material Payment Bond and/or Irrevocable Letter of Credit. Subrecipient's Developer shall acquire and maintain performance bond and/or letter of credit in force for one year following the completion of the Construction Work from the Developer/General Contractor and all subcontractors in an aggregate amount of the contract bid for the Properties. The Bonds and/or Letters of Credit shall be in favor of the Subrecipient and shall be submitted to the Subrecipient's City of Council Bluffs Community Development Department Director for review and approval. The Community Development Department Director reserves the right to reject the Letters of Credit and Choice of Surety of the Bonds. Upon written request by the Developer, the City of Council Bluffs Community Development Department Director may waive this requirement.
- 2.2.3.4 Contractors' Insurance and Workers' Compensation. Subrecipient's Developers, and its Developers' contractors and subcontractors, shall be required to submit Certificates of Insurance in favor of the Lead Entity and Subrecipient for review and approval by the Director, not to be unreasonably withheld. The insurance coverage shall include pollutant liability for lead reduction work, if applicable, Workers' Compensation, and, at a minimum, the following amount of coverage:

Contractor's Personal Liability	\$1,000,000.00
Combined Bodily Injury and Property Damage (\$1,000,000.00 each occurrence)	\$2,000,000.00
Product, Including Completed Operations	\$1,000,000.00

- 2.2.3.5 Plans Submission. Subrecipient shall require Developer to submit all plans, working drawings and/or specifications necessary or incidental to this Project to Subrecipient for review and approval. All plans, working drawings and/or specification shall be provided to the Lead Entity by the Subrecipient.
- 2.2.3.6 Minority/Women-Owned Business Outreach. In accordance with 24 CFR § 92.351(b), Subrecipient shall require Developer shall to submit to Subrecipient for its review and approval, not to be unreasonably withheld, a minority and women business participation plan, which discusses economic development and employment opportunities. These plans shall ensure that the Developer(s) and its/their contractors will make their best efforts to ensure that construction services, contracts and employment opportunities are affirmatively marketed to women and members of minority groups.
- 2.2.3.7 Eligible Contractors. Subrecipient shall obtain a certificate from each contractor or subcontractor, including any Developer, to be used on this Project to the effect that each contractor or subcontractor has not been disbarred or disqualified by 2 CFR, Part 200.213. Each contractor and subcontractor shall register with sam.gov prior to being placed on the job as evidenced by a copy of the registration screen print out. Subrecipient shall approve all contractors and subcontractors prior to being hired by the Developer.
- 2.2.3.8 Funding Compliance Deadline. In the event that all conditions of funding are not met on or before December 31, 2029, then this Agreement shall automatically become null and void and the City shall not be deemed to have assumed any obligation or liability hereunder. Upon the sole discretion of the Director, this date may be extended.
- 2.2.3.9 Employment Insurance and Bonding. The Subrecipient shall require the Developer to purchase a blanket fidelity bond covering all employees, at a minimum, in an amount equal to cash advances from the Lead Entity. The Developer shall comply with bonding and insurance requirements of 2 CFR, Part 200.310, 200.447, 200-325.
- 2.2.3.10 Underwriting Requirements. Subrecipient shall provide:

1. A capital needs assessment and budget if project has over 26 units;
2. Sources and uses statement,
3. Operating pro-forma,
4. Listing and qualifications of project staff and project team
5. A market analysis,
6. Proof of environmental completion
7. Fiscal soundness of the developer (must include most recent audit of financial statement
8. Experience and capacity of the developer
9. Tenant selection plan
10. Affirmative marketing policy
11. Fair Housing compliance plan
12. Development budget
13. Evidence of all funding sources being fully committed

2.3 Program Income. Any Program Income received during the term of this Agreement shall be remitted to the Lead Entity by the Subrecipient. In the event Program Income is not remitted to the Lead Entity, additional distributions of HOME Funds under this Agreement shall be withheld by the Lead Entity. It is anticipated that the following types of Program Income will be generated by the Project: none. The Subrecipient acknowledges that all Program Income must be spent before the consortium can draw down additional funds from the U.S. Department of Housing and Urban Development.

2.4 Reversion of Assets. Upon expiration of the Agreement, any HOME funds or accounts receivable that can be attributed to the use of HOME funds will revert to the Lead Entity. Should the Subrecipient stop participating in the consortium, or fail to perform in compliance with program requirements, assets are subject to reversion to the Lead Entity.

2.5 Termination. The Lead Entity will monitor the Subrecipient's performance under the terms of this Agreement and compliance with federal regulations through the reporting requirements imposed upon the Subrecipient through this Agreement, the reporting requirements imposed by federal regulation, and through periodic inspections of the Subrecipient. In the event the Subrecipient materially breaches any terms of this Agreement, or materially fails to comply with federal regulations, this Agreement may be terminated for cause by the Lead Entity or by the federal Government.

2.5.1 Termination for Cause. In the Subrecipient defaults in its responsibilities under this Agreement, fails to perform any condition of this Agreement, or otherwise violates this Agreement, the Lead Entity may terminate this Agreement for cause. Prior to termination, the Lead Entity shall provide written notice of its intent to terminate the agreement to the Subrecipient. The written notice shall detail in what specific respects the Subrecipient's performance has been deficient or the agreement has otherwise been breached. The Subrecipient shall have thirty (30) days to cure any

violation. If, after the 30-day cure period, the violations cited in the written notice of intent to terminate remain uncured, the City may terminate the Agreement by sending a final notice of termination to the Subrecipient. Such notice shall be effective, and the Agreement will be terminated, as of the date of the notice. Upon termination, all HOME funds previously disbursed shall be returned to the Lead Entity.

- 2.5.2 Termination of the Federal Award. This Agreement will be terminated in the event the federal award is terminated in accordance with 2 CFR §200.340.

SECTION 3. DUTIES AND RESPONSIBILITIES OF THE SUBRECIPIENT.

- 3.1 Eligible Use of Funds. Subrecipient shall use the HOME Funds provided pursuant to this Agreement to pay for Eligible Costs associated with the provision of affordable housing opportunities for low income housing through the construction of the Project, as depicted in Exhibit B and Exhibit C to this Agreement. Costs considered to be Eligible Costs are detailed in 24 CFR §92.206.
- 3.1.1 Disbursement, When Authorized. Pursuant to 24 CFR §92.504(c)(viii), Subrecipient shall not request disbursement of funds under this Agreement until the funds are needed for payment of eligible costs associated with the Project.
- 3.1.2 Nonluxury Items Only. In accordance with 24 CFR § 92.205, HOME funds may only be used for nonluxury housing. Items the Director determines to be luxury items shall not be considered an eligible cost for which disbursement of funds is authorized.
- 3.2 Affordability Requirements. In the event the Affordability Requirements outlined in 24 CFR § 92.252 or § 92.254, as applicable, are not met, funds will be subject to recapture pursuant to 24 CFR § 92.254(a)(5)(ii).
- 3.2.1 Adequate Supervision. Subrecipient agrees to adequately supervise its Developer's its Developer's contractors or subcontractors, and its Developers Clients to ensure all affordability requirements, including but not limited to all occupancy and use requirements, are met, and to ensure HOME funds are not subject to recapture.
- 3.2.2 Recapture Assistance. In the event any HOME funds disbursed under this agreement become subject to recapture, Subrecipient agrees to cooperate and assist the Lead Entity in the recapturing of funds.
- 3.3 Property Standard & Subrecipient Inspection Requirements.
- 3.3.1 Subrecipient Inspections Required. In accordance with 24 CFR § 92.504(d)(1), the Subrecipient shall perform on-site inspections of HOME-assisted properties to

determine compliance with the property standards and Affordability Requirements of 24 CFR §92.251 and § 92.252. The standards and requirements required by §92.251 and §92.252 include, but are not limited to the following: 1) state, federal and local laws, ordinances, regulations and codes, including but not limited to, Universal Physical Condition Standards (UPCS) as established by HUD, Housing Quality Standards for Existing Homes (HQS) as established by HUD, 2) the Subrecipient's Local Property Standards, 3) the current International Building Code for Council Bluffs, and 4) accessibility requirements as applicable, in accordance with Section 504 of the Rehabilitation Act, the American with Disabilities Act and the Fair Housing Act.

- 3.3.2 Lead Entity Inspections Authorized. The Lead Entity may perform periodic inspections at any reasonable time to ensure compliance with this Agreement. The Lead Entity shall perform a final inspection to certify Project Completion prior to final disbursement of HOME Program proceeds (24 CFR 5.705).
- 3.4 Environmental Review. Subrecipient shall assume responsibility for environmental review, decision making, and action for each activity it carries out with HOME funds, in accordance with the requirements imposed on a recipient under 24 CFR Part 58. If an environmental review is required by 24 CFR Part 58, no funds may be committed to a HOME-assisted project before the completion of the environmental review, except as authorized by 24 CFR, Part 58. The Subrecipient shall ensure no rehabilitation or construction pertaining to the Project begins until the Subrecipient certifies that all provisions of the National Environmental Policy Act of 1969 (NEPA) and related authorities listed in HUD's implementing regulations at 24 CFR Parts 50 and 58 have been met regarding the Project.
- 3.5 Relocation Assistance. Subrecipient shall ensure that it has taken all reasonable steps to minimize the displacement of persons (families, individuals, businesses, non-profit organizations, and farms) as a result of a project assisted with HOME funds. A displaced person must be provided with relocation assistance at the levels described in, and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (URA) (42 U.S.C. 4201-4655 and 49 CFR Part 24.)
- 3.6 Davis-Bacon Wage Determination and HUD 4010 Labor Standards. In accordance with Section 286 of the National Affordable Housing Act of 1990, and 24 CFR § 92.354, with respect to HOME funds, Davis-Bacon wage requirements apply when a construction contract covers the construction of 12 or more housing units whose construction are assisted by HOME funds. To the extent a construction contract is directly funded or assisted by the HOME funds made available under this agreement, and that contract covers the construction of 12 or more HOME-assisted units, Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Acts amended (40 U.S.C. 76a-a-7), the provisions of Contract Work Hours, the Safety Standards

Act, the Copeland "Anti-Kickback" Act (18 U.S.C. 874 and 40 U.S.C. 276 (c)) and all other applicable federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient shall provide all necessary information and documents including, but not limited to, a project location, description and site plans. In the event Davis Bacon wage rates are triggered on any individual property in the Project, Subrecipient and its Developer shall comply with and ensure that all bid documents, contracts, and subcontracts contain the HUD 4010 Federal Labor Standards provisions (attached herein as Exhibit "E") and applicable Department of Labor Wage Determination. In addition, Subrecipient shall certify that no Developer or its subcontractors are ineligible for federally assisted work. Once a Project is identified as subject to Davis-Bacon, all funds involved in the Project shall be governed by Davis-Bacon Labor Standards. The wage determination may be modified to keep it current. All actions modifying a general wage determination apply unless notice of such action is published less than 10 days before the contract award for the HOME assisted property in the Project. The wage determination is required to be updated in the event construction has not commenced within ninety (90) days for the date of the contract award to its Developers. For the purposes of this award this project is exempt from Davis Bacon.

- 3.7 Affirmative Marketing Policy. The Subrecipient agrees to comply with the Lead Entity's Affirmative Marketing Policy, attached hereto as Exhibit D, and incorporated herein by reference as if wholly set forth, which has been established in accordance with 24 CFR § 92.351. All Affirmative Marketing procedures must be employed in the advertising and marketing of this Project for the Affordability Period. In Marketing, the Subrecipient shall ensure all Developers and or Project owners conform to the nondiscrimination provision.
- 3.8 Uniform Administrative Requirements. The Subrecipient is subject to, and must comply with, the uniform administrative requirements governing Federal funds. These include the requirements of OMB Circular No. A-87 and the following provisions of 24 CFR Part 85: §85.6, §85.12, §85.22, §85.22, §85.26, §§85.32-85.34, §85.44, §85.51, and §85.52.
- 3.9 Lien Waivers. Subrecipient shall require Developer to obtain the appropriate lien waivers prior to each construction payment.
- 3.10 Conflict of Interest. The Subrecipient agrees to abide by the provisions of 24 C.F.R. 92.356 with respect to conflicts of interest, and covenants that it presently has financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. The Subrecipient further covenants that in the performance of this Agreement no person having such a financial interest shall be employed or retained by the Subrecipient hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer or elected official or appointed official of the City or any designated public agencies or subrecipients which are receiving funds under the HOME program.

- 3.11 Written Agreements with Housing Partners. In order to ensure compliance with HOME requirements, if the Subrecipient provides HOME funds to non-profit developers or owners, for-profit developers or owners, homeowners, homebuyers, tenants receiving rental assistance, or contractors, the Subrecipient must enter into a written agreement with the party HOME funds are provided to.
- 3.12 Reports. The Subrecipient shall submit to the City the following reports, as applicable, in accordance with the submission timelines as specified.
- 3.12.1 Occupancy Report. For each HOME-assisted unit, the Subrecipient shall provide to the Director an initial tenant survey, asset/income computation form and notarized City of Omaha Definition of Income Form, copy of the executed lease, utility allowance table effective on the date of the lease, citizenship attestation form for public benefit, race and ethnicity of household members, and source documentation of all income and asset sources (minimum two month pay stubs, consecutive bank statements, subsidy letters, fixed income statements, etc.) Attached as Exhibit “E”, and incorporated herein by this reference as though fully set forth, are copies of the requisite forms. These forms are due at the time of initial lease execution and annually thereafter for each tenant household occupying a HOME-assisted unit during the Affordability Period. All documentation can be no more than six (6) months old. The Subrecipient annually must also submit evidence of affirmative marketing efforts undertaken during each calendar year in the Affordability Period. Annual reports required by this Agreement shall be due March 15 and shall include all information for up to and including the end of the previous calendar year. The City will determine the reporting format throughout the Affordability Period.

For each household or individual occupying a HOME-assisted unit in the Property, the Subrecipient shall retain the following records for five (5) years after the required Affordability Period as specified in Section 1.14 of this Agreement. In the event the Term of the Agreement would be extended, the timeframe for record retention would be extended correspondingly.

The following information shall be included in the reports:

- name(s) of tenant(s)
- address of property, unit number
- household income as a percent of Median Family Income (MFI) as determined by HUD (Exhibit “C”), income verification forms used in determining MFI including the City’s Computing Annual Income Form (Exhibit “K”)
- household size
- gender of head of household member

- name and age of each household member
- race and ethnicity of each household member
- disability status of any household member
- copy of annual lease agreement and utility allowance table used
- evidence of affirmative marketing efforts
- citizenship attestation
- source documentation for all income and asset sources

- 3.13 Lead-Based Paint Prohibition: In accordance with 42 U.S.C. § 4821 et seq., 24 CFR § 4821, and 24 CFR Part 35, the use of Lead-Based Paint during the performance of this Agreement is prohibited. The Subrecipient shall take steps to ensure that the Developer, contractor, or subcontractor comply with all federal regulation prohibiting the use of Lead-Based Paint, and comply with all applicable federal requirements regarding Lead-Based Paint poison prevention.
- 3.14 Regulatory Compliance. Subrecipient acknowledges that it is familiar with and will comply with the HOME Investment Partnership Program Final Rule, 24 CFR Part 92, dated December 5, 2024, and any future amendment to the Rule, in the performance of this Agreement.
- 3.15 Record Retention. The Subrecipient, its Developer(s) and their subcontractors shall maintain such records and accounts, including property, personnel and financial records, as are deemed necessary by the Lead Entity to assure a proper accounting for all expenses. The Comptroller General of the United States, or any of their duly authorized representatives, or any duly authorized representatives of the Lead Entity, as approved by the Director, shall have access to any books, documents, papers, records and accounts of the Subrecipient, its Developer(s) and their subcontractors which are directly pertinent to this Project for the purpose of making audit, examination, excerpts and transcriptions. Such records and accounts shall be retained for five (5) years after expiration of the Affordability Period. 2 CFR §§ 200.333 – 200.337).
- 3.16 Record Inspection. Pursuant to 24 CFR §92.508, all Subrecipient/Developer records with respect to any matters covered in this Agreement shall be made available to the Lead Entity, its designees, or the federal government, at any time during normal business hours, upon prior written notice, as often as the Lead Entity deems reasonably necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any contract entered into by the Subrecipient, its Developer(s), or with any contractor or subcontractors shall include this Section to ensure said access.
- 3.17 Release of Information Laws. The Subrecipient specifically hereby states, agrees and certifies that it is familiar with the limited purpose set forth in the Federal Laws, Rules and Regulations, and in the laws of the State of Nebraska, for which personal information

requested may be used and that the information received will be used solely for those limited purposes and not to harass, degrade or humiliate any person. The information released shall be used for the limited purposes stated, and the Subrecipient further agrees to indemnify and hold harmless the City of Omaha for any liability arising out of the improper use by the Subrecipient of information provided.

SECTION 4. MISCELLANEOUS

- 4.1 Applicable Laws. Parties to this Agreement shall conform with all existing and applicable City ordinances, resolutions, state laws, federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this Agreement.
- 4.2 Interest of the Lead Entity. Pursuant to Section 8.05 of the Home Rule Charter, no elected official or any officer or employee of the City shall have a financial interest, direct or indirect, in any City agreement. Any violation of this section with the knowledge of the person or corporation contracting with the City shall render the Agreement voidable by the Mayor or Council.
- 4.3 Independent Contractor. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an independent entity from the City. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance.
- 4.4 Captions. Captions used in this Agreement are for convenience and are not used in the construction of this Agreement.
- 4.5 Merger. This Agreement shall not be merged into any other oral or written agreement, lease or deed of any type.
- 4.6 Modification. This Agreement and any related documents securing the financing contain the entire agreement of the parties. No representations were made or relied upon by either party other than those that are expressly set forth herein. No agent, employee, or other representative of either party is empowered to alter any of the terms herein unless done in writing and signed by an authorized officer of the respective parties, pursuant to Section 10-142 of the Omaha Municipal Code.
- 4.7 Assignment. Neither the Subrecipient nor the City may assign its rights or obligations under this Agreement.
- 4.8 Strict Compliance. All provisions of this Agreement and each and every document that shall be attached shall be strictly complied with as written, and no substitution or change shall be made except upon written direction from authorized representatives of the parties.

- 4.9 Reversion of Assets. Upon the expiration of this Agreement, the Subrecipient shall transfer to the City of Omaha any HOME funds on hand at the time of expiration.
- 4.10 Indemnification. The Subrecipient shall indemnify and hold the City harmless from and against: (1) any and all claims arising from contracts between the Subrecipient and third parties made to effectuate the purposes of this Agreement; and, (2) any and all claims, liabilities or damages arising from the preparation or presentation of any of the work covered by this Agreement.
- 4.11 Unenforceable Provisions. Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be in effect to the extent of such prohibition or enforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provision in any other jurisdiction.
- 4.12 Drug Free Workplace. All parties to this Agreement are subject to the requirements of Sections 5151-5160 of the Drug-Free Workplace Act of 1988 and HUD's implementing regulations at 24 CFR Part 24.
- 4.13 Notice/Authorized Representatives. For the purposes of notice, including legal service of process, during the term of this Agreement, and for the period of any applicable statute of limitations thereafter, the following named individuals shall be authorized representatives of the parties:
- (1) City of Omaha
Director, Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street
Omaha, NE 68183
 - (2) City of Council Bluffs
Director, Community Development Department
Office of Community Development
209 Pearl Street
Council Bluffs, IA 51503

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date indicated below:

ATTEST:

CITY OF OMAHA:

CITY CLERK, CITY OF OMAHA

MAYOR, CITY OF OMAHA

ATTEST:

CITY OF COUNCIL BLUFFS:

CITY CLERK, CITY OF COUNCIL BLUFFS

MAYOR, CITY OF COUNCIL BLUFFS

APPROVED AS TO FORM:

ASSISTANT CITY ATTORNEY

LIST OF EXHIBITS

Exhibit A – Consortium Agreement between City of Omaha, Nebraska and Council Bluffs, Iowa

Exhibit B – Description of the Project

Exhibit C – Budget

Exhibit D – Affirmative Marketing Policy

Exhibit A

Consortium Agreement between City of Omaha, Nebraska and Council Bluffs, Iowa

Exhibit B

Description of the Project

Exhibit C

Budget

Exhibit D

Affirmative Marketing Policy

RESOLUTION NO. 25-65

A RESOLUTION APPROVING THE 2024-2027 HOME INVESTMENT PARTNERSHIPS PROGRAM CONSORTIUM COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA AND THE CITY OF OMAHA, NEBRASKA.

- WHEREAS,** the HOME Program is authorized by the HOME Investment Partnerships Act which is Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended (42 U.S.C. 12701 et.seq.) (hereinafter referred to as the “Act”); and
- WHEREAS,** Section 216(2) of the Act provides that a consortium of geographically contiguous units of general local government is considered a unit of general local government for purposes of the Home Investment Partnerships Program if the Secretary of the U.S. Department of Housing and Urban Development (hereinafter referred to as “HUD”) determines that the consortium has sufficient authority and administrative capability to carry out the purposes of the Act on behalf of its member jurisdictions and will direct its activities to the alleviation of housing problems within the United States; and
- WHEREAS,** in accordance with Section 217(b)(3) of the Act, HUD will include, as jurisdictions eligible to receive allocations of HOME funds by formula, approved consortia of units of general local government; and
- WHEREAS,** in 1998, 2001, 2004 and 2012, the cities of Council Bluffs and Omaha approved a HOME Consortium; and
- WHEREAS,** the City of Council Bluffs, Iowa and the City of Omaha, Nebraska, desire to renew the HOME Program Consortium Agreement for the purpose of expanding the supply of decent, safe, sanitary and affordable housing for low and very low-income residents; and
- WHEREAS,** the formation of a HOME Program Consortium between the City of Council Bluffs, Iowa and the City of Omaha, Nebraska, is in the best interest of the citizens of the City of Council Bluffs.

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

That the attached Consortium Cooperation Agreement, as recommended by the Community Development Department and the Mayor, between the City of Council Bluffs, Iowa and the City of Omaha, Nebraska, for the purpose of expanding the supply of decent, safe, sanitary and affordable housing for low and very low-income residents is hereby approved.

ADOPTED AND APPROVED

March 10, 2025

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

Council Communication

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

Liquor Licenses
ITEM 9.A.

Council Action: 3/10/2025

Description
<ol style="list-style-type: none">1. Council Bluffs Country Club, 4500 Piute St.2. Holiday Inn Hotel & Suites, 2202 River Rd.3. Longhorn Steakhouse, 3727 Denmark Dr.4. The B Side Bar, 162 West Broadway (New)5. Tish's Restaurant, 1207 S. 35th St.6. Whispering Woods GC, 3001 Macineery Dr.7. YMCA of Greater Omaha, 700 S. Main St. (5 day special event permit)

Background/Discussion
See attached calls for service.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Liquor Licenses	Resolution	3/6/2025

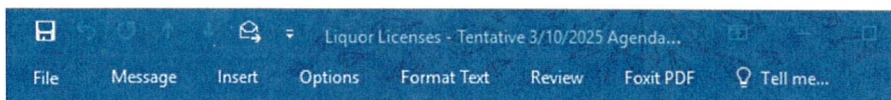
Class C Retail Alcohol License

Application Type New	Tentative Effective Date 2025-04-03	Tentative Expiration Date 2025-04-07	Application Status ? Submitted to Local Authority
License Length 5 Day	Local Authority City of Council Bluffs	Dramshop	Corporation Name YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER OMAHA

STILL NEED

- ☒ Deed/Lease
- ☒ Sketch
- ☐ Notary page
- ☐ Background Info Sheet
- ☐ State criminal history record check

<input type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> SPECIAL EVENT
POLICE <input checked="" type="checkbox"/>	Local Amt	\$101.56
FIRE <input checked="" type="checkbox"/>	Endorsed	4-3-2025
BUILDING <input type="checkbox"/>	Issued	4-7-2025
ZONING <input checked="" type="checkbox"/>	Expires	3-24-2025
	Council	



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Reply Totals: Approve 2; Reject 0

Recipient	Delivery	Read	Response
Alex Ford	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 2:28 PM	Approve: 3/3/2025 2:28 PM
Christopher Gibbons	Delivered: 3/3/2025 2:21 PM		Approve: 3/3/2025 2:29 PM
Mark Galvan	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:14 PM	
Rodney Schultz	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:53 PM	

Whispering Woods GC- LC0050924

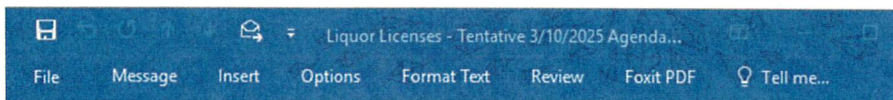
Premise Street : 3001 Macineery Drive

Class C Retail Alcohol License

Application Number : App-216623

>	Application Type Renewal	Tentative Effective Date 2025-03-22	Tentative Expiration Date 2026-03-21	Application Status ? Pending Dramshop Review
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POLICE <input checked="" type="checkbox"/>	Local Amt	
FIRE <input checked="" type="checkbox"/>	Endorsed	
BUILDING	Issued	<u>3-22-2025</u>
ZONING <input checked="" type="checkbox"/>	Expires	<u>3-21-2026</u>
	Council	<u>3-10-2025</u>



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Rodney Schultz	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:53 PM	

Tish's Restaurant LC0027061
Premise Street : 1207 South 35th Street
Class C Retail Alcohol License

Application Number : App-216255

> Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status ?
Renewal	2025-04-01	2026-03-31	Pending Dramshop Review

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POLICE <input checked="" type="checkbox"/>	Local Amt	
FIRE <input checked="" type="checkbox"/>	Endorsed	
BUILDING	Issued	4-01-2025
ZONING <input checked="" type="checkbox"/>	Expires	3-31-2026
	Council	3-24-2025

Liquor Licenses - Tentative 3/10/2025 Agenda...

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Rodney Schultz	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:53 PM	

THE B SIDE BAR

Premise Street : 162 W BROADWAY

Class C Retail Alcohol License

Application Number : App-216200

>	Application Type New	Tentative Effective Date 2025-03-01	Tentative Expiration Date 2026-02-28	Application Status ? Pending Dramshop Review
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STILL NEED

- ☒ Deed/Lease
- ☒ Sketch
- ☒ Notary page
- ☒ Background Info Sheet
- ☒ State criminal history record check

<input type="checkbox"/> RENEWAL	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <input checked="" type="checkbox"/>	Local Amt <u>\$812.50</u>	
FIRE <input checked="" type="checkbox"/>	Endorsed _____	
BUILDING _____	Issued <u>3-1-2025</u>	
ZONING <input checked="" type="checkbox"/>	Expires <u>2-28-2026</u>	
	Council <u>3-10-2025</u>	

Liquor Licenses - Tentative 3/10/2025 Agenda...

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Rodney Schultz	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:53 PM	

LongHorn Steakhouse #5397- LC0038276

Premise Street : 3727 Denmark Drive

Application Number : App-215846

Class C Retail Alcohol License

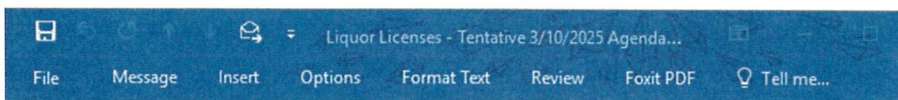
> Application Type
Renewal

Tentative Effective Date
2025-04-25

Tentative Expiration Date
2026-04-24

Application Status ?
Submitted to Local Authority

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POLICE <u>✓</u>	Local Amt <u>\$812.50</u>	
FIRE <u>✓</u>	Endorsed <u> </u>	
BUILDING <u>95</u>	Issued <u>4-25-2025</u>	
ZONING <u>✓</u>	Expires <u>4-24-2026</u>	
	Council <u>3-10 2025</u>	



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Holiday Inn Hotel & Suites- LC0048973

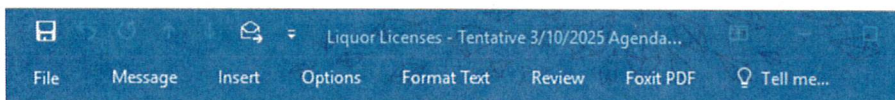
Premise Street : 2202 River Road

Application Number : App-216429

Class C Retail Alcohol License

>	Application Type Renewal	Tentative Effective Date 2025-03-15	Tentative Expiration Date 2026-03-14	Application Status Submitted to Local Authority
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <input checked="" type="checkbox"/>	Local Amt	
FIRE <input checked="" type="checkbox"/>	Endorsed	
BUILDING	Issued	<u>3-15-2025</u>
ZONING <input checked="" type="checkbox"/>	Expires	<u>3-14-2026</u>
	Council	<u>3-10-2025</u>



This message was sent on 3/3/2025 2:21 PM.
Reply Totals: Approve 2; Reject 0

Recipient	Delivery	Read	Response
Alex Ford	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 2:28 PM	Approve: 3/3/2025 2:28 PM
Christopher Gibbons	Delivered: 3/3/2025 2:21 PM		Approve: 3/3/2025 2:29 PM
Mark Galvan	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:14 PM	
Rodney Schultz	Delivered: 3/3/2025 2:21 PM	Read: 3/3/2025 3:53 PM	

Council Bluffs Country Club- LC0033840

Premise Street : 4500 Plute Street

Application Number : App-216320

Class C Retail Alcohol License

>	Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status ?
	Renewal	2025-05-06	2026-05-05	In Progress

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>✓</u>	Local Amt _____	
FIRE <u>✓</u>	Endorsed _____	
BUILDING _____	Issued <u>5-5-2025</u>	
ZONING <u>✓</u>	Expires <u>5-6-2026</u>	
	Council <u>3-10-2025</u>	

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CBPD ALCOHOL PERMIT RENEWAL REVIEW

	ESTABLISHMENT	ADDRESS	OWNER	RENEWAL DATE
1.	Council Bluffs Country Club	4500 Piute St		
2.	Holiday Inn Hotel & Suites	2202 River RD		
3.	Longhorn Steakhouse	3727 Denmark dr		
4.	The B Side Bar	162 West Broadway		
5.	Tish's Restaurant	1207 S 35th St		
6.	Whispering Woods GC	3001 Macineery Dr		
7.	YMCA of Greater Omaha	700 S Main st		

	CITATIONS	CFS*	NEXUS*	GREEN*	YELLOW*	RED*	
1.	0	3	6		X		*CFS - Calls in the area, establishment mentioned
2.	0	7	8		X		*Nexus - Calls originated at establishment
3.	0	0	0	X			
4.	0	0	0	X			
5.	0	2	1	X			*Green - No issues
6.	0	0	3	X			*Yellow - Minor issues
7.	0	0	0	X			*Red - Major issues

COMMENTS

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

SIGNATURE Mark Galvan

Printed by: Mark Galvan
On: 04/10/2019 10:10:10 AM
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