

Purchasing Policy & Ordinance Overview - Danielle Bemis  
Review Agenda  
College Road Sidewalk Discussion (Tom Mc Laughlin)



## **City Council Meeting Minutes July 14, 2025**

### **CALL TO ORDER**

Mayor Walsh called the meeting to order on Monday July 14, 2025 at 7:00 p.m.  
Council Members present: Joe Disalvo, Steve Gorman, Roger Sandau and Jill Shudak.  
Council Member absent: Chris Peterson.  
Staff present: Mimi Dobson and Jodi Quakenbush.

### **CONSENT AGENDA**

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

Reading, correction and approval of the June 23, 2025 and July 1, 2025 City Council meeting minutes.

Boards/Commissions

City Planning Commission and Civil Service Commission

Right of Redemption

Claim

Jill Shudak and Roger Sandau moved and seconded approval of Consent Agenda, as amended to correct the Boards and Commission expiration of the planning commission to December 31, 2030.. Unanimous, 4-0 vote.  
(Absent: Peterson)

### **MAYORS PROCLAMATIONS**

### **PUBLIC HEARINGS**

Resolution 25-177

Resolution to authorize the Mayor to initiate the Trolley Park Playground Improvement, Project #2606, by issuing a bid for the project.

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 25-177. Unanimous, 4-0 vote.  
(Absent: Peterson)

Resolution 25-178

Resolution approving the plans and specifications for the Hillcrest Avenue Reconstruction, Phase 1. Project # PW24-13

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-178. Unanimous, 4-0 vote.  
(Absent: Peterson)

Resolution 25-179

Resolution declaring the intent of the city to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 25-179. Unanimous, 4-0 vote.  
(Absent: Peterson)

Resolution 25-180

Resolution approving \_\_\_\_\_ as the selected builder for the East Manawa Phase I Housing Project.

Roger Sandau and Jill Shudak moved and seconded approval of Motion to Continue Resolution 25-180 to July 28, 2025 at 7:00 p.m. Unanimous, 4-0 vote.  
(Absent: Peterson)

## **ORDINANCES ON 2ND READING**

Ordinance 6653

Ordinance to amend Title 1 Administration and Personnel of the 2025 Municipal Code of Council Bluffs, Iowa, by enacting New Chapter 1.80, to be entitled "Council Bluffs Civil Service Commission".

Roger Sandau and Jill Shudak moved and seconded approval of Second Consideration of Ordinance 6653. Unanimous, 4-0 vote.  
(Absent: Peterson)

Jill Shudak and Roger Sandau moved and seconded approval of Motion to Waive Third Consideration of Ordinance 6653. Ordinance passes to law.. Unanimous, 4-0 vote.  
(Absent: Peterson)

## **RESOLUTIONS**

### Resolution 25-181

Resolution to approve and adopt the Pottawattamie County Hazard Mitigation Plan.

Joe Disalvo and Roger Sandau moved and seconded approval of Resolution 25-181. Unanimous, 4-0 vote.  
(Absent: Peterson)

### Resolution 25-182

Resolution accepting the bid of Building Crafts, Inc. for the 6th Avenue Pump Station Odor Control. Project #PW24-17

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 25-182. Unanimous, 4-0 vote.  
(Absent: Peterson)

### Resolution 25-183

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

Roger Sandau and Jill Shudak moved and seconded approval of Resolution 25-183. Unanimous, 4-0 vote.  
(Absent: Peterson)

### Resolution 25-184

Resolution authorizing the Chief of Police to pay a \$10,000 hiring bonus to those individuals that are previously certified law enforcement officers when hired.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-184. Unanimous, 4-0 vote.  
(Absent: Peterson)

## **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

### Liquor Licenses

1. Caddy's Kitchen and Cocktails, 103 W. Broadway
2. Hooters of Council Bluffs, 2910 23rd Ave.
3. Pilot Travel Centers LLC, 2647 S. 24th St.
4. Puerto Vallarta Mexican Restaurant, 3312 W. Broadway
5. Queen of Apostles Church, 3304 4th Ave.
6. The Olive Garden Italian Restaurant #1856, 3707 Denmark Dr.

Retail Tobacco Permit - Renewal (2)

Retail Device Permit per SF345 (9)

Roger Sandau and Joe Disalvo moved and seconded approval of Applications for Permits and Cancellations, Items 7A 1-6, 7B and 7C. Unanimous, 4-0 vote.  
(Absent: Peterson)

## **OTHER BUSINESS**

## **CITIZENS REQUEST TO BE HEARD**

Heard from: Brandy Waller, 1435 North 15th Street and Genevieve Pfitzer, 2912 Avenue E.  
(Absent: Peterson)

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:19 p.m.  
(Absent: Peterson)

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

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

**Council Communication**

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

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

Council Action: 7/14/2025

**Description**

**Background/Discussion**

**Recommendation**

**Council Communication**

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

Reading, correction and approval of the June 23,  
2025 and July 1, 2025 City Council meeting  
minutes.  
ITEM 3.B.

Council Action: 7/14/2025

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">6-23-25 Minutes</a>	Minutes	7/8/2025
<a href="#">7-1-25 special meeting minutes</a>	Minutes	7/8/2025



## **City Council Meeting Minutes June 23, 2025**

### **CALL TO ORDER**

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday June 23, 2025.

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

Council Member present via Zoom: Roger Sandau.

Staff present: Jodi Quakenbush and Mimi Dobson.

### **CONSENT AGENDA**

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

Reading, correction and approval of the June 9, 2025 City Council meeting minutes.

Resolution 25-158

Resolution setting a public hearing for 7:00 p.m. on July 14, 2025 for the Hillcrest Avenue Reconstruction, Phase 1. Project # PW24-13

Resolution 25-159

Resolution accepting the work of Fisher Building Services Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the UP Museum Exterior Handrails and Fire Escapes. Project #BM-23-04

Resolution 25-160

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY25.

Resolution 25-161

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Grapplers Gate Urban Renewal Plan for a proposed urban renewal area in the City of Council Bluffs. Location: Generally located south of Gleason Avenue and north of Franklin Avenue and east of E. Pierce Street and west of Bennett Avenue. URN-25-005

Resolution 25-166

Resolution setting the public hearing on July 14 for the Trolley Park Improvements, Project R2606

April 2025 Financial Reports, Boards/Commissions and Claim

Jill Shudak and Joe Disalvo moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

## **PUBLIC HEARINGS**

### **Ordinance 6649**

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning a portion Section 34-75-43, more specifically described in the Council packet, from A-2/Parks, Estates, and Agricultural District to R-1E/Single-Family Residential Estates District, as defined in Chapter 15.08a. Location: 1305 State Orchard Road. ZC-25-002

Joe Disalvo and Chris Peterson moved and seconded approval of Second Consideration of Ordinance 6649. Unanimous, 5-0 vote.

Jill Shudak and Chris Peterson moved and seconded approval of Motion to waive Third Consideration of Ordinance 6649. Ordinance passes to law. Unanimous, 5-0 vote.

### **Ordinance 6650**

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning part of Section 22-75-43, more specifically described in the Council packet, from A-2/Parks, Estates, and Agricultural District to I-1/Light Industrial District as defined in Chapter 15.20. Location: Undeveloped land lying south of 2025 Hunt Avenue. ZC-25-003

Joe Disalvo and Chris Peterson moved and seconded approval of Second Consideration of Ordinance 6650. Unanimous, 5-0 vote.

Jill Shudak and Joe Disalvo moved and seconded approval of Motion to waive Third Consideration of Ordinance 6650. Ordinance passes to law. Unanimous, 5-0 vote.

### **Ordinance 6651**

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning part of Section 22-75-43, more specifically described in the Council packet, from A-2/Parks, Estates, and Agricultural District to I-1/Light Industrial District as defined in Chapter 15.20. Location: Undeveloped land lying north of 2025 Hunt Avenue. ZC-25-004

Joe Disalvo and Jill Shudak moved and seconded approval of Second Consideration of Ordinance 6651. Unanimous, 5-0 vote.

Steve Gorman and Joe Disalvo moved and seconded approval of Motion to waive Third Consideration of Ordinance 6651. Ordinance passes to law. Unanimous, 5-0 vote.



Resolution 25-162

Resolution granting final plat approval of a two-lot residential estate subdivision to be known as Tweety’s Landing, along with a subdivision variance to allow proposed Lot 1, Tweety’s Landing to exceed the maximum 3:1 lot depth-to-width ratio, on property described as Parcel 25028, more specifically described in the council packet. Location: 1305 State Orchard Road. SUB-25-004

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-162. Unanimous, 5-0 vote.

Resolution 25-163

Resolution to dispose of City owned property legally described as the North ½ of vacated 42nd Avenue right-of-way lying between Indian Creek and South 13th Street, abutting legally described as the west 200 feet of the east 1152.38 feet of the SE 1/4 SE 1/4 of Section 11-74-44 lying south of Highway 275 and north of 42nd Avenue, City of Council Bluffs, Pottawattamie County, Iowa.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-163. Unanimous, 5-0 vote.

**ORDINANCES ON 1ST READING**

Ordinance 6653

Ordinance to amend Title 1 Administration and Personnel of the 2025 Municipal Code of Council Bluffs, Iowa, by enacting New Chapter 1.80, to be entitled "Council Bluffs Civil Service Commission".

Steve Gorman and Chris Peterson moved and seconded approval of First Consideration of Ordinance 6653. Unanimous, 5-0 vote.

**ORDINANCES ON 2ND READING**

Ordinance 6652

Ordinance amending the Amended and Restated Consolidated Urban Revitalization Area – Amendment 1 within the City of Council Bluffs.

Jill Shudak and Steve Gorman moved and seconded approval of Second Consideration of Ordinance 6652. Unanimous, 0-0 vote.

Jill Shudak and Steve Gorman moved and seconded approval of Motion to waive Third Consideration of Ordinance 6652. Ordinance passes to law. Unanimous, 5-0 vote.

**RESOLUTIONS**

Resolution 25-164

Resolution amending the City's Investment Policy.

Chris Peterson and Jill Shudak moved and seconded approval of Resolution 25-164. Unanimous, 5-0 vote.

Resolution 25-165

Resolution approving city depositories as required by the Code of Iowa, Section 12.C.2.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-165. Unanimous, 5-0 vote.

Resolution 25-167

Resolution accepting the bid of Minturn, Inc. for the Southwest Pump Station Trash Rack Rehab. Project #PW25-17

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 25-167. Unanimous, 5-0 vote.

Resolution 25-168

Resolution to create a new Assistant Attorney II position within the Legal Department.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-168. Unanimous, 5-0 vote.

Resolutions 25-169 and 25-170

Resolution 25-169 granting preliminary plan approval of a 17-lot residential subdivision to be known as Arbor Creek 2nd Addition, legally described as being a replat of Lot 2, Arbor Creek. Location: Undeveloped land lying south of 1020 Railroad Avenue. SUB-25-005

Resolution 25-170 to amend the adopted PR-1/Planned Residential development plan for Arbor Creek 2nd Addition, legally described as being a replat of Lot 2, Arbor Creek Subdivision. PR-25-001(M)

Heard from Ron Wolfe, 536 College Road

Jill Shudak and Joe Disalvo moved and seconded approval of Resolutions 25-169 and 25-170. Unanimous, 5-0 vote.

Resolution 25-171

Resolution to adopt a P-C/Planned Commercial development plan for a 124-unit extended stay hotel on property legally described as Lot 1, Morris Subdivision, Replat 1. Location: Undeveloped land located between 3501 23rd Avenue and 3320 Mid-America Drive. PC-25-002

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 25-171. Unanimous, 5-0 vote.

#### Resolutions 25-172 and 25-173

Resolution approving Change Order #1 in the amount of \$82,120 for additional soil cleanup and mitigation at the former Reliance Battery factory site.

Resolution approving the amount of \$136,985.21 for disposal fees for contaminated soil at the former Reliance Battery factory site.

Steve Gorman and Chris Peterson moved and seconded approval of Resolutions 25-172 and 25-173. Unanimous, 5-0 vote.

#### Resolution 25-174

Corrective Resolution to vacate and dispose of Lindberg Drive Right-of-Way adjacent to the Easterly 80 Feet of Lot 9, Block 1, and the Westerly 30 Feet of Lot 1 and all of Lot 2, Block 3, All in Oak Grove Addition.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 25-174. Unanimous, 5-0 vote.

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

Liquor Licenses: 1) Ameristar Casino Council Bluffs LLC, 2200 River Rd; 2) Quaker Steak & Lube, 3320 Mid America Dr.; 3) Dollar General #1574, 2731 E Kaneshville Blvd.

Retail Tobacco Permit - Renewals (14), Retail Device Permit - (2) (New permit per SF345), Special Event Application (Fireworks) Edwards Employee Appreciation Party 7-3-2025 and Noise Variance

Joe Disalvo and Chris Peterson moved and seconded approval of Applications for permits and Cancellations 8A 1-3, 8B, 8C, 8D and 8E, as amended to add the Date of August 2, 2025 to Item 8E. Unanimous, 5-0 vote.

Noise Variance (Added 6/23/2025 at 12:45 PM)

Jill Shudak and Joe Disalvo moved and seconded approval of Motion to grant an exception to the application deadline for the reasons state by the City Attorney for Item 8F. Unanimous, 5-0 vote.

Jill Shudak and Joe Disalvo moved and seconded approval of Applications for permits and cancellations, Item 8F. Unanimous, 5-0 vote.

### **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:22 pm

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



## **City Council Special Meeting Minutes July 1, 2025**

### **CALL TO ORDER**

Mayor Walsh called the special meeting to order at 8:30 am on Tuesday July 1, 2025.

Council Members present: Steve Gorman. Council Member present via Zoom: Joe Disalvo, Chris Peterson and Jill Shudak. Council Member absent: Roger Sandau. Staff present: Jodi Quakenbush and Mimi Dobson.

### **RESOLUTIONS**

Resolution 25-175

Resolution confirming the appointment of Anthony Clowe as Assistant City Attorney II and declaring an effective date.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 25-175. Unanimous, 4-0 vote. (Absent: Sandau)

Resolution 25-176

Resolution confirming the appointment of Whitney Jacque as Assistant City Attorney II and declaring an effective date.

Steve Gorman and Jill Shudak moved and seconded approval of Resolution 25-176. Unanimous, 4-0 vote. (Absent: Sandau)

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

Retail Tobacco Permit - Renewals (13)

Retail Device Permit - (2)

Jill Shudak and Steve Gorman moved and seconded approval of Applications for permits and cancellations, Item 4A and 4B. Unanimous, 4-0 vote. (Absent: Sandau)

### **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 8:31 am

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

Boards/Commissions  
ITEM 3.C.

Council Action: 7/14/2025

**Description**

City Planning Commission and Civil Service Commission

**Background/Discussion**

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

Appoint to the City Planning Commission with term expiring 12/31/2023:

Scott Behrens  
1367 Abercorn Dr.

Appoint to the Civil Service Commission with term expiring 04/01/2026:

Chad Hannan  
109 Applewood Ct

**Recommendation**

**Council Communication**

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

Right of Redemption  
ITEM 3.D.

Council Action: 7/14/2025

**Description**

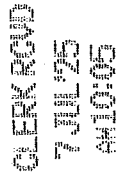
**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Right of Redemption</a>	Other	7/8/2025

## NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION FROM TAX SALE



**TO: Magdalena Gonzalez Vacant Land on S 22nd St, Council Bluffs, IA 51501- Owner  
Magdalena Gonzalez 1905 Avenue D, Council Bluffs, IA 51501- Owner  
Person in Possession Vacant Land on S 22nd St, Council Bluffs, IA 51501- Person in Possession  
St. James Investment Co., LLC 120 Morningside Avenue, Council Bluffs, IA 51503- Previous Owner  
City of Council Bluffs c/o City Clerk, 209 Pearl Street, Council Bluffs, IA 51503- City Limits**

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

In accordance with Iowa Code Section 447.9 you are hereby notified that on the 19<sup>th</sup> day of June, 2023, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lots Four (4), Five (5) and the East Fifty (50) feet of Lot Six (6), Block Two (2), Cochran's Addition, Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 754435103002 Certificate No: 23-0307

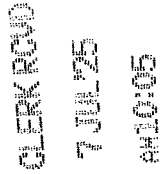
Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, to ACC 1625 LLC pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC 1625 LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

*Chris Newhouse*

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Chris Newhouse, Member  
SCC Holding LLC,  
Agent for ACC 1625 LLC  
Pottawattamie 23-0307

**NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION FROM TAX SALE**



**TO: Magdalena Gonzalez Vacant Land on S 22nd St, Council Bluffs, IA 51501- Owner  
Magdalena Gonzalez 1905 Avenue D, Council Bluffs, IA 51501- Owner  
Person in Possession Vacant Land on S 22nd St, Council Bluffs, IA 51501- Person in Possession  
St. James Investment Co., LLC 120 Morningside Avenue, Council Bluffs, IA 51503- Previous Owner  
City of Council Bluffs c/o City Clerk, 209 Pearl Street, Council Bluffs, IA 51503- City Limits**

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

In accordance with Iowa Code Section 447.9 you are hereby notified that on the 19<sup>th</sup> day of June, 2023, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

Lots Four (4), Five (5) and the East Fifty (50) feet of Lot Six (6), Block Two (2), Cochran's Addition, Council Bluffs, Pottawattamie County, Iowa a/k/a PARCEL # 754435103002 Certificate No: 23-0307

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, to ACC 1625 LLC pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC 1625 LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

*Chris Newhouse*

Chris Newhouse, Member  
SCC Holding LLC,  
Agent for ACC 1625 LLC  
Pottawattamie 23-0307



**Council Communication**

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

Claim  
ITEM 3.E.

Council Action: 7/14/2025

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Claim</a>	Other	7/8/2025

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-2296

### NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Randall Flanagan DAY PHONE: [REDACTED]

ADDRESS: [REDACTED] DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: 5/30/2025 / 9:15 AM

LOCATION OF LOSS/ACCIDENT: C.B. - 1642 / 2623 AVE C.

DESCRIPTION OF LOSS/ACCIDENT: ACCIDENT

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ \_\_\_\_\_

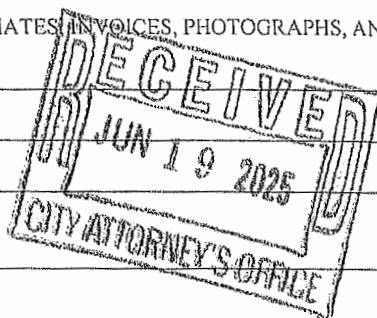
WITNESS(ES) (Name(s), Address(es), Phone No(s)) \_\_\_\_\_

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: \_\_\_\_\_

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

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

6-19-2025  
DATE

CERKPOD  
2025  
PMS

Randall Flanagan  
CLAIMANT'S SIGNATURE

**Council Communication**

Department: Parks and Recreation  
Case/Project No.: Trolley Park Playground  
Improvements  
Submitted by: Vincent Martorello

Resolution 25-177  
ITEM 4.A.

Council Action: 7/14/2025

**Description**  
Resolution to authorize the Mayor to initiate the Trolley Park Playground Improvement, Project #2606, by issuing a bid for the project.

**Background/Discussion**  
The City Council approved \$261,000.00 for improvements to Trolley Park Playground Improvements in the FY 26 CIP. The existing rubber safety surface is deteriorating and needs to be replaced. The project scope also includes adding two stand-alone pieces of play equipment.  
The opinion of probable cost has been updated and the estimated for the project, including construction and design fees is \$259,097.45 and is within the approved project budget.  
Notice of Public Hearing was published as required by law, and a public hearing was held on July 14, 2025.

**Recommendation**  
Approve resolution to authorize the Mayor initiate the Trolley Park Playground Improvement, Project #2606 , by issuing a bid for the project

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Resolution 25-177</a>	Resolution	7/7/2025

**RESOLUTION  
NO. 25-177**

**RESOLUTION  
TROLLEY PARK PLAYGROUND IMPROVMENTS, PROJECT #R26-06**

- WHEREAS, the City Council approved \$261,000.00 for improvements to Trolley Park Playground Improvements in the FY 26 CIP; and
- WHEREAS, the upgrade will include the replacement of the existing rubber safety surface, installation of two stand-alone pieces of play equipment and a security light; and
- WHEREAS, the opinion of probable cost has been updated and the estimated for the project, including construction and design fees is \$259,097.45 and is within the approved project budget, and
- WHEREAS Notice of Public Hearing was published as required by law, and a public hearing was held on July 14, 2025; and
- WHEREAS the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs.

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

That the Mayor is authorized to initiate the Trolley Park Playground Improvements, Project #R26-06, by issuing a bid for the project.

ADOPTED  
AND  
APPROVED

July 14, 2025

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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

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

**Council Communication**

Department: Public Works Admin  
Case/Project No.: PW24-13  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 25-178  
ITEM 4.B.

Council Action: 7/14/2025

**Description**  
Resolution approving the plans and specifications for the Hillcrest Avenue Reconstruction, Phase 1. Project # PW24-13

**Background/Discussion**  
Hillcrest Avenue is a residential street with infrastructure that dates back to the 1970's and is in need of replacement. The pavement on Hillcrest Avenue has an asphalt surface approximately 16 feet wide with no curb and gutter, sidewalk, or storm sewer. The roadway surface is in poor condition and the width of the roadway does not meet current standards.  
Phase 1 will reconstruct Hillcrest Avenue from Snyder Avenue north to the dead end and a curb will be added to the north edge of Snyder Avenue from Hillcrest Avenue to Park Circle. The sanitary sewer in Hillcrest Avenue from the dead end to Harmony Street will be rehabilitated with a Cured-in-Place Lining (CIPP).  
This project is included in the FY24 CIP and includes a budget of \$850,000 in Local Option Sales Tax funds.  
The project schedule is as follows:

Hold Public Hearing	July 14, 2025
Bid Letting	July 31, 2025
Award	August 11, 2025
Construction Start	September 2025

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

**ATTACHMENTS:**



Description	Type	Upload Date
<a href="#">Map</a>	Map	6/30/2025
<a href="#">Resolution 25-178</a>	Resolution	7/7/2025

# PW 24-13 PH I HILLCREST AVE. RECONSTRUCTION



PROJECT LOCATION

**Legend**

-  PW 24-13 CURB & GUTTER ONLY
-  PW 24-13

**RESOLUTION  
NO. 25-178**

**RESOLUTION APPROVING THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
HILLCREST AVENUE RECONSTRUCTION, PHASE 1  
PROJECT #PW24-13**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the Hillcrest Avenue Reconstruction, Phase 1; and

WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on July 14, 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 Hillcrest Avenue 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**

July 14, 2025

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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

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

**Council Communication**

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

Resolution 25-179  
ITEM 4.C.

Council Action: 7/14/2025

**Description**

Resolution declaring the intent of the city to accept a proposal received in accordance with the Request for Proposals and to enter into a purchase, sale, and development agreement based on the selected proposal.

**Background/Discussion**

See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/3/2025
<a href="#">Lockwood Development Submittal</a>	Other	7/3/2025
<a href="#">Resolution 25-179</a>	Resolution	7/7/2025



## Council Communication

Department: Community Development	Resolution No.: 25 -	City Council: 7-14-2025
<b>Subject/Title</b>		
Resolution selecting Lockwood Development as the preferred developer for approximately 8.5 acres of City-owned land situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, and to enter into a purchase, sale, and development agreement.		
<b>Background/ Discussion</b>		
<u>Background</u>		
<p>On April 21, 2025, the Council Bluffs City Council approved Resolution No. 25-109 which authorized the Community Development Department to release a Request for Proposals (RFP) for City-owned property situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club.</p> <p>Additionally on April 21, 2025, City Council approved Resolution No. 25-110, which established the minimum development requirements, competitive criteria, and procedures for disposition of said property. Since the property is located within the East Manawa Drive Housing Urban Renewal Area, the disposition of the land must comply with Iowa urban renewal laws. As part of the disposition, Iowa urban renewal statutes require the City ensure a reasonable competitive bidding procedure and 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>On April 22, 2025, the City released a Request for Proposals (RFP) through their IonWave online bidding portal, which included an email notification to approximately 80 real estate developers/brokers throughout the Council Bluffs-Omaha Metropolitan Area and Midwest region. All proposals were due June 26, 2025 and interested developers were required to submit proposals that demonstrate their capacity to satisfy the requirements of the RFP including:</p> <ol style="list-style-type: none"> <li>1. Application</li> <li>2. Project Summary – A brief written description of the project.</li> <li>3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.</li> <li>4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.</li> <li>5. Project Timeline – A timeline for the project design, bidding, construction and occupancy.</li> <li>6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured.</li> <li>7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.</li> </ol> <p>Each proposal was reviewed by staff of the Community Development Department and was scored using the following criteria, which was detailed in the RFP ensuring developers knew how they would be evaluated.</p> <ol style="list-style-type: none"> <li>a. <u>Design, Aesthetics and Quality of Construction Materials and Landscaping (40%)</u>: As an affordable redevelopment project in the E. Manawa area, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:             <ol style="list-style-type: none"> <li>i. Create a multi-family environment following the R-3 zoning district and the applicable Overlay Standards.</li> <li>ii. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations,</li> </ol> </li> </ol>		

## Council Communication

wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the “Architectural” section of the East Manawa PR Development Standards. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.

- b. Developer’s Experience and Capacity (30%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
- c. Number of Units Proposed, Unit Sizes and Timeline (15%):
  - i. Preference will be given to developers who maximize the number of units as well as the number of market rate units. Affordable is defined as at or below 80% of the median family income (MFI). Provide a target resident type (senior, family, etc.) if applicable.
  - ii. Proposals will also be scored on the length of time it will take to construct and occupy the project.
- d. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

### Discussion

One developer responded to the RFP. Lockwood Development, in partnership with Lutheran Family Services and Holland Basham Architects, submitted a proposed 186 unit community-focused, multi-family rental housing project. The project proforma models 100% of the apartment homes to be priced below the rental rate ceiling of 120% of the AMI (market rate). In alignment with Lutheran Family Services mission to support affordable housing, it is the goal to dedicate a portion (10-30%) of these apartment homes at households earning at or below 80% AMI. The developer does not anticipate applying for low-income housing tax credits (LIHTC).

Staff reviewed the proposals and believes the Lockwood Development project fully complies with the requirements of the RFP and the development proposal achieves the City’s long-range vision for the Lake Manawa Neighborhood. Staff will have discussions with the selected firm regarding additional goals and design ideas. Once this is complete, contracts for the project with the firm will be brought back to City Council for approval including a purchase agreement and development agreement (including incentives) with the selected developer.

### **Recommendation**

Staff recommends selecting Lockwood Development as the preferred developer for approximately 8.5 acres of City-owned land situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, and to enter into a purchase, sale, and development agreement.

### **Attachments**

- 1. Lockwood Development Submittal
- 2. Resolution

# TRAILHEAD COMMONS

City of Council Bluffs, Iowa  
Request for Proposals  
Redevelopment of Land Located south of Hwy 275 and between E.  
Manawa Drive and the Council Bluffs Country Club

June 26, 2025



Attachment F

Proposal Cover Page

**Project Information**

Project Name E. Manawa Subdivision - Project Titan

**Organization Information**

Name of Developer Lockwood Development

Mailing Address 12910 Pierce St. #110, Omaha NE 68144

Contact Person Lindsay Banks

Telephone 402.933.3663 Fax 402.933.3664

Email Address lindsay@lockwooddev.com

Employer Identification Number 20-1327712 MBE/WBE Owned?

DUNS Number \_\_\_\_\_

**Partners**

Type	Name and Address	Contact Person
Project Development	Lutheran Family Services 7929 West Center Road Omaha, NE 68124	Mosah Goodman mosah.goodman@onelfs.org
Architectural Firm	Holland Basham Architects 119 S 49th Ave Omaha, NE 68132	Kurt Cisar kcisar@hollandbasham.com
Engineering Firm		
Lender		
Other (specify)	Lockwood Development - Fee Developer 12910 Pierce St. #110, Omaha, NE 68144	Lindsay Banks lindsay@lockwooddev.com
Other (specify)		

**Project Summary**

Lutheran Family Services, Lockwood Development and Holland Basham Architects are proud to partner with the City of Council Bluffs to bring forward a community-focused housing development within the newly proposed East Manawa Subdivision.

Lutheran Family Services has been serving the Greater Omaha and Council Bluffs communities for over 130 years, providing critical services in behavioral health, child and family support, and access to both affordable and market-rate housing. Building on this legacy, Lutheran Family Services is proud to partner with Lockwood Development—a full-service commercial real estate firm with deep experience across the entire development lifecycle, including acquisitions and entitlements, infrastructure, vertical construction, leasing, and long-term project stabilization.

Together, we are committed to delivering a cohesive development that aligns with the character of the Lake Manawa neighborhood and complements the broader vision for the 93-acre East Manawa Subdivision. Our approach is rooted in transparency, collaboration, and lasting partnerships. With decades of experience and a strong track record of working with both public and private stakeholders, we understand the importance of aligning project goals with community needs. These trusted relationships form the foundation of our work and are essential to our success in delivering high-quality, community-focused developments.

We recognize the significance of this project, as it provides a crucial housing option for a corridor that has historically faced limited housing availability. The East Manawa Subdivision will offer residents the opportunity to live in a walkable, community-driven environment, while also being conveniently located near some of Council Bluffs' largest employers and the highly desirable Lewis Central School District.

**INSPIRING CONNECTION**

**SHAPING COMMUNITIES**

**CULTIVATING DESTINATIONS**

# Project Plans



# Project Plans - Location & Surrounding Community

When starting this initiative, the development team quickly understood that connections to the outdoors are central to life here. Walking and biking trails lead residents through the neighborhood and beyond, connecting them to nearby parks, sports fields, educational facilities, and Lake Manawa State Park.

The E. Manawa Subdivision is conveniently located just south of Highway 275, offering residents direct access to major transportation routes, along with nearby recreational, educational, and shopping amenities.

With a significant portion of the target demographic made up of emerging families, proximity to the highly regarded Lewis Central School District provides access to one of the city's most sought-after educational systems, a key factor in long-term neighborhood appeal.

The surrounding area offers abundant outdoor amenities, including Lake Manawa State Park and a broad network of trails and bike paths that extend throughout the City of Council Bluffs. It's also just minutes from the city's primary retail centers—Metro Crossing and the Manawa Power Center.

This combination of strong schools, outdoor recreation, retail access, and regional connectivity creates a well-rounded, synergistic living environment that supports both an active lifestyle and lasting community value.

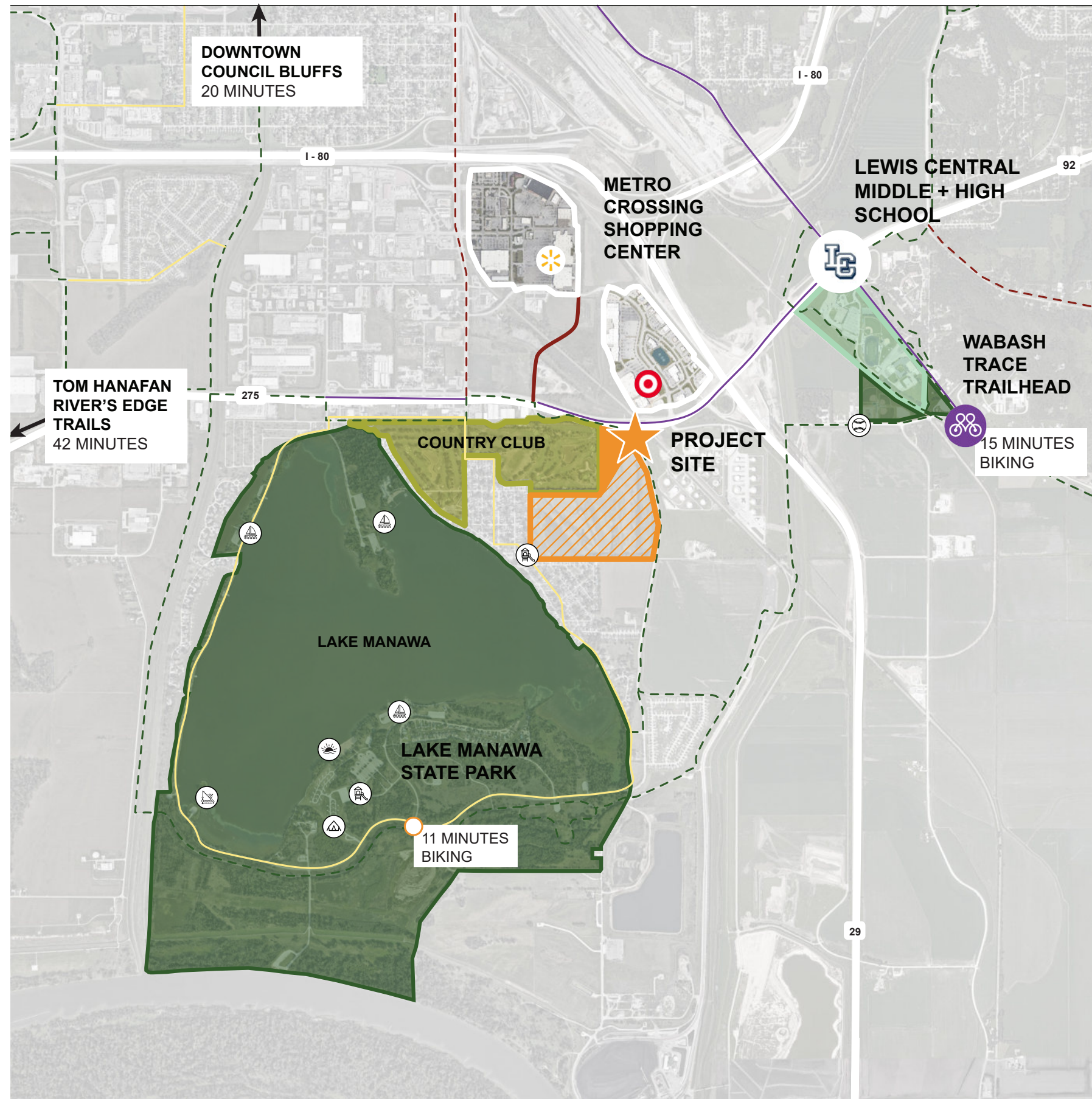
## Community Engagement



Our development team has identified the importance of trail and bike connectivity and has held an initial meeting with Heartland Bike Share, who also expressed interest in establishing a presence within our project and the broader E. Manawa development.

As the E. Manawa subdivision continues to develop, there will be flexibility to relocate the station should stakeholders determine that a more central location would better serve the neighborhood. Heartland Bike Share's program includes annual memberships to check out e-bikes, connecting residents to over 125 square miles of destinations such as the Tom Hanafan Rivers Edge Park and Downtown Council Bluffs. This program also offers reduced rates for annual memberships for as low as \$5 – which could be offered to residents, further promoting affordable and active lifestyles.

We are committed to collaborating closely on fundraising efforts to secure the necessary \$60,000 for the installation of an initial e-bike station.



- Key:**
- PROJECT SITE
  - EAST MANAWA SUBDIVISION
  - COUNTRY CLUB
  - TRAIL SYSTEM
  - STATE PARK
  - TRAIL
  - PROPOSED TRAIL
  - FUTURE ROAD
  - LOW-VOLUME STREET ROUTE
  - EXPERIENCED RIDER ROUTE
  - HEARTLAND BIKE SHARE
- Amenities:**
- PLAYGROUND
  - BEACH
  - CAMPGROUND
  - FISHING PIER
  - BOAT LAUNCH
  - BASEBALL FIELDS
  - HEARTLAND BIKE SHARE
  - TARGET
  - WALMART + SAMS CLUB

# Project Plans - Target Demographic

Our project aims to bring high-quality, for-lease apartment homes to encourage the remaining portion of the E Manawa development to maintain this standard of construction and design. Being at the forefront (both in timing and physical location) of the overall development, it is important that we set the standard and provide a quality entrance into the rest of the project.

A market study may be conducted to analyze whether the proposed allocation of unit sizes, floor plans, and amenities is suitable for this site. However, a conceptual site plan and floorplans have been provided. While we believe these plans will meet the needs of the community, we are flexible with the City's suggestions.

In addition to leveraging our local expertise and familiarity with the Council Bluffs area, we conducted a demographic analysis using ESRI's Tapestry Segmentation Reports for ZIP codes 51501 and 51503. The Tapestry Segmentation system classifies U.S. neighborhoods into 67 distinct lifestyle categories. The predominant segments for the Council Bluffs market are representative of our future residents.

The top 5 profiles are as follows:

- Traditional Living - 34.5%
- Rustbelt Traditions - 20%
- Front Porches - 7.5%
- Metro Fusion - 6.5%
- Old & Newcomers - 5.5%

Additional segmentation details are available upon request.



## RUSTBELT TRADITIONS

The backbone of older industrial cities in states, *Rustbelt Traditions* residents are a mix of married-couple families and singles living in older developments of single-family homes.

**Average Household Size: 2.47**

**Median Age: 39.0**

**Median Household Income: \$51,800**

- Average household size is 2.47
- Nearly three quarters own their homes; nearly half of households have mortgages
- Family-oriented consumers who value time spent at home
- Most have lived, worked, and played in same area for years
- Most households have one to two vehicles



## TRADITIONAL LIVING

Residents in this segment live primarily in low-density, settled neighborhoods. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit.

**Average Household Size: 2.51**

**Median Age: 35.5**

**Median Household Income: \$39,300**

- Homes are primarily single family or duplexes in older neighborhoods, built before 1940
- Most neighborhoods are located in lower-density urban clusters of metro areas
- Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high
- Most households have one to two vehicles



## FRONT PORCHES

*Front Porches* is a blend of household types, with more young families with children and more single households than average. Friends and family are central to residents and help to influence household buying decisions.

**Average Household Size: 2.57**

**Median Age: 34.9**

**Median Household Income: \$43,700**

- Just over half the homes are occupied by renters
- Older, established neighborhoods; three quarters of all homes were built before 1980
- Single-parent families of singles living alone make up almost half of the households
- They seek adventure and strive to have fun
- Tend to own just one vehicle, but it is used only when needed



## METRO FUSION

*Metro Fusion* is a young market. Many residents do not speak English fluently and have moved into their homes recently. Many households have young children; a quarter are single-parent families. Most residents live in midsize apartment buildings.

**Average Household Size: 2.65**

**Median Age: 29.3**

**Median Household Income: \$35,700**

- Over 60% of the home are multiunit structures located in the urban periphery
- Three-quarters of residents are renters, and rents are about 13% less than US average
- Single-parent and single-person households make up over half of all households



## OLD & NEWCOMERS

This market features singles' lifestyles, on a budget. *Old and Newcomers* is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring.

**Average Household Size: 2.12**

**Median Age: 39.4**

**Median Household Income: \$44,900**

- Metropolitan city dwellers
- Predominantly single households with a mix of married couples (no children)
- 45% of housing units are single-family dwellings; 45% are multiunit buildings in older neighborhoods, built before 1980
- They are attentive to environmental concerns
- Some are still in college; some are taking adult education classes

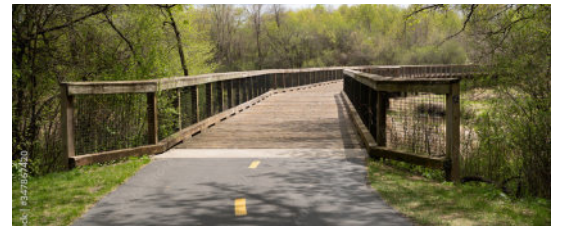
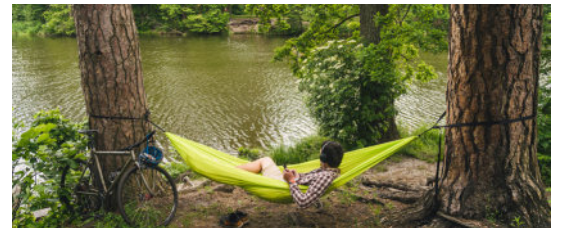
# Project Plans - Creating Sense of Place

Trailhead Commons transforms 8.5 acres in Council Bluffs' East Manawa neighborhood into a vibrant, affordable community that feels open, modern, and distinctly connected to nature. As the first phase within a 93-acre master plan, **the story of Trailhead Commons begins with a vision: to create a place where affordability meets durability, where urban design embraces nature, and where every detail encourages residents to step outside and connect – with their neighbors, their surroundings, and themselves.**

<b>RECHARGE</b>	<b>ENERGETIC</b>	<b>INCLUSIVE</b>
<b>SUPPORTIVE</b>	<b>WELCOMING</b>	<b>CONNECTED</b>
<b>GATHERING</b>	<b>REFLECTIVE</b>	<b>DYNAMIC</b>

As the first project in a 93-acre vision, Trailhead Commons sets the tone for what's to come. Stone, fiber-cement panels, and wood create a tactile material palette that can flex with future phases while preserving Trailhead Commons' signature blend of durability and transparency. The design is also adaptable, ready to evolve with future phases while staying true to the character that makes this place special – urban in appearance, rooted in nature, and filled with possibilities. As the neighborhood grows, these materials – and the lovely public realm they enclose – will keep reinforcing a sense of place: a quality, attainable, active, and art-infused hub where the broader community of Council Bluffs and East Manawa neighborhood can come together.

**Trailhead Commons isn't just that start of a development initiative; it's the trailhead for a healthier, more connected way of life for lowans and guests.**





# Project Plans - Site Plan & Project Stats

## KEY

1. ENTRANCE SIGNAGE
2. DETENTION AREA
3. PUBLIC ART
4. COMMUNITY GARDEN
5. COMMUNITY FIRE PIT
6. PLAYGROUND
7. DOG PARK
8. CONNECTION TO FUTURE DEVELOPMENTS

## UNIT TYPE

- 1-BED UNIT
- 2-BED UNIT
- 3-BED UNIT

## SITE STATISTICS

8.5 ACRES / 370,260 SF

## ZONING REQUIREMENTS

	R-3	PR
LOT AREA	8.5 ACRES	8.5 ACRES
SETBACKS		
FRONT YARD	20'	10'/20'
STREET SIDE YARD	15'	10'/15'
INTERIOR SIDE YARD	5'	10'
REAR YARD	20'	20'
HEIGHT	100'	60'
LOT COVERAGE	60% Max	45% Max

## DEVELOPMENT STATISTICS

- (4) BUILDING A  
3 STORY GARDEN STYLE , 36 UNITS
- (2) BUILDING B  
3 STORY GARDEN STYLE , 21 UNITS
- TOTAL UNITS: 186

## UNITS MIX

1-BED	96	52%
2-BED	84	45%
3-BED	06	03%

## PARKING STATISTICS

REQUIRED PER COUNCIL BLUFFS CODE:  
1 STALL PER 1-BED UNIT, 1.5 PER 2-BED+  
231 STALLS REQUIRED

MAX PER PR OVERLAY:  
150% REQUIRED STALLS  
346 STALLS MAX

TARGET:  
1 STALL PER 1 BEDROOM  
282 STALLS TARGET

PROVIDED:  
282 STALLS SHOWN



# Project Plans - Renderings



# Project Plans - Elevations

The project blends masonry, warm wood accents, and generous glazing to create an urban aesthetic that stands up to the Midwest climate while remaining light, transparent, and welcoming.

## Materials

The heart of the project is with the home. The residential buildings at Trailhead Commons are designed with the theme of "Connecting to Nature" and are rooted in natural materials. The building architecture tells a story of strength and openness.

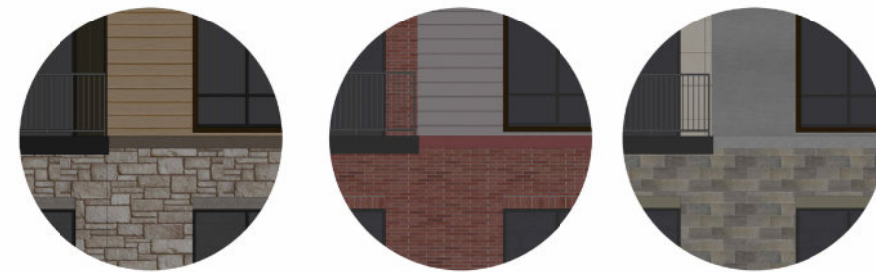
Utilizing durable materials like stone and wood ground the buildings in the local environment. Large operable windows and private balconies allow an abundance of natural light into the homes giving residents views to Lake Manawa and connecting them to the surrounding characteristics of the neighborhood - drawing the outdoors inside.



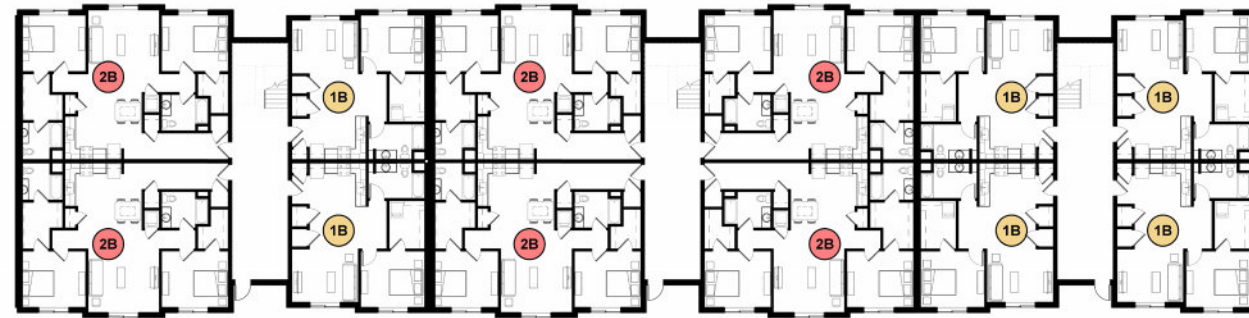
MATERIAL KEY	
CONC-1:	PRECAST CONCRETE SILL DARK GRAY
COM-1:	COMPOSIT DECKING
FC-1:	FIBER CEMENT VERTICAL SIDING - DARK BROWN
FC-2:	FIBER CEMENT REVEAL PANEL SYSTEM - MEDIUM BROWN
FC-3:	FIBER CEMENT LAP SIDING - LIGHT BROWN
MET-1:	METAL FLASHING - CLEAR ANODIZED
MET-2:	METAL PANEL - BLACK
STON-1:	LIMESTONE



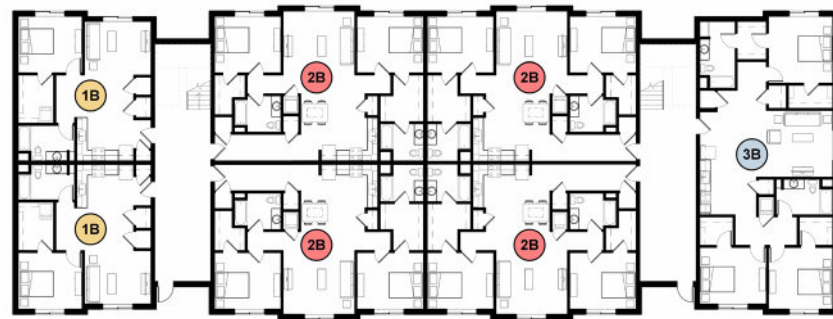
## ALTERNATIVE MATERIALS:



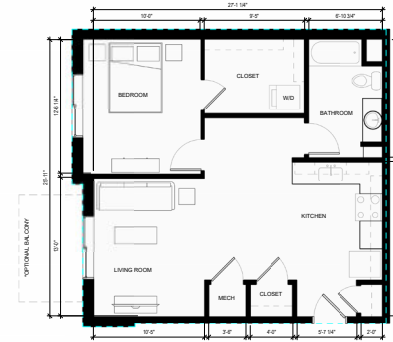
# Project Plans - Floor Plans



1 BUILDING A TYPICAL PLAN  
SCALE: 3/32" = 1'-0"



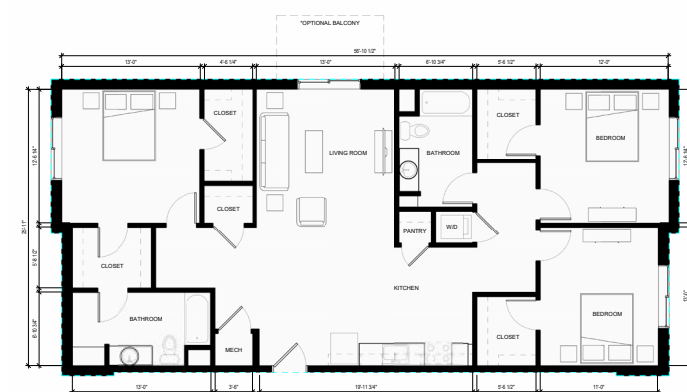
2 BUILDING B TYPICAL PLAN  
SCALE: 3/32" = 1'-0"



1 BED  
800 SF



2 BED  
1,247 SF



3 BED  
1,600 SF

Residents on the ground level enjoy direct access to courtyards and community spaces, making nature a daily companion. Inside, homes reflect today's lifestyle with open concept living areas providing flexibility to entertain, work, or enjoy relaxed time.

One-, two-, and three-bedroom homes are priced to remain attainable for East Manawa Families, young professionals, and seniors alike; every home is designed to be affordable without sacrificing comfort or quality.

In addition to the outdoor amenities, our indoor amenities include a Clubhouse equipped with a fitness center, mail/package room, storage units, bike fixing stations, a leasing office, and offices for Lutheran Family Services who will offer ongoing services and support for residents.



Conceptual renderings of clubhouse and unit

# Project Plans - Precedent Images, Amenities

## Club House Amenities

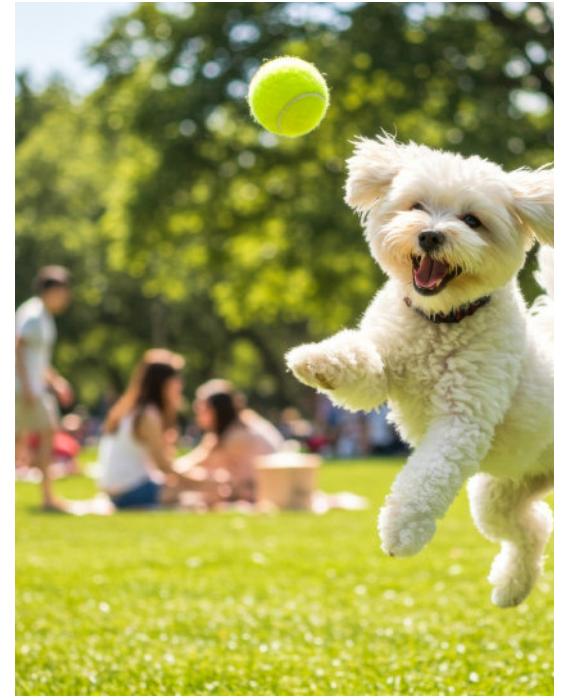
- Clubhouse Amenities
- Leasing Offices
- Lutheran Family Services Offices
- Clubroom
- Fitness Center
- Bike Repair Room

## Site Amenities

- Kids Play Area
- Community Garden
- Fire Pits
- Outdoor Grill Area
- Dog Park
- Access to Trails
- Heartland Bike Station

## Unit Amenities

- Solid Surface Flooring
- Stainless Steel Appliances
- Steel Sinks
- Washer & Dryer in-unit
- Pets Welcome





# Project Timeline

# Project Timeline

In accordance with the City's objective outlined in the RFP, the project is scheduled to reach the occupancy phase no later than December 31, 2028. The construction timeline for the project is anticipated to span approximately 18 months from the start of site work to final completion. This timeline is subject to weather conditions, permitting, and other external factors, but reflects a typical duration for a project of this scope. All parties are committed to working to advance the project efficiently and, where feasible, accelerate the timeline to achieve earlier completion and occupancy.

<b>1</b> week	<ul style="list-style-type: none"> <li>• Meet with City of Council Bluffs</li> <li>• Develop a communication strategy</li> <li>• Develop a detailed project schedule</li> </ul>
<b>12</b> weeks	<ul style="list-style-type: none"> <li>• Schematic Design               <ul style="list-style-type: none"> <li>Define/layout floorplan of Clubhouse Building</li> <li>Refine building elevations-alignment with floorplan</li> <li>Finalize one base option and one alternative building material option</li> <li>Refine unit plans and floor plan of Multifamily Buildings</li> <li>Define Structural &amp; MEP systems</li> <li>Range estimate of costs</li> </ul> </li> </ul>
<b>12</b> weeks	<ul style="list-style-type: none"> <li>• Design Development               <ul style="list-style-type: none"> <li>Update project plan to reflect emerging input points</li> <li>Refine building elevations with material selections</li> <li>Further refine interior elevations</li> <li>Coordinate horizontal and vertical circulation</li> <li>Outline specifications</li> <li>Update/refine structural and MEP design including footing/foundations concepts</li> <li>Further refine pedestrian and vertical circulation concepts</li> <li>Identify proposed above and below grade utility concept, coordinating with existing</li> </ul> </li> </ul>
<b>18</b> weeks	<ul style="list-style-type: none"> <li>• Construction Documents               <ul style="list-style-type: none"> <li>Final floorplans with complete dimensions</li> <li>Final Life Safety Plan</li> <li>Final sections, wall types and elevations</li> <li>Complete project schedule/details</li> <li>Dimensioned interior elevation, room finish schedule</li> <li>Complete structural/mechanical and electrical plans with risers and schedules</li> </ul> </li> </ul>
<b>*78/102</b> weeks	<ul style="list-style-type: none"> <li>• Construction - Occupancy</li> <li>• *Total construction may vary between 1.5-2 years</li> </ul>



# Developer Experience





# Developer Experience - Project Team

Our team has partnered on a variety of project types and sizes throughout Nebraska and Iowa. Together we bring a collaborative and experienced group focused on responsive community design.

- Owner:** Lutheran Family Services
- Developer:** Lockwood Development
- Architect:** Holland Basham Architects

## Lockwood Development

Lockwood Development is a full-service real estate development firm based in Omaha, Nebraska. Since its inception in 2002 by Lawrence R. "Chip" James II, Lockwood has developed over \$3 billion in real estate assets and currently manages over 2 million square feet of property. With a focus on land, office, retail, and mixed-use projects, Lockwood is dedicated to creating spaces that stand the test of time and elevate the neighborhoods they shape.

Lockwood's expertise extends to large urban and suburban mixed-use developments. The firm is recognized for its ability to bring thoughtful design and strategic site selection to every project, maximizing the potential of each property it develops. From early-stage planning and construction to leasing and property management, Lockwood is a trusted partner for every stage of a project's lifecycle.

The company's portfolio includes collaborations with leading organizations like LinkedIn Regional Headquarters, Lindsay Corporation, Northstar Financial (now Orion), Centris Federal Credit Union, Millard Refrigeration (now Lineage Logistics), Retalix (now NCR), Hy-Vee, Panera Bread, Wells Fargo, Renaissance Financial, RBC Wealth Management, Cline Williams, Morgan Stanley, BlackHills Energy, and many others. These partnerships highlight Lockwood's commitment to delivering projects that not only meet today's needs but also support long-term growth and sustainability.

Driven by a passion for real estate and a belief in the power of collaboration, Lockwood Development combines deep market knowledge with a forward-thinking approach to every project. The firm is dedicated to creating developments that go beyond buildings—crafting spaces that inspire, connect people, and contribute to the region's vitality.

With a strong foundation in Omaha and an eye toward the future, Lockwood Development continues to play a role in shaping the city's evolution and the broader Midwest landscape. Through quality, integrity, and long-term vision, Lockwood is committed to leaving a legacy of excellence in every project it touches.



## Lutheran Family Services

LFS anticipates and responds to ever-evolving client needs through proven programming and services that strengthen individuals, families, and communities using evidence-based and industry-standard models tailored for cultural competency – this is central to LFS programs and services as we recognize that each person is the expert in their own life.

One of Nebraska's largest nonprofit health and human services agencies, this multi-service human care organization directly serves over 15,000 people each year, with programs available to Nebraskans and Iowans at 18 locations from North Platte, Nebraska, to Council Bluffs, Iowa. Over 300 staff members carry out the LFS mission through two broad core competencies: Community-Based Services and Health and Wellness. LFS is positioned and prepared to positively impact the number of social determinants of health through our extensive expertise in mental and behavioral health, child welfare, immigration and refugee services, and housing.

Historically, nonprofits have played a significant role in addressing the Social Determinants of Health (SDoH), those non-medical factors that influence health outcomes. Post-pandemic, LFS leadership began aligning its programming towards impacting at least one of the social determinants of health. Among the top five is "Built Environment," or Housing.

Additional projects are underway in Lexington, Nebraska City, and two projects in Council Bluffs. LFS is also a key stakeholder in "Unity at Lake," which will make 58 units available to low-income seniors. Other partners include Salem Baptist Church and the Urban League of Nebraska.

At first glance, it may seem unusual for an organization such as LFS to play such a key role creating housing solutions, but the additional benefits cannot be underestimated. Most of these projects will include some level of care coordination to its residents, driven by LFS. This can include everything from mental health or trauma therapy to financial counseling, or other components of the SDoH.

## Holland Basham Architects

Holland Basham Architects' experience with evolving housing trends over the last five years allows our team to dive into the various nuances and design trends that are driving housing solutions today. Our cross-disciplinary experience with market rate multi-family housing opens up an array of design solutions to think outside the box and augment traditional multi-family housing. We take cues from our wide reaching housing experience to form unique hospitality-driven amenities and design elements.

Our design process includes surveying the surrounding market/neighborhood and understanding what is currently within the marketplace and available to tenants looking for a new residence. We then balance the design with the needs of our client to provide a unique, branded experience. Our goal is to provide something new to the neighborhood that not only new residents are proud of, but also existing neighbors. At Holland Basham our mission is to prioritize creating spaces for communities to thrive while enhancing the quality of life for all.



## Developer Experience - Project Team



### **LAWRENCE 'CHIP' JAMES II, Owner**

Being a native of Omaha, Lockwood's founder, Lawrence R. "Chip" James II, has a passion for real estate and defining the highest and best use for each parcel of land he develops. Throughout his career, Chip, along with the Lockwood Development Team, has developed and constructed projects for some of the area's most recognizable names such as LinkedIn Regional Headquarters, Lindsay Corporation, Northstar Financial (now Orion), Centris Federal Credit Union, Millard Refrigeration (now Lineage Logistics), Retailix (now NCR), Hy-Vee, Panera Bread, Wells Fargo, Renaissance Financial, RBC Wealth Management, Cline Williams, Morgan Stanley, BlackHills Energy, and many others.



### **EMILY O'CONNOR, Vice President of Lockwood Development**

Emily is the Vice President of Lockwood Development, overseeing all aspects of the development process, from pre-development to lease and sale negotiations. She leads project teams and manages development operations, ensuring seamless execution across all stages. With a diverse background in property management and leasing, Emily has been a key part of Lockwood since 2005. Known for her collaborative approach, she prioritizes client relationships to drive project success. Beyond her role, she actively supports civic organizations through volunteer work, community partnerships, and charitable initiatives.



### **BOB BEGLEY, Executive Vice President of Development**

Bob brings decades of experience in real estate, specializing in development and brokerage. He began his career with The Lund Company in 1996, focusing on investment sales and leasing. Since joining Lockwood in 2005, he has led site selection, market research, entitlements, financing, and negotiations for major projects.



### **LINDSAY BANKS, Development Project Manager-Lead**

Lindsay is the Development Project Manager for Lockwood Development. Having joined Lockwood in 2020, Lindsay's primary focus is to manage various Lockwood development projects through entitlement, design, construction, and lease/purchase negotiations. Before joining Lockwood, she spent ten years as a leasing and sales broker, with an emphasis on representing Landlord's and commercial property owner's in a four-state area. With her expertise as an Owner's Representative, she is focused on balancing the competing interest of budget, schedules, and long-term goals.



### **ADAM MAURER, Development Project Manager-Co-Lead**

As a Development Project Manager, Adam brings over eight years of experience in commercial real estate with a strong focus on tenant representation, development, and leasing. He has successfully led projects totaling over \$125 million in transaction volume, working with national retailers such as Panda Express, Sam's Club, Kohl's, and Tidal Wave Auto Spa. With a strong background of market research, financial modeling, and strategic planning, Adam excels at aligning real estate strategies with business goals to drive growth and market expansion.

### **Christopher Tonniges President & CEO Lutheran Family Services**



Christopher Tonniges has been the President & Chief Executive Officer of Lutheran Family Services (LFS) since 2021. Previously, he served in leadership roles on the LFS Board of Directors since 2016. Chris brings his extensive and impressive career in business and finance to LFS. He has served in leadership roles at FNBO, Mutual of Omaha Bank, and Bruning State Bank. He holds an Executive MBA from the University of Nebraska at Omaha, and a Bachelor of Science in Business Administration and Finance from Augustana College. His diverse skill set includes business development, customer relationship management, and business relationship management. He is also deeply involved in the future of financial technology and how such innovation will deliver cutting-edge and scalable solutions that solve real-world problems.

### **Jeff Barnhart Chief Development Officer Lutheran Family Services**



Jeff is a highly creative organizational management professional with a passion, drive, and vision to help grow non-profits focused on better community health. Jeff has more than 27 years of experience at organizations such as the Boy Scouts of America, Strategic Air and Space Museum, Omaha Children's Museum, and Methodist Health System. Jeff is a people person and has a unique way of creating excitement around giving back and helping grow better communities.

### **Mosah Goodman Chief Strategy & Administration Officer, General Counsel Lutheran Family Services**



Mosah Fernandez Goodman holds a Juris Doctor (JD) and a Master of Business Administration (MBA) with a focus in marketing from The University of Iowa Tippie College of Business. He also earned a Bachelor of Arts (BA) and a Master of Arts in Liberal Studies (MALS) from Wesleyan University. He is licensed to practice law in Nebraska and previously held an inactive license in Iowa. Before joining LFS, Mr. Goodman held several legal and leadership positions, including Managing Counsel at Applied Underwriters and Counsel and Business Leadership Associate at Gavilon Group, LLC.

### **Martin Primus Chief Financial Officer Lutheran Family Services**



Martin Primus joins the LFS family as its Chief Financial Officer. Martin has more than 22 years of finance experience at organizations such as Boys Town, where he served as the Assistant Department Financial Officer, the Nebraska Department of Revenue, First Data Corporation, Union Pacific Railroad, and Burlington Capital. Martin joined the LFS family from Boys Town where he served as the Assistant Department Financial Officer.

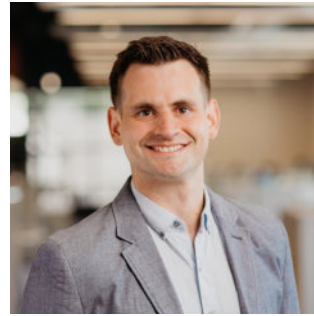
## Developer Experience - Project Team

**Kurt Cisar**  
AIA, LEED AP, NCARB  
Principal  
Holland Basham Architects



Kurt is a Principal at Holland Basham Architects and has been with the firm since 2005. An Omaha native, he is active in the community and believes in the importance of building relationships and connecting with clients and their needs. It is Kurt's goal with each project to make sure that the final design emerges from a well-executed strategy. As a leader in design and master planning initiatives, Kurt brings his blended project experience to guide each project team towards a unified vision. His vast knowledge and expertise in evolving trends lead the team to create vibrant and one-of-a-kind facilities for every client. His devotion to functional and dynamic architecture is carried through the original concept and vision to lasting relationships long after the project is complete.

**Brian Akert**  
AIA  
Project Manager  
Holland Basham Architects



As an Associate Partner at Holland Basham Architects, Brian is a leader in design and project management. His expertise includes conceptual site plans, site planning, master planning, local code requirements, and zoning. Brian has provided designs for several different market sectors, such as higher education, workplace, mixed-use developments, and community spaces. With a wide range of skills in planning, management, and design, he has a firm grasp on each phase of a project, ensuring success in capturing the client's vision. Brian is passionate about building relationships with our clients to make a more significant impact and contribution to the community.

**Lance Gehring**  
AIA, NCARB  
Project Architect  
Holland Basham Architects



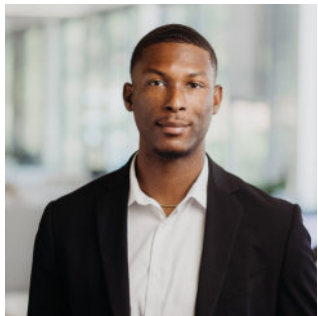
Lance is a skilled architect and project manager with experience coordinating large-scale projects and developments. To maximize efficiency, he leverages technology through Building Information Modeling (BIM) to ensure coordination in construction documentation and improve communication throughout construction administration. A positive outlook, depth of experience, and vast knowledge make Lance an ideal representative of HBA on-site working with other team members and contractors. His excellent understanding of architecture and construction lead to optimally and efficiently planned projects. Lance ensures the delivery of a successful project outcome for every client.

**Abby Incontro**  
AIA  
Staff Architect  
Holland Basham Architects



Abby Incontro, AIA, has a passion for community projects. She dedicates herself to her role and focuses on seeing each project through, beginning with a solid concept to tell a complete and meaningful story for each project. She enjoys seeing a design realized after working through challenges and building client relationships. Abby has experience working on various project types through all project phases. She brings a keen eye for detail and a thoughtful approach to every project, striving to impact neighborhoods and communities positively.

**Davielle Phillips**  
Associate AIA  
Architectural Designer  
Holland Basham Architects



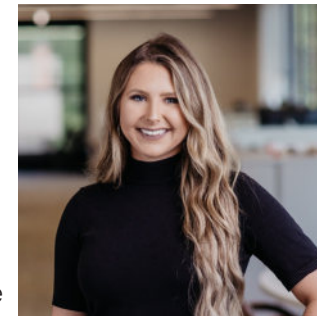
Davielle is an architectural designer, MBA, and dedicated leader in the community, currently serving on the Executive Board of the Urban League of Nebraska Young Professionals as President. He has experience working in all phases of design, reaching various sectors, including community-based projects, workplace, retail, and educational facilities. Davielle is passionate about giving back. Beyond volunteering as a mentor, he also puts his values to work by designing environments that include walkable, green, and sustainable communities. Davielle's goal is to use architecture and business to create better places to live and work for under-served communities.

**Rihanna Esfandiari**  
Associate AIA  
Architectural Designer  
Holland Basham Architects



Rihanna is a recent graduate of Iowa State University where she fostered her interest in the power of architecture to positively impact human lives. She believes responsive space design can make users feel calmer, kinder, and more connected to their environment and that architecture has the potential to bring people together, form communities, and contribute to spatial justice. Rihanna brings proficiency in design software and a collaborative spirit as well as cultural and context-sensitivity to her design approach, creating designs that are not only functional but also resonate deeply with people and communities they serve.

**Ally Dohse**  
NCIDQ, IIDA  
Interior Designer  
Holland Basham Architects



Ally's approach to every project begins with learning about the organization and listening to the needs and wants of the client. She uses her keen problem-solving skills to transform the goals of the project into beautiful and functional interior environments. Ally's technical knowledge ensures the materials in her designs are long-lasting and practical for maintenance. Her project sector experience includes multifamily housing, higher-education, corporate and office spaces.

# Developer Experience - Relevant Projects



## 72ND & FARNAM

72nd & Farnam Street, Omaha

### Project Relevance

The Project has started construction June 2025 and will take approximately 18 months to construct. The project includes a new five-story building with 176 market-rate apartment homes, commercial retail space and parking on the first two levels. Rent will range from \$1195 to \$2,600 per month with an average of approximately \$1,550 for a standard one-bedroom unit.

- 176 Multi-Family units/4,000 SF Retail
- Total TIF Financing: \$6,336,412
- Project Value: \$43,500,000

### Services Provided

- Land Acquisition
- Master Planning
- Entitlements
- Developer
- Construction



# Developer Experience - Relevant Projects



## STERLING RIDGE DEVELOPMENT

132nd & Pacific, Omaha

### Project Relevance

#### 153-Acre Mixed-Use Development

Redevelopment of former Ironwood Country Club & Golf Course

- Retail: 30,000 SF
- Office: 600,000 SF
- Senior Living: 225 Units (*The Heritage at Sterling Ridge*)
- Multi-Family: 200 Units (*Avidor Living, 55+ Age Restriction*)
- The Tri-Faith Initiative 38 Acres (*Temple Israel, Countryside Community Church, American Muslim Institute*)
- Residential: 65 Single-Family, Custom Home Lots (*Sterling Ridge Estates*)

### Services Provided

- Land Acquisition
- Master Planning
- Entitlements
- Master Developer
- Horizontal Infrastructure
- Architectural Design
- Construction Documents
- Construction Administration
- Leasing
- Property Management

### Notable Tenants

#### Office

- LinkedIn Corporate Headquarters
- Centris Federal Credit Union
- Renaissance Financial
- RBC Wealth Management
- Cline Williams

#### Retail

- Pacific Eating House
- Summer Kitchen Cafe
- Charred Burger + Bar
- Kontempo



# Developer Experience - Relevant Projects



## IRON BLUFF

204th & 'F' Street, Elkhorn

### Project Relevance

- 140-Acre suburban SID development
- Retail: 16 acres including Fareway Grocery and small shops
- Multi-Family: 17 acres
- Senior Living: 5 acres
- Single-Family Residential: 98 units
- Civil Uses: Omaha Public Library and Elkhorn Public Schools (Middle School and Elementary School)

### Services Provided

- Land Acquisition
- Master Planning
- Entitlements
- Master Developer
- Horizontal Infrastructure
- Brokerage



# Developer Experience - Relevant Projects



## THE LOFTS AT FOXRIDGE

Kansas City, Missouri

### Project Relevance

327,037 SF

- Suburban development features 12, three-story buildings
- 369 Multi-Family units
- 610 parking stalls and 72 detached garage stalls
- Security features include KeyFOB deadbolt locks, individual unit security and cameras throughout the property
- European finishes includes full-overlay cabinetry with high-end stainless steel kitchen appliances and modern light fixtures throughout units and property
- Community clubhouse
- Central green with park-like corridor, walking trails, community plazas and dog park

### Services Provided

- Master Planning
- Programming
- Architectural
- Interior Design
- FF&E Coordination
- Construction Documents
- Construction Administration

**Holland Basham**  
Architects



# Developer Experience - Relevant Projects



## LUMBERYARD DISTRICT MIXED-USE DEVELOPMENT

135th Street, Omaha

### Project Relevance

601,000 SF

- Housing: 544,000 SF
- Office: 38,000 SF
- Retail Space: 19,000 SF
- 600 residential parking stalls and 295 total commercial parking spaces
- 338 units of housing through six buildings
- Mixture of three- and four-stories
- Omaha Police precinct office space
- Outdoor community space includes fire pits, and grilling stations

### Services Provided

- Master Planning
- Architectural
- Interior Design
- Construction Documents
- Construction Administration



**Holland Basham**  
Architects



## Developer Experience - Relevant Projects



### STRECK HOUSING

109th & Skinner Drive, La Vista

#### Project Relevance

601,000 SF

- 84-unit development designed as workforce housing, attracting entry-level talent in need of affordable housing options near Streck's camps.
- Four, three-story buildings
- Studio, one and two bed unit plans
- Creates affordable housing options
- Attracts entry-level talent to area
- Blends into surrounding neighborhood context

#### Services Provided

- Master Planning
- Architectural
- Interior Design
- Construction Documents
- Construction Administration

**Holland Basham**  
Architects



## Developer Experience - Relevant Projects



### COVENTRY MULTIPLEXES

204th & Harrison, Omaha

#### Project Relevance

- 252 Multifamily units
- Suburban development featuring 12-plex missing middle housing typologies
- 14 Villa Buildings
- Villa Buildings have private garage access directly to each unit and private entry doors
- 3 Garden Level walk-up buildings
- Community Clubhouse
- Fitness Center
- Outdoor Pool with firepits
- Dog Park
- Access to walking trails

#### Services Provided

- Master Planning
- Programming
- Architectural
- Interior Design
- Construction Documents
- Construction Administration



**Holland Basham**  
Architects

# Financial Summary

# Financial Summary

## STRUCTURE

Our proposed financial structure will be underwritten using a combination of cash equity, debt financing through local lending partners and housing programs, and public-private incentives in collaboration with the City of Council Bluffs and the State of Iowa. These incentives will be critical to ensuring the financial viability and long-term success of the project. A more detailed overview of the incentives to be evaluated and pursued during due diligence is provided in the Contingency Section.

The Development team will initiate all horizontal infrastructure that will not be completed by the City of Council Bluffs and will develop the multi-family project, including on-site amenities. Upon completion, we will retain a qualified third-party property management firm to oversee leasing and day-to-day operations, ensuring professional management and long-term community value.

## PROFORMA

The enclosed development proforma has been prepared using the architectural plans provided by Holland Basham Architects, along with rental rates and expense assumptions determined through comprehensive market research and prior development experience.

The following assumptions have been made on the attached proforma:

- Construction is expected to take approximately 18 months
- 100% of the unit rental rates are calculated below the 120% AMI threshold
- Taxes are assumed to be approximately \$3,000.00 per unit with a 3% annual increase
- The assumed vacancy factor is 6% in years 1 – 3, with a stabilized vacancy rate of 5% for years 4 – 10
- Operating expenses increase by 3% annually over the ten-year proforma
- Rents increase by 3% annually over the ten-year proforma
- Financing will be secured upon the final draft of the Development Agreement with the City of Council Bluffs
- Interest-only financing throughout years 1 – 2, with principal payments commencing in year 3
- Traditional Financing at 6.5% - 30-year Amortization
- Proforma assumes that the Developer is awarded the following awards/grants:
  - City Housing Development Funds - \$2,000,000
  - Workforce Housing Grant - \$1,000,000
  - Home Funds Grant from the City of CB of \$200,000 for 2 years
  - Black Hills/Mid America Grants – Amount is TBD



## AFFORDABILITY

The project proforma models 100% of the apartment homes will be priced below the rental rate ceiling of 120% of the area median income (AMI). In alignment with Lutheran Family Service's mission to support affordable housing, it is the goal of LFS to dedicate a portion (10-30%) of these homes to the affordable threshold of households earning 80% area median income (AMI). The final allocation will remain flexible and depend on the availability of grants and financing secured for the project. The rental rates utilized in the proforma have been structured using a competitive market rate approach.

- One Bedroom Units: \$1,150.00 per month
- Two Bedroom Units: \$1,500.00 per month
- Three Bedroom Units: \$1,800.00 per month

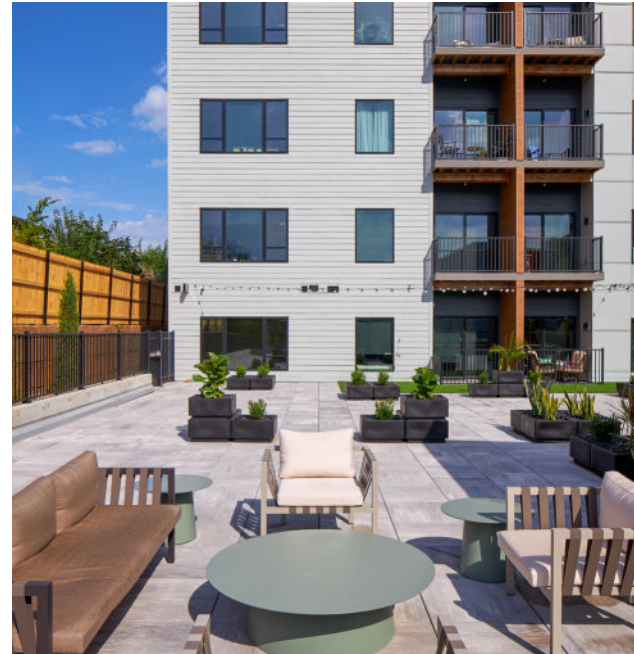
It is important to note that while Lutheran Family Services operates as a nonprofit organization, the approach to investing in affordable housing is centered on financial sustainability. The goal is for each housing investment to be self-sustaining and to generate returns that support our continued ability to operate and expand programs that benefit the communities we serve. Furthermore, because Lutheran Family Services utilizes traditional financing tools, we must meet specific financial requirements, such as maintaining appropriate debt service coverage ratios. As a result, this project must eventually produce positive cash flow and returns sufficient to meet all debt obligations.

## FINANCIAL ABILITY & DEVELOPER EXPERIENCE

Lutheran Family Services in Omaha demonstrates strong execution in housing-focused initiatives—from neighborhood-level supportive housing for seniors and refugees to large-scale, integrated community development like Dana Village. Their multifaceted, wraparound model addresses more than roofs over heads—it fosters long-term stability, community integration, and individual resilience.

Lutheran Family Services and Lockwood bring a complementary blend of mission-driven community development and proven real estate expertise. Both have experience working on incentive-based projects and pride themselves on a collaborative working relationship with each city's local government.

As fee developer, Lockwood has a proven track record of both in-fill and suburban projects, such as Sterling Ridge (132nd and Pacific St), Iron Bluff (204th & F St), and the \$750M redevelopment of The Crossroads (72nd and Dodge St), and many more. With strong local government relationships and a track record of successful, incentive-based developments, this team is well-positioned to create a development that the City of Council Bluffs will be proud of.



# Financial Summary - Proforma

## CB E. Manawa Lockwood Apartments 186 Unit Apartment Community 10 Year Proforma

	Year 0- Phase 1 Only	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Construction											
Gross Potential Rent	\$ -	\$ 2,887,200	\$ 2,973,816	\$ 3,063,030	\$ 3,154,921	\$ 3,249,569	\$ 3,347,056	\$ 3,447,468	\$ 3,550,892	\$ 3,657,419	\$ 3,767,141
Less Vacancy & Credit Loss (6% in Yrs 1-3, 5% in Yrs 4-10)	\$ -	\$ (173,232)	\$ (178,429)	\$ (183,782)	\$ (157,746)	\$ (162,478)	\$ (167,353)	\$ (172,373)	\$ (177,545)	\$ (182,871)	\$ (188,357)
Effective Rent	\$ -	\$ 2,713,968	\$ 2,795,387	\$ 2,879,249	\$ 2,997,175	\$ 3,087,091	\$ 3,179,703	\$ 3,275,094	\$ 3,373,347	\$ 3,474,548	\$ 3,578,784
Other Income											
Total Other Revenue	\$ -	\$ 131,130	\$ 135,064	\$ 139,116	\$ 143,289	\$ 147,588	\$ 152,016	\$ 156,576	\$ 161,273	\$ 166,112	\$ 171,095
Total Operating Revenue	\$ -	\$ 2,845,098	\$ 2,930,451	\$ 3,018,364	\$ 3,140,465	\$ 3,234,679	\$ 3,331,719	\$ 3,431,670	\$ 3,534,621	\$ 3,640,659	\$ 3,749,879
Home Funds Grant from City of CB	\$	\$ 200,000	\$ 200,000								
Total Revenue	\$	\$ 3,045,098	\$ 3,130,451	\$ 3,018,364	\$ 3,140,465	\$ 3,234,679	\$ 3,331,719	\$ 3,431,670	\$ 3,534,621	\$ 3,640,659	\$ 3,749,879
Operating Expenses											
Total Repairs and Maintenance	\$ -	\$ 100,282	\$ 99,112	\$ 104,285	\$ 107,039	\$ 109,875	\$ 112,796	\$ 115,805	\$ 118,904	\$ 122,096	\$ 125,384
Total General & Administrative	\$ -	\$ 54,668	\$ 55,457	\$ 56,262	\$ 57,083	\$ 57,919	\$ 58,772	\$ 59,642	\$ 60,529	\$ 61,433	\$ 62,355
Management Fee	\$ -	\$ 142,255	\$ 146,523	\$ 150,918	\$ 157,023	\$ 161,734	\$ 166,586	\$ 171,584	\$ 176,731	\$ 182,033	\$ 187,494
Asset Management Fee	\$ -	\$ 28,451	\$ 29,305	\$ 30,184	\$ 31,405	\$ 32,347	\$ 33,317	\$ 34,317	\$ 35,346	\$ 36,407	\$ 37,499
Total Utility Costs	\$ -	\$ 49,731	\$ 51,223	\$ 52,760	\$ 54,343	\$ 55,973	\$ 57,652	\$ 59,382	\$ 61,163	\$ 62,998	\$ 64,888
Total Labor Cost	\$ -	\$ 169,408	\$ 174,491	\$ 179,725	\$ 185,117	\$ 190,671	\$ 196,391	\$ 202,282	\$ 208,351	\$ 214,601	\$ 221,039
Total Insurance Cost	\$ -	\$ 101,774	\$ 104,827	\$ 107,972	\$ 111,211	\$ 114,547	\$ 117,984	\$ 121,523	\$ 125,169	\$ 128,924	\$ 132,792
Real Estate Taxes (Bank Payment of TIF Note)	\$ -	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835	\$ 345,835
Actual Taxes Paid In (Minus Rebate)	\$ -	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669	\$ 203,669
Total Marketing Cost	\$ 24,000	\$ 24,000	\$ 25,000	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138	\$ 28,982	\$ 29,851	\$ 30,747	\$ 31,669
Total Expenses	\$ 24,000	\$ 1,191,621	\$ 1,206,136	\$ 1,227,176	\$ 1,247,841	\$ 1,267,541	\$ 1,287,822	\$ 1,308,703	\$ 1,330,201	\$ 1,352,336	\$ 1,375,125
Expense Ratio		39%	39%	41%	40%	39%	39%	38%	38%	37%	37%
<b>Net Operating Income</b>	\$ (24,000)	\$ 1,853,477	\$ 1,924,315	\$ 1,791,188	\$ 1,892,623	\$ 1,967,138	\$ 2,043,897	\$ 2,122,968	\$ 2,204,419	\$ 2,288,323	\$ 2,374,754
Non-Operating Expense											
Interest Expense	\$ 1,615,382	\$ 1,615,382	\$ 1,596,684	\$ 1,576,734	\$ 1,555,448	\$ 1,532,736	\$ 1,508,503	\$ 1,482,647	\$ 1,455,059	\$ 1,425,624	\$ 1,394,218
Total Non-Operating Expense	\$ 1,615,382	\$ 1,615,382	\$ 1,596,684	\$ 1,576,734	\$ 1,555,448	\$ 1,532,736	\$ 1,508,503	\$ 1,482,647	\$ 1,455,059	\$ 1,425,624	\$ 1,394,218
Net Income	\$ (1,639,382)	\$ 238,095	\$ 327,631	\$ 214,455	\$ 337,176	\$ 434,402	\$ 535,394	\$ 640,321	\$ 749,360	\$ 862,699	\$ 980,536
Adjustments											
Principal Payment	\$ -	\$ -	\$ 279,191	\$ 297,889	\$ 317,839	\$ 339,125	\$ 361,837	\$ 386,070	\$ 411,926	\$ 439,513	\$ 468,948
Total Adjustments	\$ -	\$ -	\$ 279,191	\$ 297,889	\$ 317,839	\$ 339,125	\$ 361,837	\$ 386,070	\$ 411,926	\$ 439,513	\$ 468,948
<b>Net Project Cash Flow</b>	\$ (1,639,382)	\$ 238,095	\$ 48,440	\$ (83,434)	\$ 19,337	\$ 95,277	\$ 173,557	\$ 254,250	\$ 337,434	\$ 423,186	\$ 511,587

# Project Contingencies

# Project Contingencies

## PUBLIC SECTOR PARTICIPATION

Lutheran Family Services and Lockwood Development look forward to the opportunity to partner with the City of Council Bluffs in realizing the vision for the E. Manawa Subdivision. Working together in a public-private partnership will help us create a development that is visually appealing, pedestrian-friendly, financially sustainable, and a product that the city and its residents can take pride in.

In the current real estate market, it is essential for the city to invest in development opportunities. With rising construction costs and high interest rates, rental rates have not kept pace. This has made it challenging to develop new projects that align with existing market rents and remain competitive. As Lockwood collaborates with the City of Council Bluffs, we can assess the incentive tools available and apply those that best support this project.

As verified in the ProForma, the cash-on-cash return on this project is reliant on the \$200,000 HOME Funds Grant to net positive cash flow in years one and two. Without this grant, the project would be negatively cash flowing for years one – three, until it begins to show positive returns in year four. This is assuming the developer has invested approximately 10 percent of the total development cost as cash equity. As demonstrated, this project would not be viable without incentives, grants, and housing programs that are available to the project.

## TIF/URBAN RENEWAL (URN)

The Developer anticipates that the Tax Increment Financing (TIF) request will represent approximately 15 percent to 17 percent of the total project cost. As part of this request, the Developer is willing to agree to a minimum assessed value to ensure a baseline contribution to the tax base. The current pro forma is based on a 15-year TIF structure with an 80 percent rebate; however, the Developer remains open to discussing alternative structures per the City's preferences to establish a mutually beneficial agreement.

## PROGRAMS & GRANTS

In addition to Tax Increment Financing (TIF), the Developer will actively seek out other local, state, or federal grants that could support the project and expedite the construction and fiscal return of the project. Potential funding opportunities may include, but are not limited to, Workforce Housing Grants, the HOME Investment Partnership, the Housing Development Program, MidAmerican Energy Grants, Black Hills Energy Grants, FrontPorch Investments, and any other relevant programs or grants for which this project may be eligible.

We view the E. Manawa Subdivision as a high-priority development that will play a critical role in addressing the housing shortage in Council Bluffs and the broader Southwest Iowa region. Lutheran Family Services, Lockwood Development, and Holland Basham Architects are proud to partner with the City in delivering a thoughtfully planned community that meets both current and future housing needs.

## EQUITY

This development represents more than just new housing; it is an opportunity to contribute to the growth and evolution of Council Bluffs. We are committed to working in close collaboration with the City and our public and private partners to bring this project to life in a timely manner and ensure it aligns with the City's long-term vision for community success.

Lutheran Family Services recognizes the need to fundraise in order to close the anticipated equity gap, which is projected to be under \$5 million. They are confident that this is an achievable target given the scope and significance of the project. Upon award of the RFP, LFS is prepared to initiate a focused fundraising effort, engaging donors and partners to secure the necessary support.



## Conclusion

We consider the E. Manawa Subdivision a high-priority initiative with the potential to significantly alleviate the housing shortage in Council Bluffs and the greater Southwest Iowa region. Lutheran Family Services, Lockwood Development, and Holland Basham Architects are honored to collaborate with the City in creating a well-designed, forward-looking community that addresses both current and future housing needs.

**This development is more than a residential project—it is a catalyst for growth and positive change in Council Bluffs.** Our team is committed to working closely with the City and our public and private partners to deliver this project efficiently and in alignment with the City's long-term vision for sustainable community development.

In closing, we are truly energized by the prospect of partnering with the city on this transformative development. The opportunity to collaborate on a project that not only addresses critical housing needs but also serves as a cornerstone for future growth is both an honor and a privilege.

We are eager to bring our vision, expertise, and dedication to the table, working hand in hand with the city and community stakeholders to create a vibrant, sustainable neighborhood. Thank you for considering our team—we look forward to the possibility of making a lasting, positive impact together.







**12910 Pierce St. #110,  
Omaha, NE 68144**

**lockwooddev.com  
402.933.3663**



**7929 West Center Road  
Omaha, NE 68124**

**onelfs.org  
402.342.7038**

**RESOLUTION NO. 25-179**

**RESOLUTION DECLARING THE INTENT OF THE CITY TO ACCEPT A PROPOSAL RECEIVED IN ACCORDANCE WITH THE REQUESTS FOR PROPOSALS AND TO ENTER INTO A PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BASED ON THE SELECTED PROPOSAL**

WHEREAS, this Council has previously found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and, by Resolution No. 24-243 in 2024, approved and adopted the East Manawa Drive Housing Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the East Manawa Drive Housing Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, approximately 8.5 acres in size, (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, by Resolutions No. 25-109 and 25-110, both adopted April 21, 2025, this Council approved a Request for Proposals to purchase and develop the Development Property into multi-family housing, which Request for Proposals set forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; Council determined that the minimum development requirements, competitive criteria, and procedures set forth in the Request for Proposals were "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8; and directed that notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals be published; and

WHEREAS, notice of the City's intention to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set forth in the Request for Proposals was duly published in the Nonpareil, a legal newspaper published at least once weekly and having general circulation in said City, in conformance with Iowa Code Section 362.3; and

WHEREAS, following evaluation of the submitted proposals, this Council has selected one proposal that it intends to accept; and

WHEREAS, this Council desires to declare its intent to accept a proposal, subject to the approval of a purchase, sale, and development agreement to be drafted by the City's legal counsel.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in the Request for Proposals, subject to the approval of a purchase, sale, and development agreement, is situated south of Hwy 275 and between E. Manawa Drive and the Council Bluffs Country Club, approximately 8.5 acres in size.
2. It is hereby determined that the proposal submitted by Lockwood Development (the “Proposal”) satisfies the requirements of the Request for Proposals and, subject to the drafting and execution of a purchase, sale, and development agreement drafted by the City’s legal counsel for the sale and redevelopment of the Development Property under the terms of the Proposal, with such modifications as determined appropriate by the City Council, the City intends to accept the Proposal no sooner than thirty (30) days from the date of this resolution and following completion of a public hearing.
3. City staff is hereby authorized and directed to work with the City’s legal counsel to draft and negotiate a purchase, sale, and development agreement consistent with the terms of the Proposal, subject to modifications as determined appropriate by the City Council; to set a public hearing to consider the purchase, sale and redevelopment agreement no sooner than thirty (30) days from the date of this resolution; and to publish notice of such public hearing in a manner consistent with Iowa law.

ADOPTED  
AND  
APPROVED

July 14, 2025

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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

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

**Council Communication**

Department: Community Development  
Case/Project No.:  
Submitted by: Courtney Harter, Director,  
Community Development Department

Resolution 25-180  
ITEM 4.D.

Council Action: 7/14/2025

**Description**

Resolution approving \_\_\_\_\_ as the selected builder for the East Manawa Phase I Housing Project.

**Background/Discussion**

See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/3/2025
<a href="#">Notice of Public Hearing</a>	Notice	7/3/2025
<a href="#">Resolution 25-180</a>	Resolution	7/7/2025

**Council Communication**

Department: Community Development	Resolution No.: 25 -	Public Hearing: 7-14-2025
<b>Subject/Title</b> Resolution to approve _____ as the preferred builder of the East Manawa Phase I Housing Project.		
<b>Background/ Discussion</b>  In February, the City was awarded \$6,873,501 from the Iowa Economic Development Authority’s (IEDA) 2019 Single Family Housing Production and Down Payment Assistance Program. The award provides funding to assist in the construction of 40 new attached single-family dwellings that will be sold to households at or below 80% of the median family income (MFI).  In May, it was determined a new builder must be selected for the construction of the units. A Request for Proposals (RFP) was released with responses due June 25, 2025. The City received seven (7) submittals from qualified builder teams:  <ol style="list-style-type: none"><li>1. CB Homes, Inc (Harlan)</li><li>2. Next Generation Project (Council Bluffs)</li><li>3. Sudbeck Homes (Bellevue)</li><li>4. R. Perry Construction (Sioux City)</li><li>5. Jay Kathol Investments (Council Bluffs)</li><li>6. Knudson Companies (Council Bluffs)</li><li>7. Mark Hughes Construction (Glenwood)</li></ol> All seven submittals state their ability to meet the City’s timeline for completion of the 40 units by December 2026.  Because of the overwhelming response to the RFP, Staff requests the public hearing set for July 14, 2025 be continued to July 28, 2025 in order to review and thoroughly evaluate the submittals. During this time, Staff will reach out to each submittal team and ask pertinent questions to their proposals to ensure the best team is selected.		
<b>Recommendation</b> The Community Development Department recommends approval of _____ as the preferred builder for the East Manawa Phase I Housing Project.		
<b>Attachments</b> <ol style="list-style-type: none"><li>1. Resolution</li><li>2.</li></ol>		

Submitted by: Courtney Harter, Community Development Director

**NOTICE OF PUBLIC HEARING OF INTENT TO ACCEPT BUILDER PROPOSALS  
ON PROPERTY LOCATED IN THE EAST MANAWA SUBDIVISION**

Notice is hereby provided that the City Council for the City of Council Bluffs, Iowa has expressed its intent to accept proposals for the development of 40 single family residential lots located on property generally located on the easterly portion of the City-owned East Manawa Subdivision. You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting to be held at 7:00 p.m. on the 14<sup>th</sup> day of July 2025, in the City Council Chambers in City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Jodi Quakenbush, City Clerk  
City of Council Bluffs, Iowa

**RESOLUTION NO. 25-180**

**A RESOLUTION APPROVING \_\_\_\_\_ AS THE SELECTED BUILDER FOR THE EAST MANAWA PHASE I HOUSING PROJECT.**

**WHEREAS,** the City has been working on developing the East Manawa Subdivision and requested proposals from qualified builders for the Phase I housing project; and

**WHEREAS,** \_\_\_\_\_ is a local builder that meets the qualifications of the City; and

**WHEREAS,** the City Council approves \_\_\_\_\_ as the selected builder for the East Manawa Phase I Housing Project.

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

That the Mayor is hereby authorized to execute and agreement with \_\_\_\_\_ for the East Manawa Phase I Project.

ADOPTED  
AND  
APPROVED

July 14, 2025

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

ATTEST:

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

**Council Communication**

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

Ordinance 6653  
ITEM 5.A.

Council Action: 7/14/2025

**Description**

Ordinance to amend Title 1 Administration and Personnel of the 2025 Municipal Code of Council Bluffs, Iowa, by enacting New Chapter 1.80, to be entitled "Council Bluffs Civil Service Commission".

**Background/Discussion**

On May 19, 2025, the Governor of Iowa signed SF 311, an Act relating to city civil service employees and related procedures under Iowa Code 400. This legislation fundamentally alters civil service procedures, enhances due process protections for employees, eliminates citizen police review boards and creates new legal and financial obligations for cities. Additionally, it requires that cities such as ours establish, by ordinance, the number of civil service commissioners at not less than five but not more than seven.

As we currently have a commission consisting of three members, and do not currently have an ordinance establishing the commission as required in SF 311, this ordinance is designed meet that requirement as well as establish fundamental terms such as qualifications of commissioners, terms of service, and allowing for the Civil Service Commission to create and adopt its own operational rules and regulations in accordance with Iowa Code 400.

**Recommendation**

Approval is recommended.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Ordinance 6653</a>	Ordinance	6/18/2025



**ORDINANCE NO. 6653**

**AN ORDINANCE TO AMEND TITLE 1 ADMINISTRATION AND PERSONNEL OF THE 2025 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY ENACTING NEW CHAPTER 1.80, TO BE ENTITLED “COUNCIL BLUFFS CIVIL SERVICE COMMISSION”.**

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

**SECTION 1.** That Title 1 Administration and Personnel of the 2025 Municipal Code of Council Bluffs, Iowa, is hereby amended by enacting new Chapter 1.80 to be entitled “Council Bluffs Civil Service Commission” to read as follows:

**CHAPTER 1.80 – COUNCIL BLUFFS CIVIL SERVICE COMMISSION**

- 1.80.010 – Purpose**
- 1.80.020 – Commission Created**
- 1.80.030 – Appointment, Term and Compensation**
- 1.80.040 – Qualifications and Restrictions**
- 1.80.050 – Officers, Organization and Records**
- 1.80.060 – Rooms and Supplies**
- 1.80.070 – Meetings**
- 1.80.080 – Rules and Regulations**

**1.80.010 – Purpose**

The purpose of this chapter is to provide for the creation, appointment, powers and duties of a civil service commission in accordance with the requirements of Chapter 400 of Iowa Code.

**1.80.020 – Commission Created**

There is hereby created a civil service commission in accordance with the requirements of Chapter 400 of Iowa Code.

**1.80.030 – Appointment, Term and Compensation**

- A. A civil service commission consisting of not less than five but not more than seven commissioners shall be appointed by the mayor with the approval of the city council.
- B. Each commissioner shall be appointed to hold office for a term of four (4) years. In the event that a vacancy occurs in the membership of the commission by death, resignation or otherwise prior to the normal expiration of the appointee's term, the mayor, with the approval of the city council, shall appoint a person to serve out the remainder of the unexpired term.

- C. All commissioners shall serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official commission business within the limits established in the city administrative policies and budget.

**1.80.040 – Qualifications and Restrictions**

- A. Each commissioner shall be a citizen of the State of Iowa, an eligible elector as defined in Chapter 39 of the Iowa Code, and a resident of the city of Council Bluffs prior to their appointment to the commission.
- B. A person, while on the commission, shall not hold or be a candidate for any office of public trust.
- C. Civil service commissioners, with respect to the city in which they are commissioners, shall not do any of the following:
  - 1. Sell, or in any manner become parties, directly or indirectly, to any contract to furnish supplies, material, or labor to the city unless the sale is made or the contract is awarded by competitive bid in writing, publicly invited and opened.
  - 2. Have an interest, direct or indirect, in any contract or job of work or material or the profits thereof or services to be furnished or performed for the city unless the contract or job is awarded by competitive bid in writing, publicly invited and opened.

**1.80.050 – Officers, Organization and Records**

- A. The commissioners must choose annually a chairperson and vice chairperson, each to serve a term of one year.
- B. The city clerk, or the city clerk's designee, shall be the clerk of the commission.
- C. The civil service commission shall keep a record of all its meetings and also a complete individual service record of each civil service employee which record shall be permanent and kept up-to-date.
- D. When duly certified by the clerk of the commission copies of all records and entries or papers pertaining to said record shall be admissible in evidence with the same force and effect as the originals.

**1.80.060 – Rooms and Supplies**

The council shall provide suitable rooms in which the commission may hold its meetings and supply the commission with all necessary equipment and a qualified shorthand reporter or an electronic voice recording device to enable it to properly perform its duties.

**1.80.070 – Meetings**

- A. The Commission shall meet on a monthly basis, however, should there be no official business before the commission at that time there shall be no obligation to meet.
- B. All meetings must be called and held in accordance with Chapter 21 of the Iowa Code.
- C. In the event a commissioner has been absent for three (3) or more consecutive meetings of the commission, without being excused by the chairperson, such absence will be grounds for the commission to recommend to the city council that the position be declared vacant and a replacement appointed.

**1.80.080 – Rules and Regulations**

The commission may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or Chapter 400 of the Iowa Code.

Upon passage of this ordinance by the city council, such ordinance shall take effect on August 16, 2025.

**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

July 14, 2025.

\_\_\_\_\_  
MATTHEW J. WALSH

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
JODI QUAKENBUSH

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

First Consideration: 6-23-25  
Second Consideration: 7-14-25  
Public Hearing: n/a  
Third Consideration: \_\_\_\_\_

**Council Communication**

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

Resolution 25-181  
ITEM 6.A.

Council Action: 7/14/2025

**Description**

Resolution to approve and adopt the Pottawattamie County Hazard Mitigation Plan.

**Background/Discussion**

Mitigation grant funds (specifically Hazard Mitigation Grant Programs - HMGP) are awarded to states after a federally declared disaster. This means that in short order, Iowa will have grants opportunities available to potentially address objectives and priorities laid out in this plan update.

Without adoption of this plan update, any existing processes will be delayed until adoption documentation is submitted to emergency management or the City will be ineligible to participate in the grant process until adoption is completed.

**Recommendation**

Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">County Hazard Mitigation Plan</a>	Resolution	6/30/2025
<a href="#">Resolution 25-181</a>	Resolution	7/7/2025



**Pottawattamie  
County**

Emergency Management



# Comprehensive Emergency Management Plan

## HAZARD MITIGATION 2024 - 2029



Emergency Operations Center  
205 S Main Street, Council Bluffs, Iowa 51503  
[pcema-ia.org](http://pcema-ia.org)

Rev. 07.2024

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## INTRODUCTION

Most mitigation occurs at the local level, where communities apply a localized understanding of risks to effective planning and identify strategic mitigation options. Since local governments are directly connected to community plans and goals, they can provide a better understanding of local vulnerabilities as they relate to risk reduction activities.

Making the connection between community resilience priorities and private sector development is a challenge most often addressed directly at the local level. Actions to reduce long-term vulnerability, such as effective building code adoption and enforcement, are applied in both the pre-disaster planning and the post-disaster recovery activities of the jurisdiction.

Effective mitigation begins with a comprehensive understanding of risk based on vulnerabilities to threats and hazards. Threats and hazards present long-term risks to people and their property. Mitigation is risk management action taken to avoid, reduce, or transfer those risks. By reducing the impact of disasters, mitigation supports protection and prevention activities, eases response, and speeds recovery to create better prepared and more resilient communities.

Local hazard mitigation plans form the foundation of a community's long-term

strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repetitive damage. The mitigation plan is intended to support local capabilities in achieving the following:

- Foster partnerships among all levels of government.
- Develop and strengthen non-governmental and private partnerships.
- Promote more disaster-resilient and sustainable communities.
- Reduce the costs associated with disaster response and recovery by promoting mitigation activities.

Governments, including special districts, in Pottawattamie County seeking plan approval are responsible for participating in the planning process and meeting all requirements set forth in federal mitigation planning guidance. This includes adopting this plan in accordance with local laws.

As authorized by 44 CFR § 201.6(a)(4), this plan is multijurisdictional in nature. The Emergency Management Agency serves as the designated entity to lead the plan's participants through the planning and mitigation management process.

Participation in and approval of this plan is required for jurisdictions to access designated federal mitigation grants and programs.



## PLAN INFORMATION

**Jurisdictions:**

**Cities of:**

Avoca, Carson, Carter Lake, Council Bluffs, Crescent, Hancock, Macedonia, McClelland, Minden, Neola, Oakland, Treynor, Underwood, and Walnut.

**County of:**

Pottawattamie

**Special Districts of:**

AHSTW Community School District, Council Bluffs Community School District, Heartland Christian Schools, Lewis Central Community School District, Riverside Community School District, Saint Albert Catholic Schools, Treynor Community School District, Tri-Center Community School District, Underwood Community School District, and Iowa Western Community College.

**Title of Plan:**

Pottawattamie County Comprehensive Emergency Plan – Hazard Mitigation

**New Plan or Update:**

Update

**Single- or Multi-Jurisdictional:**

Multi-Jurisdictional

**Date of Plan:**

27 September 2023

**Local Point of Contact:**

Douglas C. Reed, Director  
Pottawattamie County Emergency Management Agency  
205 S Main St., Council Bluffs, Iowa 51503  
712-328-5777  
[dreed@pcema-ia.org](mailto:dreed@pcema-ia.org)

**Alt. Point of Contact:**

Gabriel N. Barney, Deputy Director  
Pottawattamie County Emergency Management Agency  
205 S Main St., Council Bluffs, Iowa 51503  
712-328-5777  
[gbarney@pcema-ia.org](mailto:gbarney@pcema-ia.org)

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## ELEMENT A – Planning Process

### Element A1 (a) | Preparation and Approval of the Plan<sup>1</sup>

Work on this plan began with assembling background information, using the State of Iowa Hazard Mitigation Plan and previously approved Pottawattamie County Hazard Mitigation Plan materials. Additional sources of information included: U.S. Census Bureau, the USCB American Community Survey, Iowa Department of Management, Western Iowa Development Association, National Flood Insurance Program, Pottawattamie County Conservation, Iowa Department of Revenue, Pottawattamie County Assessor, Pottawattamie County Geographic Information Services, Federal Emergency Management Agency, National Weather Service, Council Bluffs Chamber of Commerce, Iowa State University, University of Iowa, Pottawattamie County Auditor, and staff from local jurisdictions. Information from these plans and sources were used to develop or update this plan’s background information, vulnerabilities, critical facilities, historic events, values at risk, and other pertinent details.

The planning process was facilitated by the Emergency Management Agency in consultation and coordination with each of the political subdivisions and special districts included in this plan. Local and/or regional agencies with hazard mitigation responsibilities/activities or development of regulatory authority are represented through their county emergency management officials for the collection and communication of data and comments.

The planning process officially began in September 2022 by initiating hazard vulnerability assessments, inclusive of hazard and risk identification, with all the K-12 school facilities and district/system administrators within the county. The process continued by engaging public officials and local stakeholders regarding the upcoming process, estimated timelines, and estimated scope of work for primary contributors and tertiary contributors. Work on the plan was continuous from initiation to submission for review and approval at the state and federal level in September 2023. As in past updates, the county seeks “*Approval Pending Adoption*” authorization.

All meetings requiring official decisions on the plan are conducted in accordance with Iowa’s open meetings laws [Chapter 21, Code of Iowa] to ensure that the basis and rationale of governmental decisions, as well as those decisions themselves, are easily accessible to the people. Advertisement of these public meetings, where citizens could participate in discussion, review materials, and provide input was conducted by publicly posting meeting notices in accordance with law. In addition, the plan is publicly posted on the Emergency Management Agency’s website where it can be reviewed and commented on by the public throughout the entirety of the plan’s lifespan.

Upon completion of a final draft, the plan is made available for review and comment by all jurisdictions covered in the plan, contiguous county emergency managers, and the public. Upon receipt of review notes or comment, a final draft is submitted to Iowa Homeland Security and

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<sup>1</sup> 44 CFR §201.6(c)(1)

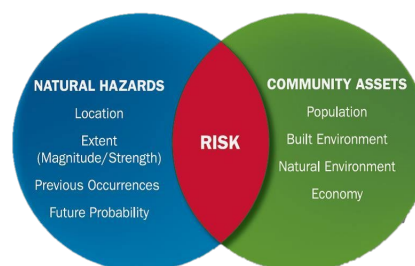
Emergency Management Department (HSEMD) and the Federal Emergency Management Agency (FEMA) for approval and certification.

Approval and adoption by each plan participant will be documented by Resolution and filed with the FEMA approved mitigation plan upon execution of each. Prior to adoption, the intention to adopt by each participant, public notification of the intended action in compliance with Iowa open meetings laws is made in order to provide information or answer public questions regarding the plan, prior to formal adoption.

Element A1 (b) | Participants Seeking Approval<sup>2</sup>

City of Avoca	City of Carson	City of Carter Lake
City of Council Bluffs	City of Crescent	City of Hancock
City of Macedonia	City of McClelland	City of Minden
City of Neola	City of Oakland	City of Treynor
City of Underwood	City of Walnut	County of Pottawattamie
AHSTW Schools	Council Bluffs Schools	Heartland Christian School
Lewis Central Schools	Riverside Schools	Saint Albert Schools
Treynor Schools	Tri-Center Schools	Underwood Schools
Iowa Western Community College		

Jurisdictions participated in a variety of ways including, but not limited to hazard assessment information; impacts assessment; update of strategies, objectives, activities, and status; review of existing plans and ordinances; review of draft update information; review of common goals; and review of activity viability. (See Table 1)



Participants provided this information through varying modes that included information at meetings, data/information sharing, emails, phone calls, and in-person discussions and review.

Element A2 (a) | Stakeholder Engagement<sup>3</sup>

For the purposes of this plan “stakeholders” consists of public and private entities, internal and external to the county, as identified in the FEMA Local Mitigation Planning Policy Guide (LMPPG). Internal stakeholder engagement is summarized in the table of this section (See Table 2) and external stakeholders were represented by neighboring emergency managers. No contiguous partners provided additional comments or input previous to or in drafting of this plan update. All stakeholders are engaged through a variety of means (meetings, email, interviews, self-initiated review, etc.). All stakeholders have online access to the plan year-round and are encouraged to provide input on an ongoing, as needed basis. This continuous input capability has been communicated to stakeholders, internal and external, through

<sup>2</sup> 44 CFR §201.6(c)(1)  
<sup>3</sup> 44 CFR §201.6(b)(2)

meetings, outreach events, notifications, and regional collaboration and planning meetings. All participants and stakeholders are notified of the planning process through various means, including in-person notification at briefings, meetings, regional coordination meetings, email, and/or direct phone calls. Participation in the process was conducted in a similar manner with participants being inclusive in the project through various means, such as: meeting attendance, email, telephone, and in-person collaboration and correspondence in their contributions to this update.

**Table 2. Participant Stakeholder Summary**

Plan Participant	Representatives / Plan Contributors	Plan Participant	Representatives / Plan Contributors
City of Avoca	Teresa Hoepner, City Clerk Rob Sampson, Public Works Drew Becker, Fire Chief Tom Bruck, Mayor	City of Carson	Brianne Duede, City Clerk-City Administrator James Skalberg, Public Works Chad Gordon, Fire Chief Tim Todd, Mayor
City of Carter Lake	Jackie Carl, City Clerk Bob McCloud, Public Works Phil Newton, Fire Coordinator Ron Cumberledge, Mayor	City of Council Bluffs	Matt Cox, City Engineer & Public Works Justin James, Fire Chief Tim Carmody, Police Chief Brandon Garrett, Chief of Staff Courtney Harter, Planning & Community Development
City of Crescent	Jody Shea, City Clerk Galen Barrett, Fire Chief Craig Peterson, Public Works Chuck Hildreth, Mayor	City of Hancock	Kim Gress, City Clerk Josh Billings, Fire Chief & Public Works Vince Guyer, Mayor
City of Macedonia	Moriah Mahan, City Clerk Dan Lajko, Fire Chief Melia Clark, Mayor	City of McClelland	Denise Magnuson, City Clerk Curtis Letner, Fire Chief Mitch Kay, Mayor
City of Minden	Teressa Tenner, City Clerk Phil Bintz, Public Works Jacob Nelson, Fire Chief Kevin Zimmerman, Mayor	City of Neola	Heidi Irwin, City Clerk Aric Thomsen, Fire Chief Karla Pogge, Mayor
City of Oakland	Marissa Lockwood, City Clerk-City Mgr Brant Miller, Mayor & Fire Chief Kris Bramman, Public Works	City of Treynor	Michael Holton, City Administrator Dan Roberts, Fire Chief Casey Baragary, Public Works Allen Hadfield, Mayor
City of Underwood	Cindy Sorlien, City Clerk Brett Goehring, Public Works Jim Pingel, Fire Chief Dennis Bardsley, Mayor	City of Walnut	Shannon Wood, City Clerk Robb Akers, City Superintendent Michael Chapman, Fire Chief Brett Simpson, Mayor
County of Pottawattamie	Andy Brown, Sheriff Sam Arkfeld, 911 Communications Mark Shoemaker, Conservation Jamie Petersen, GIS Matt Wyant, Planning Director Pam Kalstrup, Zoning & Land Use Coordinator Maria Sieck, Public Health John Rassmussen, County Engineer Mitch Kay, Chief Financial Officer Brian Shea, Board of Supervisors	Emergency Management	Doug Reed, Director Gabe Barney, Deputy Director Scott Manz, EMA Specialist Michell Bose, EMA Specialist
Council Bluffs Schools	Vickie Murillo, Superintendent	AHSTW Schools	Darin Jones, Superintendent
Lewis Central Schools	Brent Hoelsing, Superintendent	Heartland Christian	Larry Gray, Superintendent
Saint Albert Catholic	Donna Bishop, Superintendent	Riverside Schools	Stephanie Anderson, Superintendent
Tri-Center Schools	Angela Huseman, Superintendent	Treynor Schools	Joel Beyenhof, Superintendent
Iowa Western	Don Koehler, VP Marketing-PR-IT	Underwood Schools	Andy Irwin, Superintendent

### Element A3 (a) | Public Involvement<sup>4</sup>

The public is afforded various ways to participate in plan updates. First, this plan is considered a living document and is publicly available year-round on the EMA website<sup>5</sup> and provides a direct method for the public to provide ongoing comment regarding the update of the plan. In addition, formal deliberation or decisions that need to occur during the update process are publicly advertised with unfettered access by the public and opportunity to ask questions or provide input. EMA also makes available copies of the plan during its annual preparedness fair in September where the public can provide comments and recommendations directly to staff for consideration in the next update cycle. The September Preparedness Fair is designed with public and private non-profit entities showcasing their emergency and disaster-related programs and services. This outreach is targeted to underserved communities and vulnerable populations within the planning area. The participating organizations advertise to their clientele and connections within our underserved areas and populations as their priority demographic for participation in this annual event. As such, emergency management staff provides not only hazard and preparedness information but an opportunity for the public, including our underserved and vulnerable population, to review, comment, and ask questions about the mitigation strategy of the planning area. The final draft plan updates are also posted to the agency's public website during the final review stage and while in the review process at the state and federal level. Once again, advertised opportunities are afforded to the public to provide comments or ask questions during the formal public adoption process with each of the jurisdictional governing bodies that participate in this plan.

### Element A4 (a) | Associated Plans and Information<sup>6</sup>

The following list identifies additional plans, studies, or reports that were reviewed for information to aid in the review and update of this plan. Information found in these plans, and other sources of information, that were deemed relevant to the update of this plan replaced demographic, vulnerability, strategy, or activities data from previous versions of this plan.

- [Pottawattamie County Comprehensive Plan 2030](#)
- [Housing Affordability in the Omaha and Council Bluffs Area](#)
- [Pottawattamie County Workforce Housing Strategy](#)
- [Pottawattamie County Workforce Housing Strategy – City Data Books](#)
- [Pottawattamie County Chapter 5.30 – Flood Plain Management](#)
- [Bluffs Tomorrow: 2030 Comprehensive, Downtown, Subarea, & Economic Plans](#)
- [Iowa Mitigation Strategy](#)

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<sup>4</sup> 44 CFR §201.6(b)(1)

<sup>5</sup> <https://pcema-ia.org/planning>

<sup>6</sup> 44 CFR §201.6(b)(3)

**Table I. PLANNING ACTIVITIES & PARTICIPATION SUMMARY**

Date	Activity Description	EMA	Avoca	Carson	Carter Lake	Council Bluffs	Crescent	Hancock	Macedonia	McClelland	Minden	Neola	Oakland	Treynor	Underwood	Walnut	County	AHSTW	CBCSD	HCS	Lewis Central	Riverside	St. Albert	Treynor	Tri-Center	Underwood	WCC
10-1-2018	Approved update posted on web for continuous access and comment.																										
9-14-2022	Began HVA & Risk Analysis at all school facilities in the county. (through 12-19-2023)																										
9-30-2021	Current plan available to public during annual preparedness fair for review/comment.																										
12-9-2022	Update preparation info provided to key stakeholders.																										
1-2023	Review of new FEMA planning guidelines.																										
2-8-2023	Initial plan update briefing provided to jurisdictional leadership.																										
2-16-2023	Plan process briefing to leadership. Objectives affirmed.																										
3-2023	Initiate data collection, plan review.																										
3-2023	Coordinating new plan standard info, planning assistance with HSEMD.																										
4-2023	Plan draft updates initiated and ongoing.																										
5-2023	Local data updates initiated and ongoing.																										
6-19-2023	Final Hazard/Risk Analysis review/approval with jurisdictional public safety officials.																										
8-2023	Final local data collection & updates to activities, priorities, objectives.																										
9-2023	Final draft construction, review period.																										
Ongoing	Local resolutions adopting HMP, post-APA notification from FEMA.																										



## ELEMENT B – Risk Assessment

<u>Element BI (a)   Identified Hazards</u> <sup>7</sup>	Animal / Plant Disease	Drought / Extreme Heat	Earthquake	Flash Flood	Grass/Wildland Fire	Hazardous Materials	Human Disease	Infrastructure Failure	Landslide	Levee/Dam Failure	Mass Casualty Event	Radiological Incident	River Flood	Severe Thunderstorm	Severe Winter Weather	Tornado
City of Avoca	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
City of Carson	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
City of Carter Lake	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
City of Council Bluffs	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
City of Crescent	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
City of Hancock	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
City of Macedonia	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
City of McClelland	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
City of Minden	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
City of Neola	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
City of Oakland	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
City of Treynor	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
City of Underwood	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
City of Walnut	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
County of Pottawattamie	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
AHSTW Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
Council Bluffs Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Heartland Christian Schools	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Lewis Central Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Riverside Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
Saint Albert Catholic Schools	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Treynor Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
Tri-Center Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
Underwood Community School District	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Red	Green	Green	Green
Iowa Western Community College	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Green	Applicable	Green	Red	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

<sup>7</sup> 44 CFR §201.6(c)(2)(i)

**Element B1 (d), B2 (a) | Historical Disasters<sup>8</sup>**

The following table identifies historical federal emergencies and disaster declarations that have impacted, to some degree, all participants of the plan. Further vulnerabilities and potential impacts will be described in further sections of Element B.

Federal Emergencies and Declarations (1965 – 2023)		
Declaration Date	Type	Number
3-23-2020	COVID-19 Pandemic	FEMA DR-4438
3-23-2019	Severe Storm & Flooding	FEMA DR-4421
7-7-2014	Severe Storms	FEMA DR-4181
6-27-2011	Flood	FEMA DR-1998
3-2-2010	Severe Winter Storms	FEMA DR-1880
2-25-2010	Severe Winter Storm	FEMA DR-1877
5-27-2008	Severe Storms	FEMA DR-1763
5-25-2007	Severe Storms	FEMA DR-1705
3-30-2007	Snow	FEMA EM-3275
9-10-2005	Hurricane (Evacuation Assistance)	FEMA EM-3239
5-25-2004	Severe Storms	FEMA DR-1518
5-2-2001	Severe Storms	FEMA DR-1367
7-2-1999	Severe Storms	FEMA DR-1282
7-2-1998	Flood	FEMA DR-1230
11-20-1997	Snow	FEMA DR-1191
8-21-1996	Severe Storms	FEMA DR-1133
7-9-1993	Flood	FEMA DR-996
9-6-1990	Flood	FEMA DR-879
7-28-1988	Tornado	FEMA DR-814
6-27-1984	Severe Storms	FEMA DR-715
9-26-1972	Flood	FEMA DR-354
4-22-1965	Flood	FEMA DR-193

State Proclamations of Disaster Emergency involving Pottawattamie County 2018- 2024		
Date	Number	Type
07/03	2024-26	Severe Storms and Flooding June 21 and continuing
05/21	2024-12	Severe weather beginning May 20 and continuing
05/08	2024-11	Severe weather beginning May 6 and continuing
04/26	2024-09	Severe weather beginning April 26 and continuing
06/16	2022-22	Severe weather beginning June 14 and continuing
12/16	2021-28	Severe weather beginning December 15 and continuing
03/09	2020-01	COVID-19 Virus

<sup>8</sup> 44 CFR §201.6(c)(2)(i), (ii), (iii)

## Element B1 (c-f), B2 (a-c) | Hazard Analysis and Profiles.<sup>9</sup>

The following hazard profiles will describe identified hazards that can affect the planning area, its extent, historical occurrences of significance, probability of future events, and any unique impacts to planning participant jurisdictions.

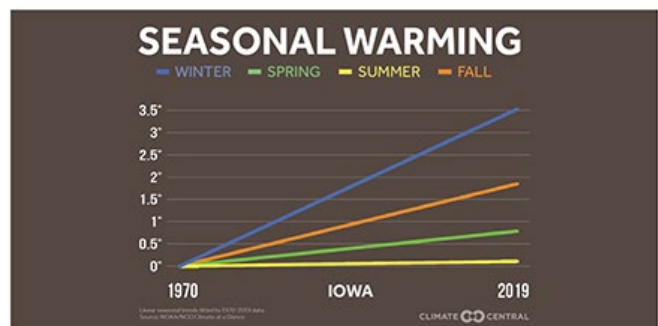
Pottawattamie County has ranked hazards based on a Calculated Priority Risk Index, or CPRI. These rankings were considered by participants for the plan update. The methodology of the CPRI is outlined below.

The vulnerability assessment builds upon the developed hazard information by identifying the community assets and development trends and intersecting them with the hazard profiles to assess the potential amount of damage that could be caused by each hazard event. A summary of Calculated Priority Risk Index (CPRI) categories and risk levels is shown on page 15. In addition, the effects of future conditions were also considered. No major development or cultural changes are anticipated, and population centers within the planning area remain fairly constant. Property valuations have seen a significant increase over the past tax valuation assessment cycle and the current economy remains plagued with inflation that impacts the daily lives of planning area residents and governmental operations. Additionally, climate change could also impact the effects of many of the identified hazards directly or by creating cascading events from one primary hazard into others.

### Climate Change in Iowa

Climate change is occurring in Iowa and the planning area. Anecdotally, the natural hazards identified in this plan haven't appeared to decrease or increase over recent history, but duration or intensity of events have given the appearance of increase. The challenge, in the emergency management domain, is to separate the term "climate change" from today's political connotation that is part of the divisive fuel stoking our current political climate around the globe. The politics of the climate debate are dangerous to preparedness efforts.

Throughout history there is a documented pattern of climate change that cycles periods of cold/wet, warm/wet, warm/dry, cold/dry patterns. The climate is always "changing" and there is documented evidence of a warming trend in Iowa (about 1 to 1 1/2 degrees over the past century) and a documented



Source: Climate Central State Trends

observation of increased flooding across the state with 100-to 500-year flood events occurring in 1993, 2008, 2011, 2016, 2019, and 2023. This represents a 100-to-500-year flood (by FEMA definitions) occurring in Iowa on an average of 6 years over the past 30 years.

Precipitation in the Midwest over the past 50 years has increased 5-10%. Springtime is anticipated to be wetter but higher evaporation rates and lower summer rains will intensify summer droughts and reduce river flows. Iowa experiences about 50 tornadoes per year and experts are uncertain how climate change could impact these events. Although higher humidity attributed to increased

<sup>9</sup> 44 CFR §201.6(c)(2)(i), (ii), (iii)

greenhouse gases would encourage tornadoes, windshear is likely to decrease and could discourage tornadoes. Over the past 3 years, the planning area has seen 3 separate single-event, multiple-tornado touchdowns in the planning area. One of which occurring in mid-December, spawning 4 confirmed tornado touchdowns.

A changing climate could have a combination of favorable or harmful effects on the agriculture industry in the planning area. Longer periods of frost-free growing seasons and higher carbon dioxide would increase yields but summers with intensified heat or more frequent droughts could decrease yields. Heat stress could also impact livestock productivity.

Human health could also be impacted, especially to those most vulnerable or those with pre-existing respiratory issues. Increased ground-level ozone or increases in the pollen season could exacerbate respiratory or even cardiac issues. Increased and intensified heat waves can impact not only the health of people but increase the demand for electrical use to cool buildings and homes which has the potential to destabilize portions of the electrical grid.

Despite the political rancor associated with “climate change”, changes in the climate and cyclical patterns and trends are changing. These changes could have an impact on the frequency, intensity, or duration of events. Experts from various fields are diligently studying these changes to forecast what future events may look like and it is incumbent on local officials to remain aware and consider these changes when contemplating mitigation solutions.

### Definitions of CPRI Categories

**Probability** – a guide to predict how often a random event will occur. Annual probabilities are expressed between 0.001 or less (low) up to 1 (high). An annual probability of 1 predicts that a natural hazard will occur at least once per year.

**Magnitude/Severity** – indicates the impact to a community through *potential* fatalities, injuries, property losses, and/or losses of services. The vulnerability assessment categories detailed further in this section gives information that is helpful in making this determination for each community.

**Warning Time** – plays a factor in the ability to prepare for a potential disaster and to warn the public. The assumption is that more warning time allows for more emergency preparations and public information.

**Duration** – relates to the span of time local, state, and/or federal assistance will be necessary to prepare, respond, and recover from a potential disaster event.

CPRI Category	DEGREE of RISK			Weight Factor
	Level ID	Description	Index Value	
Probability	Unlikely	Extremely rare with no documented history of occurrences or events. Annual probability of less than 0.001	1	45%
	Possible	Rare occurrences with at least one documented or anecdotal historic event. Annual probability that is between 0.01 and 0.001.	2	
	Likely	Occasional occurrences with at least two or more documented historic events. Annual probability that is between 0.1 and 0.01.	3	
	Highly Likely	Frequent events with a well-documented history of occurrence. Annual probability that is greater than 0.1.	4	
Magnitude / Severity (Extent)	Negligible	Negligible property damage (less than 5% of critical and non-critical facilities and infrastructure). Injuries or illnesses are treatable with first aid and there are no deaths. Negligible quality of life lost. Shutdown of critical facilities for less than 24 hours.	1	30%
	Limited	Slight property damage (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). Injuries or illnesses do not result in permanent disability and there are no deaths. Moderate quality of life lost. Shut down of critical facilities for more than 1 day and less than 1 week.	2	
	Critical	Moderate property damages (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and at least one death. Shut down of critical facilities for more than 1 week and less than 1 month.	3	
	Catastrophic	Severe property damage (greater than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and multiple deaths. Shut down of critical facilities for more than 1 month.	4	
Warning Time	< 6 hours		4	15%
	6 – 12 hours		3	
	12 – 24 hours		2	
	> 24 hours		1	
Duration	Brief	Up to 6 hours	1	10%
	Intermediate	Up to 1 day	2	
	Extended	Up to 1 week	3	
	Prolonged	More than 1 week	4	

The composite hazard rankings for the planning area were based upon review of 1) hazard rankings in the past HMP updates, 2) reevaluated hazard rankings in the Calculated Priority Risk Index (CPRI) conducted by planning partners, and 3) review and discussion with public safety officials that serve as primary authority for hazard identification and assessment for their jurisdictions.

As some hazards may not apply to every participant in the plan, the determination was made that a composite hazard ranking is the most useful and beneficial to all participants. Specific or disproportionate jurisdictional impacts are further detailed in the hazard profiles.

For this multi-jurisdictional plan, the risks are assessed for each jurisdiction where they deviate from the risks facing the entire planning area. The planning area is fairly uniform in terms of climate and topography as well as building construction characteristics. Accordingly, the geographic areas of occurrence for weather-related hazards do not vary greatly across the planning area for most hazards. The more urbanized areas within the planning area have more assets that are vulnerable to the weather-related hazards and varied development trends impact the future vulnerability.

Similarly, more rural areas have more assets (crops/livestock) that are vulnerable to animal/plant/crop disease.

These differences are discussed in greater detail in the profile sections of each hazard. Regardless of direct impact or not, because of response and recovery mutual aid requirements throughout the planning area, every plan participant will be impacted in some way by each of the hazards should they occur in the planning area.

**Planning Area Hazard Rankings - Pottawattamie County-wide**

	Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
Tornado	4	1.8	3	0.9	4	0.6	4	0.4	3.70	High
Hazardous Materials	4	1.8	3	0.9	4	0.6	1	0.1	3.40	High
Severe Thunderstorm	4	1.8	2	0.6	3	0.45	3	0.3	3.15	High
River Flood	3	1.35	3	0.9	2	0.3	4	0.4	2.95	Medium
Infrastructure Failure	4	1.8	1	0.3	4	0.6	2	0.2	2.90	Medium
Severe Winter Storm	4	1.8	2	0.6	1	0.15	3	0.3	2.85	Medium
Levee/Dam Failure	2	0.9	3	0.9	4	0.6	4	0.4	2.80	Medium
Human Disease	3	1.35	3	0.9	1	0.15	4	0.4	2.80	Medium
Flash Flood	3	1.35	2	0.6	4	0.6	2	0.2	2.75	Medium
Mass Casualty Event	2	0.9	3	0.9	4	0.6	1	0.1	2.50	Medium
Drought/Extreme Heat	3	1.35	2	0.6	1	0.15	4	0.4	2.50	Medium
Radiological Incident	2	0.9	2	0.6	4	0.6	4	0.4	2.50	Medium
Animal/Plant Disease	3	1.35	1	0.3	1	0.15	4	0.4	2.20	Medium
Grass/Wildland Fire	2	0.9	1	0.3	4	0.6	4	0.4	2.20	Medium
Landslide	1	0.45	1	0.3	4	0.6	3	0.3	1.65	Low
Earthquake	1	0.45	1	0.3	4	0.6	1	0.1	1.45	Low

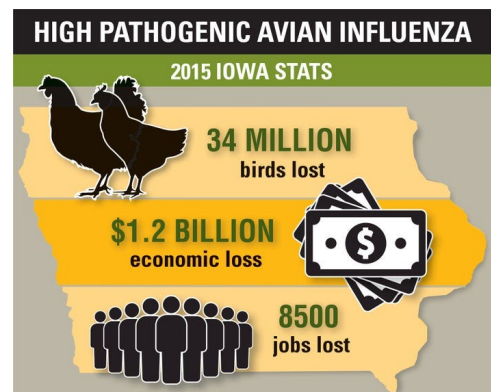
1.0 - 1.99	Low
2.0 - 3.0	Medium
3.1 - 4.0	High

### Hazard Profile | Animal and Plant Disease

Agricultural infestation is the naturally occurring infection of vegetation, crops or livestock with insects, vermin, or diseases that render the crops or livestock unfit for consumption or use. Land use in Pottawattamie County is significantly agricultural which poses an economic threat to the county and state related to animal/plant disease.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
3	1.35	I	0.3	I	0.15	4	0.4	2.20	Medium

Consideration	Impact	Description
Location	ALL	Each jurisdiction has one or more facilities/employers related to the agriculture industry. An epidemic of this hazard would impact the population residing on and operating farms in the county and although unquantifiable would result in cascading impacts on the local and state economy.
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• 2015 HPAI – Statewide event, no impact in Pottawattamie County.</li> <li>• 2022 ASF – The county was not impacted by a single-farm breakout of African Swine Fever reported in June of 2022.</li> <li>• 2022/2023 HPAI – Pottawattamie County had one reported site with a small flock infection of HPAI. The flock was a private/non-commercial hobby operation that was quickly mitigated. Other areas of the state saw additional infections but there were no response/recovery impacts locally.</li> </ul>
Probability	LIKELY	Although Iowa has seen a moderate to large outbreak of animal disease, impacts locally have been minimal due to the type of outbreak. Additionally, widespread crop disease has not been experienced in the state, largely due to the industry’s robust disease prevention engineering in crop seed. However, it cannot be ignored that ongoing animal disease outbreaks could have an impact in the county. Avian-based incidents will have a minimal impact as birds/poultry are not a primary operation in this county. An outbreak of swine or cattle disease could have profound impacts on the scale that was seen in Iowa during the 2015 HPAI outbreak.
Extent <sup>10</sup>	NEGLIGIBLE	<p>Overall risk is negligible considering the overall community assets, unless the exact pathogen introduced to the right livestock occurs. Isolation, quarantine, and elimination are fairly rapid and efficient with state and federal authorities in charge of response operations.</p> <ul style="list-style-type: none"> <li>• 1,114 farms   511,714 acres   70% crop   30% livestock</li> <li>• Market value of products sold: \$409,257,000</li> <li>• Livestock Inventory: Poultry 1,622   Cattle 73,328   Swine 86,266   Goats 156   Sheep 1,313   Equine 528</li> </ul>



<sup>10</sup> Data from [www.nass.usda.gov/AgCensus](http://www.nass.usda.gov/AgCensus)

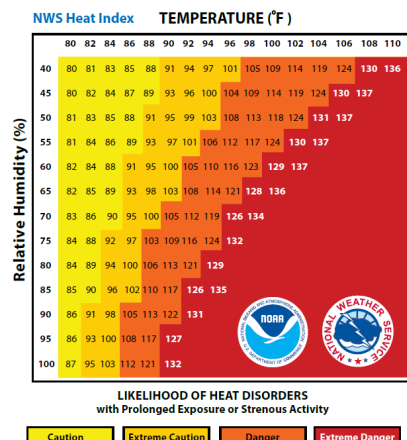
### Hazard Profile | Drought and Extreme Heat

Drought is considered a period of prolonged lack of precipitation for weeks at a time producing severe dry conditions and typically, for the area, associated with occurrences of extreme heat events. Extreme Heat is considered in excess of 100° F or three (3) successive days of 90° F or higher with significant heat index values. Typically, the National Weather Service would issue a heat advisory at 105° F and a warning at 115° F (including heat indices).

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
3	1.35	2	0.6	1	0.15	4	0.4	2.50	Medium

Consideration	Impact	Description
Location	ALL	The planning area has no environmental or geographical anomalies that create pockets of dissimilar weather events and patterns. It is almost a guarantee that weather of any kind impacted one portion of the planning area is or will be experienced by all jurisdictions.
Previous Occurrences <sup>11</sup>	SEASONAL	Warmer temperatures are experienced beginning in June but significantly rise warmer toward late July and through August in typical year for the area. When these seasonal trends are accompanied by periods of minimal precipitation, impacts to humans and animals occur. Drinking water systems operate on reduced capacities with increased demands and even the electrical grid management forecasts could be overwhelmed during prolonged extreme heat events. Previous occurrences of drought or heat have been experienced in the area prompting USDA Secretarial designations to afford access to assistance programs and loans for agriculture producers. <ul style="list-style-type: none"> <li>• Most recent drought: 2012   10-month period (7-2012 to 4-2013)</li> <li>• 5 recorded extreme heat events</li> </ul>
Probability	LIKELY	In this climatological region it is highly likely that short periods of flash drought or extreme heat can be experienced annually, which have minimal impacts to the area. Prolonged or extreme events are fewer than once per decade. Impacts from changing climate patterns can exacerbate these events.
Extent	LIMITED	Most occurrences are short-lived and have no significant impacts outside of basic human services assistance or water use restrictions, etc. However, long-term events can adversely impact health and economic considerations of the area and pose a risk to water and electrical service delivery. As a metric to evaluate response, recovery, or mitigation needs the standard U.S. Drought Monitor scale and NWS Heat Index scales are used to help guide decision-making in all phases of emergency management.

Category	Description	Possible Impacts	Ranges				
			Palmer Drought Severity Index (PDSI)	CPC Soil Moisture Model (Percentiles)	USGS Weekly Streamflow (Percentiles)	Standardized Precipitation Index (SPI)	Objective Drought Indicator Blends (Percentiles)
D0	Abnormally Dry	<ul style="list-style-type: none"> <li>• Going into drought:                             <ul style="list-style-type: none"> <li>• short-term dryness slowing planting, growth of crops or pastures</li> </ul> </li> <li>• Coming out of drought:                             <ul style="list-style-type: none"> <li>• some lingering water deficits</li> <li>• pastures or crops not fully recovered</li> </ul> </li> </ul>	-1.0 to -1.9	21 to 30	21 to 30	-0.5 to -0.7	21 to 30
D1	Moderate Drought	<ul style="list-style-type: none"> <li>• Some damage to crops, pastures</li> <li>• Streams, reservoirs, or wells lose some water storages developing or imminent</li> <li>• Voluntary water-use restrictions requested</li> </ul>	-2.0 to -2.9	11 to 20	11 to 20	-0.8 to -1.2	11 to 20
D2	Severe Drought	<ul style="list-style-type: none"> <li>• Crop or pasture losses likely</li> <li>• Water shortages common</li> <li>• Water restrictions imposed</li> </ul>	-3.0 to -3.9	6 to 10	6 to 10	-1.3 to -1.5	6 to 10
D3	Extreme Drought	<ul style="list-style-type: none"> <li>• Major crop/pasture losses</li> <li>• Widespread water shortages or restrictions</li> </ul>	-4.0 to -4.9	3 to 5	3 to 5	-1.6 to -1.9	3 to 5
D4	Exceptional Drought	<ul style="list-style-type: none"> <li>• Exceptional and widespread crop/pasture losses</li> <li>• Shortages of water in reservoirs, streams, and wells creating water emergencies</li> </ul>	-5.0 or less	0 to 2	0 to 2	-2.0 or less	0 to 2



<sup>11</sup> Data from Iowa HSEMD Hazard Mitigation Viewer

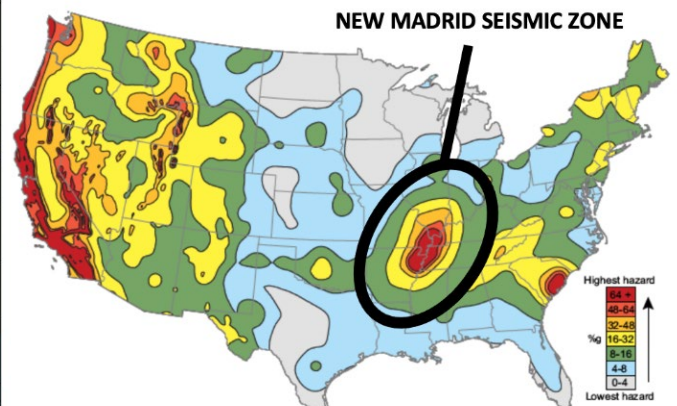
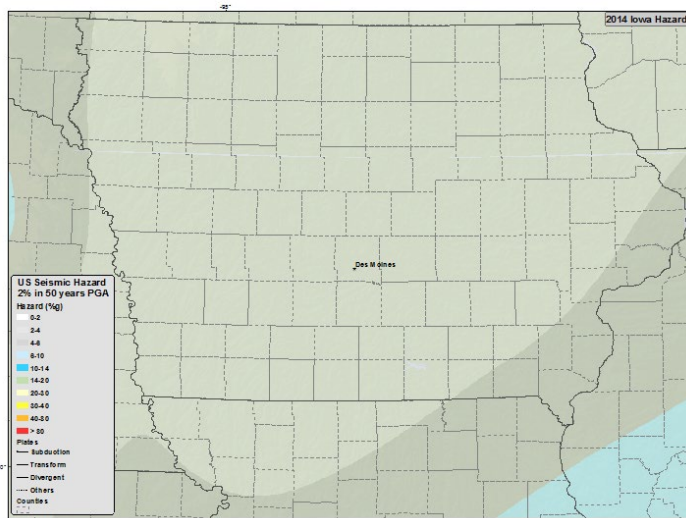


### Hazard Profile | Earthquake

A sudden, rapid shaking of the earth caused by the breaking and shifting of rock beneath the earth's surface classified as either tectonic (natural shifting), volcanic (byproduct of volcanic activity), or artificially produced (mining, drilling, or other manipulation).

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
I	0.45	I	0.3	4	0.6	I	0.1	1.45	Low

Consideration	Impact	Description
Location	ALL	All areas of the planning area are subject to impact from seismic events. Energy and chemical sectors as well as all areas with homes and buildings built prior to the 1940's could experience a higher level of impact.
Previous Occurrences	VARIABLE	Although residents have felt very weak tremors from earthquakes hundreds of miles away, no earthquakes have been recorded in the planning area since the start of geological data collection in 1931.
Probability	UNLIKELY	The USGS indicates there is a 0.29% chance of a major earthquake occurring within 31 miles of Pottawattamie County within a 50-year period.
Extent	LIMITED	Estimated impacts based on current information would likely produce very little to no injuries, loss of life, or extensive property damage. Planning activities, if required, would rely on USGS data and tools such as the Richter Magnitude Scale as a foundation. The most likely scenario the planning area should be prepared for in relation to this hazard is the receipt and management of earthquake victims or refugees from a major seismic zone. The nearest being the New Madrid Seismic Zone (580 miles away at center) and has the capability of producing a major earthquake that could impact multiple densely populated U.S. cities.



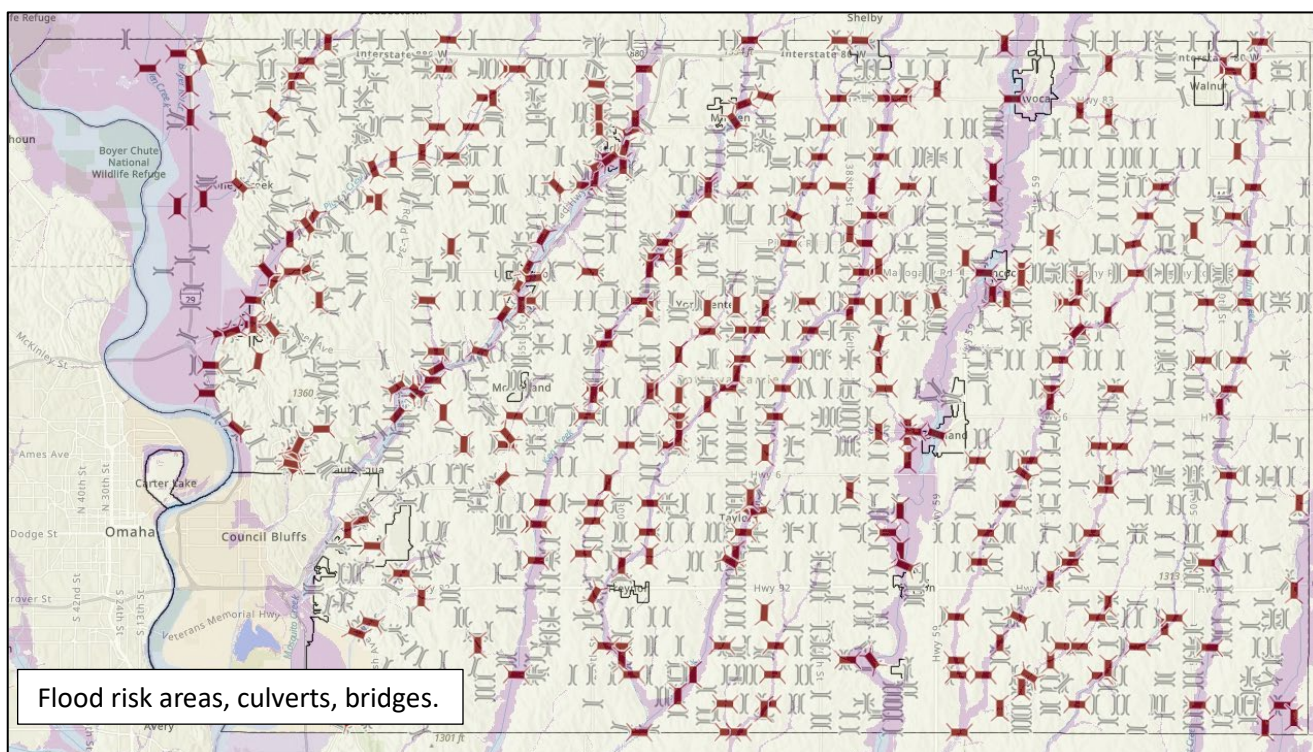
### Hazard Profile | Flash Flood

Flash flooding results from intense rainfall over a brief period, sometimes combined with rapid snowmelt, ice jam release, frozen ground, saturated soil, or impermeable surfaces. Most flash flooding is caused by slow moving thunderstorms or thunderstorms repeatedly moving over the same area (training). Flash flooding is an extremely dangerous form of flooding which can reach full peak in only a few minutes and allows little or no time for protective measures to be taken by those in its path. Flash flood waters move at very fast speeds and can roll large objects, boulders, tear out trees, scour channels, destroy buildings, and obliterate bridges. Generally, flash flooding often results in higher loss of life, both human and animal, than slower developing river and stream flooding.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
3	1.35	2	0.6	4	0.6	2	0.2	2.75	Medium

Consideration	Impact	Description	
Location	ALL	Avoca	The forks of the W Nishnabotna River fork around the entire city to the east and west reconvening at its south, which is the lowest elevation and most at risk. The school district, fairgrounds, a power substation, a city park, and chemical storage facility are all within 720' to 1,200' of the river.
		Carson	The city park, water and wastewater treatment facilities are prone to flash flooding along the W Nishnabotna River which borders the west side of town.
		Carter Lake	Some low laying areas around the northern portion of the city along the lake are prone to some flash flooding during extreme high rain events.
		Council Bluffs	Low-laying areas, especially those close to dry creek beds or drainage ditches are at risk of flash flooding. There are identified areas in the west and south portions of the city that have insufficient storm sewers that experience flash flooding during heavy rain events.
		Crescent	Structures adjacent to Crescent and Pigeon Creek are subject to flash flooding. Areas south of East Welch are prone to ditch build-up and flash flooding. This includes Crescent Elementary, ball fields, and the City Maintenance Facility.
		Hancock	The W Nishnabotna River runs along the west end of Hancock placing the county park (Botna Bend), the sewer lagoons, sewer lift station, and an ag industry facility all within 100 to 1600 feet of the riverbank.
		Macedonia	N/A
		McClelland	N/A
		Minden	Keg Creek runs along the southern end of the town, which is in the 100 yr. floodplain. The creek is surrounded by agricultural fields that runoff into the creek at and north of the city creating a potential flash flood hazard. The bridge on 340th St, one of the main entrances to town is subject to damage and/or closure during these events.
		Neola	A quarter of the properties in town are within the 100-year floodplain. Primarily, the properties in the southwest portion of town nearest Mosquito Creek are most at risk for flash flooding.
		Oakland	An extremely hilly community, urban flash flooding is a regular occurrence during heavy rain events. Excess water drains east to west down steep street slopes to US Hwy 59/6. Particularly areas near Brown Street, the Chautauqua Park area, and the southwest business district are more prone to this flash flooding as excess water rapidly flows to the W Nishnabotna River which makes up the towns western border.
		Treynor	N/A
		Underwood	The east side of Underwood is in proximity to the Mosquito Creek with less than 20% of the town in the 100 yr. floodplain. Portions of the western and central city is in the 500 yr. floodplain.
		Walnut	Very small portion of Walnut Creek lies within undeveloped parts of the town with minimal flash flood risk.
County	322 bridges, several culverts, and ditches are maintained by the county and subject to damage and/or closure during flash flooding events in the unincorporated county. Most of the potential is along dry creek beds, drainage ditches, and creeks in the rural areas that are extremely sensitive to heavy rain events where crop and pasture lands drain into these waterways.		
Schools	As described in the community specific notes.		

Previous Occurrences <sup>12</sup>	ANNUAL	Flash flooding potential is more prominent in the spring months as well as during the standard severe weather season. Off-peak season precipitation has an influence on the likelihood of flash flooding potential as well. <ul style="list-style-type: none"> <li>The planning area has experienced 6 flash flood events over the past two decades for an annual cost average of approximately \$588,000.</li> </ul>
Probability	LIKELY	There is a likely chance that some form of flash flooding will occur in the planning area at least once annually. The degree of impact is based on the environmental and climatological conditions for that time. Flash flooding is more likely in the eastern half of the county while urban street flooding is more likely in the Council Bluffs metro area.
Extent	LIMITED	Most flash flooding experienced is very short-lived and causes no significant property damage, infrastructure disruption, or loss of life. However, the extreme events in March of 2019 led to the activation of emergency shelters on both ends of the county as well as evacuations along the Mosquito Creek in Council Bluffs.



Flood risk areas, culverts, bridges.



Flash flood evacuation area, 2019 (DR-4421)



Regional coordination meeting, 2019 (DR-4421)

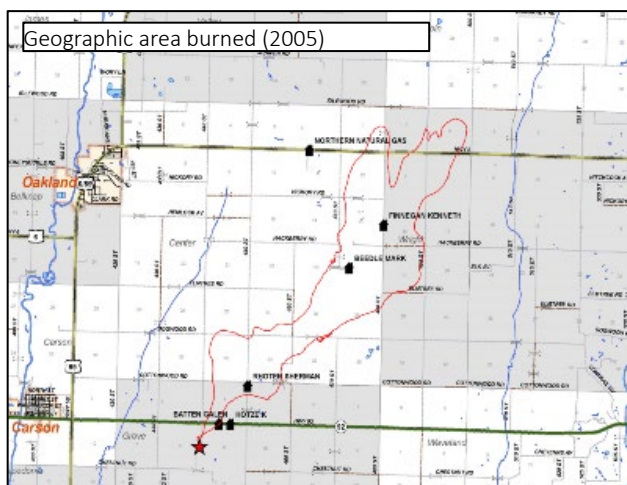
<sup>12</sup> Data from HSEMD Hazard Mitigation Viewer

### Hazard Profile | Grass / Wildland Fire

An uncontrolled natural vegetation fire that threatens life and property in either a rural or wooded area and is beyond normal day-to-day response capabilities of local fire departments.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
2	0.9	I	0.3	4	0.6	4	0.4	2.20	Medium

Consideration	Impact	Description
Location	ALL	The planning area is predominately rural county/cropland subject to widespread fire during extreme dry conditions. However, the vast majority of fires experienced are able to be controlled by the jurisdictional department with or without implementing existing inter-local response agreements. Many natural fire breaks exist based on the construction and number of rural roads in the county. Predominately all municipalities are surrounded by crop and grassland but the immediate switchover to domesticated and treated grass along with paved roads acting as fire breaks significantly reduces the risk of a fire spreading into an incorporated municipality. Automatic inter-local response agreements for major fire events are programmed into the dispatching system to rapidly deploy needed assets during a major wildfire event. In addition, a coordinated burn ban implementation program is used during times of high-risk and prolonged wildfire threat conditions which are monitored daily in the Emergency Operations Center.
Previous Occurrences	ANNUAL	<ul style="list-style-type: none"> <li>Up to 20 per year with limited extension/exposure threat.</li> <li>March 6, 2005   Extreme conditions led to a 4,000-acre fire resulting in loss of 4 homes, several vehicles, outbuilding, and farm implements with an estimated loss of over \$5,000,000. It spanned 8 miles in length and 3 miles wide. Response included over 60 fire &amp; support apparatus, over 200 firefighters, 21 farmers with tillage equipment, 5 law enforcement agencies, emergency management, and 2 aircraft for surveillance. It took 6 hours to control and an additional 48 hours of mop-up and scouting operations to prevent rekindles.</li> </ul>
Probability	LIKELY	Fires are experienced multiple times annually but handled under normal response conditions with little to no threat of significant structural damage. The existence of special response plans, training, and open burning ban policies contribute to a decreased extent of impacts.
Extent	LIMITED	Most fires are contained to road and rail rights-of-way areas, are less than a few acres in size, and occur in sparsely populated areas.



### Hazard Profile | Hazardous Materials

Accidental release of chemical substances or mixtures that may cause harm or damage to persons, property, or the environment when released to the soil, water, or air. This can occur during the production, handling, or transportation of hazardous substances via road, rail, water, or pipeline. It may even occur by the illegal dumping of hazardous materials often referred to as “orphan dumps.”

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
4	1.8	3	0.9	4	0.6	1	0.1	3.40	High

Consideration	Impact	Description	
Location	ALL	Avoca	Lies within the vulnerability zone radius of (1) fixed facility and several modes of transportation. Anhydrous ammonia is the most significant threat. A major I-80 truck stop on the north end of town creates an area where semis carrying hazardous materials can congregate. State and federal highway routes with heavy truck traffic in and around the city increase the community’s risk of a transportation hazmat incident. A stem of the Northern Natural Gas pipeline terminates within the eastern portion of the city.
		Carson	There are no fixed facilities. State Highway 92 runs through the south edge of the city. U.S. Hwy 59 just east of Carson and State Hwy 92 running through the south edge of Carson places the city at risk during a transportation hazmat incident. Northern Natural Gas operates a 2-inch line entering from the north near Mildred and North Streets.
		Carter Lake	There are (6) fixed facilities in the city with (3) designated as having EHS chemical(s). The city also borders the Missouri River. Abbott Dr and Locust St are major thoroughfares of the city. Hazmat substances are common transport items in these areas which are on their way to the regional airport (Eppley Airfield) or one of the fixed facilities within the city or the City of Omaha. Williams Pipeline Group operates petroleum lines that serve the city and Eppley Airfield. It is a 6-inch line that carries gasoline, fuel oils, aviation fuels, liquefied gases, and crude oil. A rupture could present a potentially dangerous hazard to the entire city.
		Council Bluffs	The city hosts (68) fixed facilities of which (34) store one or more EHS chemicals. Although many sites are identified they have a very minor amount of reportable chemicals stored and would likely not impact an area outside the primary property. Other facilities, however, have the potential to impact a significant area under the right release and weather conditions that could prompt the implementation of public protective measures that could affect up to 30,000 residents. There are many residential areas immediately adjacent to several major transportation routes in and around the city, especially at the Midwest crossroads of I-80 and I-29 that host significant quantities of hazmat transports on a daily basis. Any accident along these routes could impact approximately 25% of the population immediately. Several pipelines operate in and around the city ranging from 2 to 30 inches in diameter conveying petroleum products. The most common risk is from the large number of excavating operations done within the city for various reasons and natural gas line penetrations are a fairly common occurrence within the city that typically impact just the immediate area. A rupture or compromise of a large main could impact a significant portion of the city either directly (as a hazard) or indirectly (isolated areas and traffic disruptions).
		Crescent	There are no fixed hazmat sites in Crescent. (2) major rail lines and I-29 are within a couple miles of the city proper and under the correct atmospheric and weather conditions, any hazmat transportation incident could affect the majority, if not all, of the city. A large oil pipeline runs from northwest to southeast through the northeast quadrant of the city. This area does have numerous residential structures that could be impacted in an event.
		Hancock	The presence of anhydrous ammonia on the west end of Hancock poses a significant threat to the city based on the small size of the town. A large area of the town could easily be in the plume cloud under the right weather conditions. The presence of the fixed sites in Hancock increases the hazmat transportation volume and accident potential for the small community. There are no major pipelines running through the city.
		Macedonia	There are no fixed hazmat sites that pose a significant threat to the city. U.S. Hwy 59 is found east of the city approximately 2 miles and under the correct

			wind conditions and hazardous substance could impact a portion of the city. There are no major pipelines running through the city.
		McClelland	There are no fixed hazmat sites in McClelland. The lack of major transportation routes in the area significantly decreases the threat due to transportation, but the volume of agricultural operations in the area does provide a potential for an incident. There are no major pipelines running through the city.
		Minden	There are no fixed hazmat sites in Minden. The proximity of I-80 north of Minden provides a small potential for a portion of the city to be impacted by a major leak or explosion of an extremely hazardous substance. A Northern Natural Gas pipeline traverses the eastern portion of the city and transects another pipeline less than a mile north of the city limits.
		Neola	The agricultural Co-Op facility within the city poses an anhydrous ammonia threat that could impact a majority of the city under a significant release scenario. Proximity to I-80 east of the city and a major thoroughfare (Railroad Hwy) running through the community provides a slightly increased risk of a transportation incident for the community. A stem of the Northern Natural Gas pipeline traverses east to west through the city.
		Oakland	Oakland hosts (4) EHS sites with the entire community at risk or within a significant portion of the vulnerability zone. Additionally, the community assisted living and nursing home is in a property adjacent to an area that often stores several agricultural pup tanks for anhydrous where even a small to moderate leak could prompt a complete evacuation of the facility. A major explosion or leak at any of the facilities could prompt a complete evacuation of the city. US Hwy 59 and US Hwy 6 intersect both north and south of the community as well as running through the center of the city. These routes see a significant amount of semi traffic hauling hazardous substances as well as a significant amount of area agricultural traffic to fixed facilities within the city hauling ag chemicals and products. A stem of the Northern Natural Gas pipeline connects to Oakland at the southeast corner of the city limits.
		Treynor	Treynor has no fixed sites within the city and would be minimally impacted by an incident of a fixed site east of the community. State Hwy 92 runs through the heart of Treynor and is Treynor's "Main Street". Along this route are (2) school facilities, several businesses, and residential properties. Hwy 92 is a significant route of travel throughout the planning area that is frequented by hazardous substance carriers. A stem of the Northern Natural Gas pipeline connects to the southwest outside the city limits.
		Underwood	Underwood has (2) fixed sites. One site is within the city proper and under optimal wind conditions could impact a large portion of the community during a leak. Proximity to I-80 east of the city and a major thoroughfare (Railroad Hwy) running through the community provides a slightly increased risk of a transportation incident for the community. A stem of the Northern Natural Gas pipeline connects to the northeast portion of the city.
		Walnut	There are no fixed hazmat sites in Walnut. I-80 runs to the northern edge of the city with significant transport traffic. Additionally, county road M47 and Tamarack Rd (old State Hwy 83) intersect in Walnut and are primary agricultural routes for the eastern portion of the planning area seeing high quantities of field chemical or anhydrous ammonia transports to end users. A stem of the Northern Natural Gas pipeline terminates in the city limits on the southern border.
		County	There are several fixed sites with various substances such as anhydrous ammonia, ethanol, and other fuels that could impact populated areas under the correct weather conditions either as an immediate impact to health and safety or a respiratory hazard as a bi-product of combustion. The overall county contains some of the highest amounts of highway, interstate, secondary roads, rail, and pipeline miles in the state. This places an overall high risk countywide, especially when analyzed with the data obtained in the countywide hazardous materials commodity flow study. The highest impact areas would be in and near the population centers where spills, leaks, or bi-products of hazardous material combustion would pose life safety and health hazards along with longer duration transportation disruptions or environmental impacts.
		Schools	School facilities share the identified risks with their host communities as detailed in this table. An incident, regardless of cause, could force facilities to shelter in place or evacuate due to fixed facilities, transportation, or pipeline emergencies originating in or within proximity of their host communities.
Previous Occurrences <sup>13</sup>	VARIABLE	103 spills have been reported between October 2018 and December 2022. Predominately these are from facilities and transportation incidents in	

<sup>13</sup> Iowa DNR HazMat Release Database

		<p>amounts required for reporting. Only 1 orphan dump was reported since the last HMP update.</p> <ul style="list-style-type: none"> <li>• 2007   Stern Oil Co., 5-alarm fire at oil distribution facility. \$1.5 million in damages, 2 firefighters injured.</li> <li>• 2016   Ethanol explosion and tanker fire at SIRE Ethanol plant. &gt;6,600 gallons. 19 public safety agencies from 3 counties, U.S. Air Force, 4 private sector companies; over 100 assigned personnel. \$80,000 in local agency response costs. 1 fatality, 2 minor injuries.</li> </ul>
Probability	HIGHLY LIKELY	On average there are approximately 20 reportable spills within the county each year and over 100 Tier II sites. In addition, the transportation and commodity flow via road, rail, pipeline, or water, increase the probability of a potential spill/release.
Extent	CRITICAL	A significant portion of the population is always at risk of being exposed to the high volume of hazardous materials within the county from either fixed facilities or the abundance of multi-modal transportation sources. The county experiences annual occurrences and regardless of most of them being small and short-lived incidents without impact, there have been rare occurrences that have caused injury and fatality.

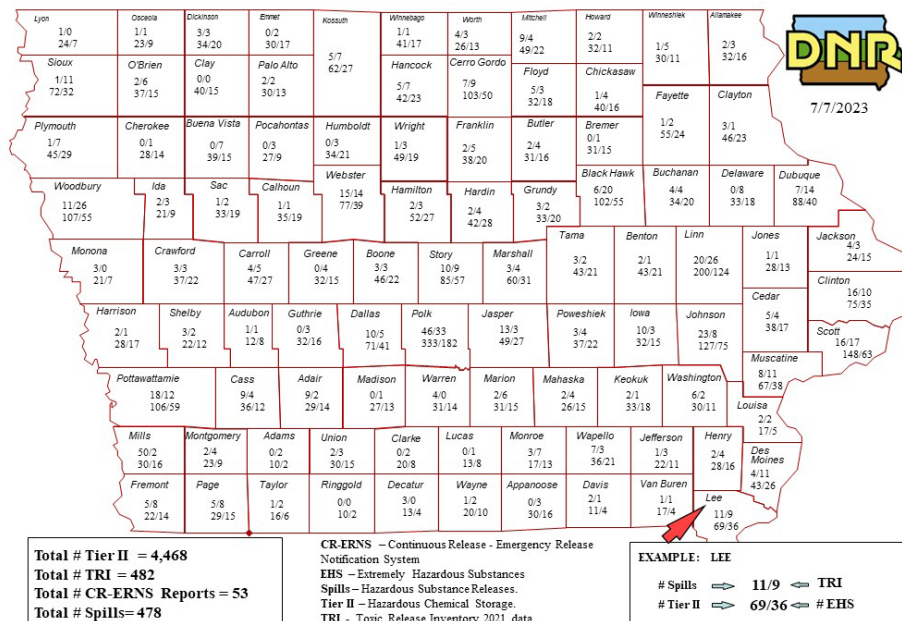


2016 SIRE Ethanol Fire



2007 Stern Oil Fire

## 2022 EPCRA Statistics



**Hazard Profile | Human Disease**

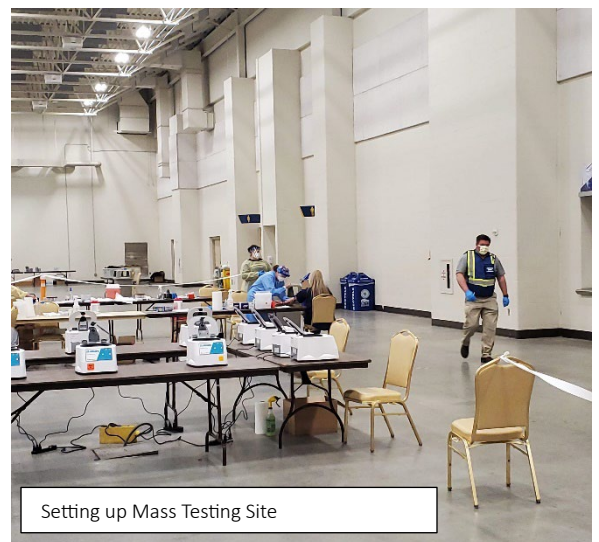
A medical, health, or sanitation threat to the general public such as contamination, epidemic, pandemic, plagues, infestations, etc.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
3	1.35	3	0.9	1	0.15	4	0.4	2.80	Medium

Consideration	Impact	Description
Location	ALL	Vulnerability among jurisdictions is generally uniform. Although vaccines are available for many diseases, residents remain at risk. The densest concentration of the county population is part of the Omaha/Council Bluffs Metro area which is a very fluid and mobile area that is home to a major national transportation intersection and a Midwest regional airport. It's also a significant employment and shopping area for the entire county.
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• 2009 H1N1 Outbreak   &gt;100 personnel assigned, 8 months of operations, POD vaccine clinics operated, activation of the SNS.</li> <li>• 2014 Ebola   Preventative education, public information operations, operational preparedness activities (no cases).</li> <li>• 2020 COVID-19 Pandemic   &gt;27,000 cases, 349 deaths, multiple testing and mass vaccination sites operated, EMA operated as a 9-county logistics hub.</li> </ul>
Probability	LIKELY	Due to the highly mobile nature of today's society, diseases can travel and infect people in a short period of time. People living in cities or in close proximity to each other are more likely to become infected at a rapid rate, but residents in more rural areas are not any less immune. As many rural communities and those living in unincorporated areas travel daily to places of employment, entertainment venues, or shop for living essentials predominately in the larger population centers, a major disease epidemic will reach every corner of the county.
Extent	LIMITED	During the 2020 pandemic the county population was 93,328. The pandemic created confirmed cases for 30% of our population with a mortality rate of 0.37%. The impacts pushed the healthcare system capacities and staffing levels had to be augmented to maintain, even with hospital and clinical services reduced or cut during peak times of pandemic cases. Future planning should account for a 50% infection rate.



EMA Medical Logistics Site



Setting up Mass Testing Site



### Hazard Profile | Infrastructure Failure

The widespread breakdown or disruption of normal communication capabilities or an extended interruption of potable water, electric, petroleum or natural gas service. This could include major telephone outages, loss of local government emergency communications systems, long-term interruption of electronic broadcast services, or the long-term disruption and distribution of potable water, electric, petroleum, or natural gas, including local supply shortages.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
4	1.8	1	0.3	4	0.6	2	0.2	2.90	Medium

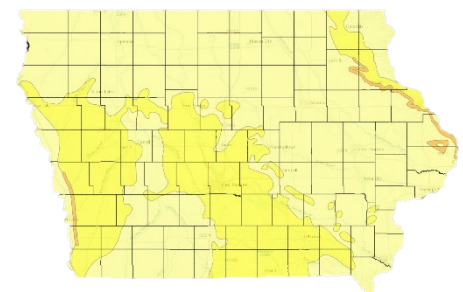
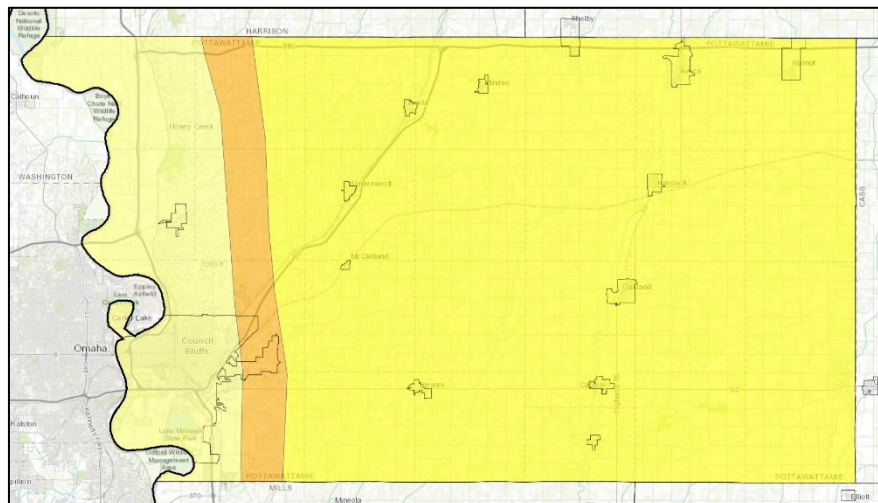
Consideration	Impact	Description
Location	ALL	Vulnerability among jurisdictions is generally uniform. Although vaccines are available for many diseases, residents remain at risk. The densest concentration of the county population is part of the Omaha/Council Bluffs Metro area which is a very fluid and mobile area that is home to a major national transportation intersection and a Midwest regional airport. It's also a significant employment and shopping area for the entire county.
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• 1988 Tornado   Public safety radio communications out for &gt; week.</li> <li>• Telephone/911 Outages   At least annually, &lt; 6 hours.</li> <li>• Power Outages   5-6x annually, generally related to severe thunderstorms, duration typically &lt; 24 hours.</li> <li>• 2007 &amp; 2010 Winter Storms   Prompted Presidential Disaster Declarations, power outages &gt; 72 hrs.</li> </ul>
Probability	LIKELY	With the exception of natural gas and local fuel supply outages, other lifeline areas covered in this hazard have disruptions/outages on an annual basis. They are typically very short-lived and usually occur as a secondary event to another hazard impacting one or more locations in the county.
Extent	NEGLIGIBLE	Although some power and critical communications outages are likely to occur annually, they are very short-lived incidents with protocols in place to maintain continuity of operations related to community lifelines. A major disaster that impacts infrastructure could occur but redundancies, technology advancements, and available gap equipment would reduce the potential for long-term communications outages. Power and water delivery for >70% of the population have significant redundancies that minimize outage impacts. Most likely cause of outage potentials would be from cascading effects due to another hazard (i.e., drought, extreme heat, etc.). Disruption to natural gas delivery from a loss of integrity in primary transportation supply pipelines would hold the biggest potential impact. These systems take a significant amount of time to rehab, repressurize, and resume delivery to community distribution systems. Technology advancements and emergency protocols that monitor and govern these systems have advanced significantly and make this scenario a low probability, high consequence type event.

### Hazard Profile | Landslide

Masses of rock, earth, or debris move down a slope. Landslides may be very small or very large and can move at slow to very high speeds. Vulnerable slopes fail as a result of fire, rainstorms, earthquakes, and various human activities.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
I	0.45	I	0.3	4	0.6	3	0.3	1.65	Low

Consideration	Impact	Description
Location	ALL	Due to the presence of some very steep Loess Hills bluffs in the western part of the county which makes it the likeliest area landslides could occur. These slides would likely encompass an area of 1 mi <sup>2</sup> or less. Loess Hills soil is highly cohesive and tends to stand in cliffs or blocks when dry, however, saturation can cause the slopes to fail, resulting in landslides. Fortunately, the location of the most susceptible areas for these events to occur is such that damage to property would not be widespread. Landslides are usually highly localized and relegated to gullies where little human activity occurs. The mining of Loess Hills soil as fill dirt contributes to the probability of landslides, thus the likelihood of slope failure near quarries is high. Construction practices in the Loess Hills also contribute to the probability of slope failure; sediment and erosion control practices will help to curb this risk.
Previous Occurrences	VARIABLE	No documented incidents of significance.
Probability	UNLIKELY	6% of the county holds a moderate susceptibility to landslides with documented incidents of significance.
Extent	NEGLIGIBLE	An incident occurring in the likeliest area of probability would have little to no impact on critical infrastructure and limited impact on residential/business properties.



Landslide Incidence and Susceptibility

- High incidence
- High susceptibility, low incidence
- Moderate incidence
- Moderate susceptibility, low incidence
- Low incidence

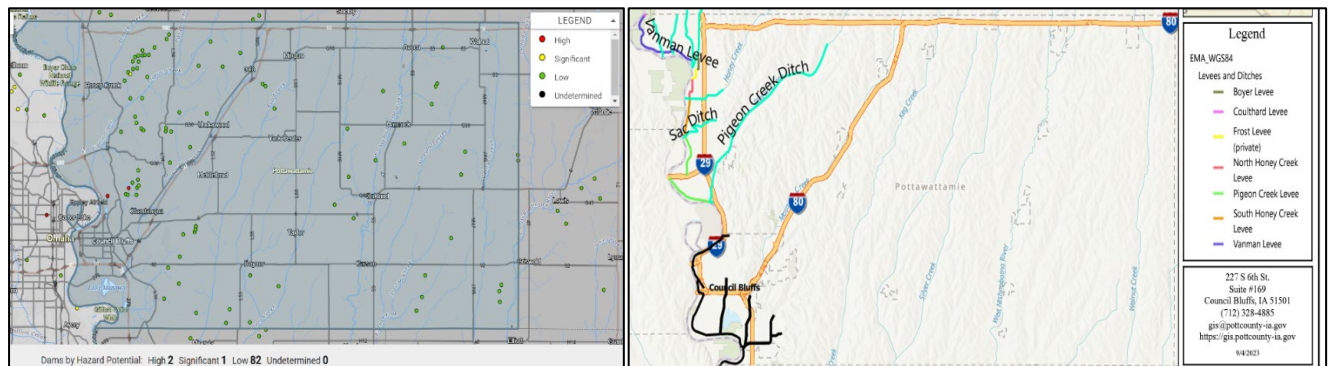
**Hazard Profile | Levee / Dam Failure**

Loss of structural integrity of a wall, dike, berm, or elevated soil by erosion, piping, saturation, overtopping or under seepage causing water to inundate normally dry areas. A break in, or imposed threat from, any water retention fixture which may endanger a population adjacent to or downstream of the containment area.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
2	0.9	3	0.9	4	0.6	4	0.4	2.80	Medium

Consideration	Impact	Description
Location	Avoca	No direct threat.
	Carson	No direct threat.
	Carter Lake	The city would be threatened and impacted by a breach of the levee on the Nebraska side of the river. A dam failure of one or more of the northern USACE Missouri River dams would, at a minimum impact the entire city potentially inundating many areas of the city and cutting off the primary traffic routes along the eastern border.
	Council Bluffs	The city is significantly vulnerable to a potential levee failure. Most of the western border of the city, home to residential, industrial/chemical, and entertainment facilities, is protected by the levee system. The A 500-year-rated levee protecting the area was compromised and stressed in the 2011 floods. A complete restoration and recertification project has been underway since then and continues as of this update. <a href="https://www.cblevees.com/">https://www.cblevees.com/</a>  A dam failure of one or more of the northern USACE Missouri River dams would impact the city and rural areas to the north and likely leading to the overtopping or failure of a portion of the protective levee system within the city. Access and use of I-29 will be cut off. Additionally, failure of the Indian Creek Dam Site No. 2 (a HHPD) would release a volume of water nearing 8' that would rush southward through the Indian Creek drainage system that is 80 years old) toward the city. Significant property damage and loss of life for unwarned motorists, pedestrians, and residents would be likely. Due to the age of the existing plan and changes to properties and infrastructure along the drainage channel, no valid populations/values at risk currently exist. Inundation mapping is also significantly out of date and no longer accurate. The Monument Road Dam (a HHPD) presents less risk but would still threaten a few down-elevation homes and a business (less than 10 people at risk) and wash over Monument Rd. potentially causing damage to Mynster Springs Rd.
	Crescent	No direct threat. A dam failure of one or more of the northern USACE Missouri River dams would, at a minimum, impact rural area residents and cut the city off from road systems to the west of the city.
	Hancock	No direct threat.
	Macedonia	No direct threat.
	McClelland	No direct threat.
	Minden	No direct threat.
	Neola	No direct threat.
	Oakland	No direct threat.
	Treynor	No direct threat.
	Underwood	No direct threat.
	Walnut	No direct threat.
	County	A dam failure of one or more of the northern USACE Missouri River dams would impact the rural areas to the north of CB and likely destroy the rural protective levees north and south of CB. Access and use of I-29 and I-680 will be cut off. Additionally, failure of the Indian Creek Dam Site No. 2 (a HHPD) would release a volume of water nearing 8' that would rush southward through the Indian Creek system toward CB impacting unincorporated areas along the way. Significant property damage and loss of life for unwarned motorists, pedestrians, and residents would be likely. The Monument Road Dam (a HHPD) presents less risk but would still threaten a few downgrade homes and road infrastructure of the county and city as uncontrolled flows made its way to Mynster Springs Rd. and Big Lake Park.
Schools	CB CSD, St. Albert, Heartland Christian, and Lewis Central would all see significant disruptions to operations. Many students and staff would be directly impacted personally by a levee breach and transportation routes will be compromised. Some facilities, based on the actual breach location and	

		active flood duration, could be compromised by water encroachment or associated power disruptions.
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• 1952   Flooding on the Missouri easily overtopped and damaged the CB Levee system which was built at the time to hold up to a 100-year flood event. Levees were rebuilt to hold up to a 500-year flood.</li> <li>• 2011   In May of 2011, controlled flooding of the Missouri River by the U.S. Army Corps of Engineers created active record flooding conditions over a period of over four months. From May through October, levees along the Missouri River were inundated with water inundating western areas of the planning area. Millions were lost to property damage, agricultural production, and road systems, and though there were no levee failures, structural integrity of the levees was significantly compromised.</li> <li>• 2019   Record rainfalls occurred flash melting a significant accumulation of snow and ice already on the ground leading to flash flooding of creeks and tributaries as well as follow-on river flooding along the Missouri. All levees north of CB were damaged or destroyed. Millions in losses occurred, similar to 2011. Flood inundation remained in some areas until early December.</li> <li>• There are no documented dam failures that have affected the residents of Pottawattamie County in the last 35 years.</li> </ul>
Probability	POSSIBLE	Although the county is no stranger to flooding, only 3 major floodings have occurred between 1952 and this update that posed a threat to protective levees in the county with two occurring within an eight-year timeframe with the worst of the events being human-caused/influenced due to poor federal system management and poor flood control policies.
Extent	CRITICAL	<p>In the extremely remote event of failure of one or more of planning area levels, a very large portion of the 500-year floodplain and adjoining low laying areas near the river could be flooded within 72 hours.</p> <p>Many dams in Pottawattamie County are beginning to show signs of age and wear, increasing the risk of a failure with time. These dams are inspected on an annual basis to mitigate failure. Presently the probability of any dam failing in the next few years is relatively low. Overall, there are 84 total dams of varying size in the county, 2 of which have been classified as “high hazard” potential dams. A countywide dam inventory is maintained in the emergency operations center<sup>14</sup>.</p>



<sup>14</sup> Further details on high hazard dams are located at Element G of this plan.

### Hazard Profile | Mass Casualty Event

Mass Casualty events can be associated with many hazards. For the purposes of this HMP, this hazard profile focuses on the highest probable originating event that could cause a mass casualty incident – a transportation-borne event. Pottawattamie County hosts one of largest inventory of total road/highway transportation miles, rail miles, and is home to local and regional air traffic as well as commercial and pleasure river traffic. This hazard does not address the numerous single or multiple road transportation incidents that occur but focuses on those transportation incidents resulting in mass casualties with the highest potential to exceed local response capacity.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
2	0.9	3	0.9	4	0.6	1	0.1	2.50	Medium

Consideration	Impact	Description
Location	Avoca	I-80 borders the northern edge of Avoca. A large-scale transportation incident would impact local services.
	Carson	Highways 92 and 59 intersect at the eastern edge of Carson with 92 running through the southern portion of the city. These highways are major routes with heavy commuter and commercial traffic.
	Carter Lake	Resides within close proximity to Eppley Airfield putting the population at risk of being impacted directly by an incident or indirectly should an incident occur at the airport. Abbott Drive sees approximately 20,000 vehicles per day with many commuter and commercial vehicles traveling to Eppley Airfield. A major rail line runs in the city south of Ave H with a hotel approximately 50 yards away from the line. The area is also industrial with large petroleum storage that could exacerbate a derailment incident. The Missouri River is the only waterway with commercial maritime traffic that includes hazardous substance shipments.
	Council Bluffs	A significant portion of residential and business areas are in line with the approach and departure paths of Eppley Airfield. Should an airline have an incident during takeoff or landing, the impacts of a populated area crash would be significant resulting in multiple fatalities and injuries that would overwhelm the local public safety system. Interstates 80, 29, and 480 along with Highways 6 and 92 are very high-volume traffic routes in and around the city. There is a very high amount of commuter and commercial traffic (including hazardous substance shipments) that make the city susceptible to a major traffic incident, especially during peak travel hours or planned events. The city has a rich railroad history and rail traffic (non-commuter) is prevalent in the city, especially at the numerous crossings, sidings, switch stations, and loading/unloading points. It is estimated that a major rail incident could impact approximately 5% of the population at any given point depending on the scope of the accident and materials transported. The Missouri River is the only waterway with commercial maritime traffic that includes hazardous substance shipments.
	Crescent	Also, within Eppley's approach and departure paths, the city could be impacted by a crash scenario. Impacts would likely be peripheral, and transportation related based on the geographical area. I-29 is less than a mile west of the city and a large traffic incident would have local resource and travel restriction/rerouting implications. Additionally, Old Lincoln Highway is a major arterial road that runs north/south through the community. Crescent could be impacted by a derailment incident involving hazardous substances. 2 lines run north/south within 2 miles of the city.
	Hancock	No direct threat.
	Macedonia	No direct threat.
	McClelland	No direct threat.
	Minden	I-80 is two miles north of the city. Local traffic would be impacted by a major interstate event in the area with traffic rerouting and local emergency services would be taxed.
	Neola	Neola sits south of the I-80 and I-880 split. This intersection is prone to accidents and a potential site for a mass casualty event considering the high volume of commuter and commercial traffic. BNSF has a line that runs along Front Street (the main route through town) which, depending on the scope of a derailment and materials being shipped, could impact critical facilities in the area (fire station, water treatment plant) as well as the central business district.

		<p><b>Oakland</b> Highways 6 and 59 split at both the southern and eastern edges of the city as well as running directly through the center of the community. These are major transportation routes for commercial traffic, especially hazardous substance shipments. The community will see between 1,500 and 2,000+ vehicles per day.</p> <p><b>Treynor</b> The city is bisected by Highway 92. It is largely used as a primary commuter route for the traveling workforce and an agricultural route for grain markets.</p> <p><b>Underwood</b> I-80 runs adjacent to the city on the east. Railroad Highway runs through the community and is a major transportation route in the western part of the planning area. A major event on 80 would cause the rerouting of traffic through the city. BNSF's line (also runs through Neola) could put the city's wastewater treatment operations and the Agriland FS at risk in a major derailment with hazardous substances.</p> <p><b>Walnut</b> I-80 runs along the northern border of Walnut. This site is particularly dangerous during winter storm events often causing traffic to stop in and around the community or attempts to reroute through the community. Walnut is often a shelter site for stranded motorists during major winter events.</p> <p><b>County</b> There are no unincorporated significant impacts related to transportation mass casualty incidents. The sparse rural population limits the impacts of an event occurring in an unincorporated area not in proximity to a population center.</p> <p><b>Schools</b> Tri-Center CSD (Neola) could see operational disruption with a major event occurring at the 80/880 split. Riverside CSD is set at the southern split of Hwy 59/6 (Oakland) which poses an increase for accident potential with a large amount of inexperienced teenage drivers navigating a 4-way sign-controlled intersection with heavy traffic volumes. All schools share the commensurate amount of risk exposure as identified above in their host communities.</p>
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• June 2011   I-80 near the Shelby Exit – Charter bus for a high school trip rolled down an embankment resulting in a (50) patient mass casualty response. The majority of patients were uninjured or had minor injuries.</li> </ul>
Probability	POSSIBLE	<p>The entire planning area is vulnerable to mass casualty incidents from transportation modes; however, the highest probability exists in and around the Council Bluffs Metro area where which has the highest density of population and modes/amount of transportation.</p> <ul style="list-style-type: none"> <li>• Traffic – 11,713 traffic crashes since last HMP update</li> <li>• Rail – 35 accidents since last HMP update</li> <li>• Air – 4 aircraft incidents since last HMP update</li> <li>• Maritime – No data</li> </ul>
Extent	CRITICAL	<p>When one of these very low frequency/probability events occurs, they hold a high potential to create a number of casualties that would overwhelm local resources and require an extensive amount of mutual aid. Fatalities are likely in a significant event. Local hospitals could easily be overwhelmed in relation to daily average census and availability of acute trauma care specialists and operating room staff.</p>

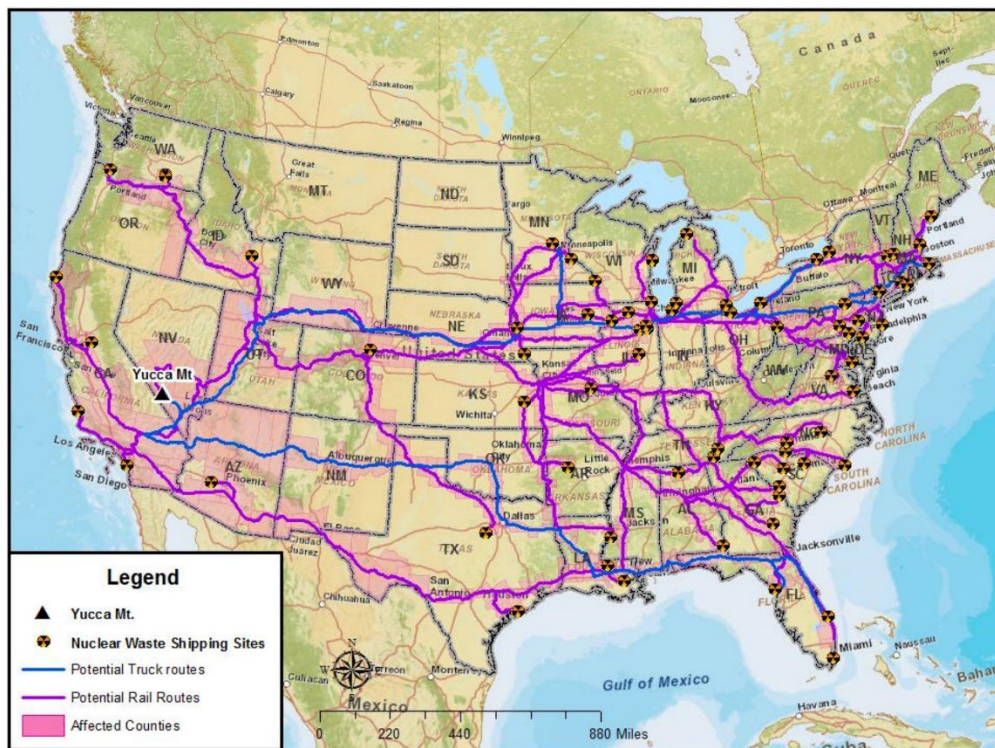


### Hazard Profile | Radiological Incident

An accident involving radioactive waste and materials that are shipped through the planning area. During commodity flow research, the identified routes of I-80, I-29, I-680, and Highways 6 and 59 have been identified as knowingly having radiological materials shipped through the planning area.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
2	0.9	2	0.6	4	0.6	4	0.4	2.50	Medium

Consideration	Impact	Description
Location	ALL	Radioactive waste that is transported is typically low level waste and would not pose any serious health threats unless exposure was long-term. However, any incident in the planning area would likely require assistance from outside resources. Being in close proximity to major transportation routes increases a jurisdiction's risk but the probability of an occurrence is significantly low.
Previous Occurrences	VARIABLE	2002   Tractor trailer hauling radiological waste container involved in a minor accident on I-80. No container breach or damages.
Probability	POSSIBLE	These shipments have been identified as occurring on major transportation routes through the planning area with only one documented incident on record.
Extent	NEGLIGIBLE	The security of certain shipments and containers that materials are shipped in are extremely robust and reduce the risk of a large-scale radiological incident not related to an act of terrorism/intentional release. Those most vulnerable to an incident would be those in the immediate accident area of transported materials and any first responders caught unaware of materials present. Communities along the primary routes of the planning area also bear some minimal vulnerability depending on the actual incident location.



### Hazard Profile | River Flooding

The rising or overflowing of a river, tributary, or body of water that covers adjacent land not usually covered by water when the volume of water exceeds the channel's capacity. They can be slow or fast rising but generally develop over a period of days and in relation to another natural hazard (i.e., severe storms, prolonged rainy periods, etc.).

Flooding is a natural and expected phenomenon that occurs annually, usually restricted to specific streams, rivers, or watershed areas.



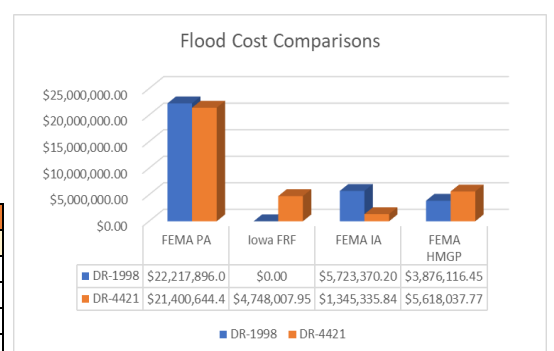
Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
3	1.35	3	0.9	2	0.3	4	0.4	2.95	Medium

Consideration	Impact	Description
Location	Avoca	East and West branches of the W Nishnabotna River surround the city. The southern portion of the city is most at-risk, being home to the county fairgrounds, a school, and school sports complex. There are lower elevations on the east of the city along the river which is home to the city park, ballfields, walking trails, and swimming pool.
	Carson	The W Nishnabotna traverses the west and south side of Carson. The rodeo grounds, city park, ball field, and water/sewer treatment infrastructure are all at risk from flooding along the river.
	Carter Lake	Although the Missouri River is located on the east side of the city, distance from the river makes direct inundation unlikely. The high-water table will increase flooding risk in the form of basement inundation and inability to drain water during river flood events.
	Council Bluffs	Approximately half the city is constructed in the Missouri River floodplain which poses a significant risk to the city from the river and tributary streams should there be a compromise to the levee system. The Corps of Engineer Levee system built after the 1952 flood protects many of the at-risk areas along the Missouri. The far southern portion of the city is not protected by the levee and there is a secondary flood threat from tributary creeks backing up during river flooding events.
	Crescent	The city hosts Pigeon Creek on the west side and Crescent Creek on its south. The Missouri is approximately 10 miles to the west. Some areas of the city without storm sewer infrastructure are at higher risk than others.
	Hancock	The W Nishnabotna River flows on the west side of the city in close proximity to Botna Bend Park, the City Park, Hancock Elevator and Fertilizer, and the city's sewer lift station. All these facilities were breached and damaged in 1993.
	Macedonia	There are no special flood hazards.
	McClelland	There are no special flood hazards.
	Minden	The city hosts Keg Creek near the southern and eastern portions of the city. Most of the potential flood area is agricultural land and adjoining commercial buildings, threat to residential areas is minimal but can overtop the main entrance highway into the community.
	Neola	Mosquito Creek and Neola Creek run to the east and west of Neola.
	Oakland	The W Nishnabotna River runs along the western border of Oakland. Oakland has conducted aggressive mitigation projects removing residential structures from the threat area over the past 20+ years preserving the area as green space and recreational areas. The most vulnerable areas would be very few residential properties and businesses in the southwest portion of the city.
	Treynor	There are no special flood hazards.
	Underwood	Mosquito Creek runs east of the city posing a risk to those properties within close proximity. Mitigation work to the channel has reduced the risk of flooding for the city.
	Walnut	Walnut Creek runs on the east side of the city. The city has mitigated flood risk by developing away from the hazard.
County	Botna Bend Park (Hancock) is vulnerable to Nishnabotna River flooding. This threatens not only campers using the facility but also the elk and buffalo herds on display at the campground.	
Schools	<ul style="list-style-type: none"> <li>AHSTW is in the 1% annual chance flood hazard (Zone AE).</li> <li>Council Bluffs Schools has (8) facilities in Minimum Hazard Zone X, (2) facilities in the 1% annual chance flood hazard Zone AE, (11) facilities in the Regulated Floodway Zone X (Reduced risk from levee), and (3) facilities in the 1% annual chance flood hazard Zone AH.</li> </ul>	



		<ul style="list-style-type: none"> <li>•Heartland Christian is in the Regulated Floodway Zone X (Reduced risk from levee.</li> <li>•Lewis Central is in the 1% annual chance flood hazard (Zone AE).</li> <li>•Riverside facilities are all within the Minimum Flood Hazard Zone X category.</li> <li>•St. Albert facilities are within the Minimum Flood Hazard Zone X category.</li> <li>•Treyner facilities are within the Minimum Flood Hazard Zone X category.</li> <li>•Tri-Center facilities are within the Minimum Flood Hazard Zone X category; however, their athletic fields reside in the 1% annual chance flood hazard Zone A.</li> <li>•Underwood facilities are within the Minimum Flood Hazard Zone X category.</li> <li>•IWCC Comm. College facilities are within the Minimum Flood Hazard Zone X category, however, some of its property is within both the Regulated Floodway and the 1% annual chance flood hazard Zone AE.</li> </ul>
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• (7) Presidential Disaster Declarations specific to flooding as the primary hazard and need for assistance.</li> <li>• There have been (9) additional declarations made in the planning area under the category of Severe Storms where at a minimum, flash flooding was part of the combination hazard requiring a declaration, although not necessarily the primary hazard event.</li> <li>• Flooding, as a component or primary hazard, to nearly 75% of all federally declared disasters and one of the most common occurring hazards in the planning area.</li> <li>• Historical flooding events include 1952, 1993, 2011, and 2019.</li> </ul>
Probability	LIKELY	Flood season forecasts generally predict near a 10% probability of river flooding annually. Historical occurrences support mitigation and preparedness efforts on an ongoing basis as related to the costs incurred during the significant historical flooding within the planning area. It is likely there will be minor flooding event within the next (2) years, and a moderate to major flood event within the next decade.
Extent	CRITICAL	This hazard, especially the historical events, have cost the planning area millions of dollars in emergency response costs, damages, destroyed properties, economic losses, infrastructure damages, and have forced people into leaving their homes and government into property acquisition mitigation efforts to minimize its impacts. More than 15% of the planning area is affected by the 100 or 500-year flood plain.

2011 Missouri River Flooding   DR-1998-IA			
	Eligible	Recovered	Unrecovered
FEMA Public Assistance	\$22,217,896.08	\$18,821,021.78	\$3,396,874.30
FEMA Individual Assistance	NA	\$5,723,370.20	NA
Hazard Mitigation Grant	\$3,876,116.45	\$3,876,116.45	\$0.00
State Flood Recovery Fund	NA	NA	NA



2019 River & Flash Flooding   DR-4421-IA <sup>15</sup>			
	Eligible	Recovered	Unrecovered
FEMA Public Assistance	\$21,400,644.49	\$11,022,824.19	\$10,358,142.80
FEMA Individual Assistance	NA	\$1,345,335.84	NA
Hazard Mitigation Grant	\$5,618,037.77	\$2,643,235.27	\$2,947,802.50
State Flood Recovery Fund	\$4,748,007.95	\$4,747,190.05	\$817.90

Repetitive & Severe Repetitive Loss Properties									
Location	Location Total	Residential				Commercial / Industrial			
		NFIP RL	NFIP SRL	FMA RL	FMA SRL	NFIP RL	NFIP SRL	FMA RL	FMA SRL
Council Bluffs	31	16	0	1	0	3	0	0	0
Rural – Crescent	13	12	3	4	3	2	0	1	1
Rural – Honey Creek	01	1	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>45</b>	<b>29</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>1</b>

Note – Location totals reflect unique R/SRL properties in the planning area. Property type/status by program contains some duplicate classifications per property.

<sup>15</sup> DR-4421-IA has not been closed out; recovery continues.

### Hazard Profile | Severe Thunderstorm

Atmospheric imbalances and turbulence that can result in heavy rains, winds in excess of 58 mph, surface hail greater than .75” in diameter, dangerous cloud-to-ground lightning, and even tornadoes<sup>16</sup>.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
4	1.8	2	0.6	3	0.45	3	0.3	3.15	High

Consideration	Impact	Description
Location	ALL	The vulnerability from severe thunderstorms among jurisdictions in the planning area is generally uniform. Storms can damage homes, vehicles, wipe out entire fields of crops, injure livestock and pets, cause injury and death, and damage other property by the size and sheer force of hail, significant and rapid rainfall, devastating winds, and dangerous lightning. Persons caught outside during a severe thunderstorm are most at risk. Power and communications failures along with flooding can also result from intense severe thunderstorms. However, loss of community lifeline systems is usually temporary with many critical lifelines having redundant capabilities.
Previous Occurrences	SEASONAL	The highest potential risk for this hazard is generally from April through September, however, severe thunderstorms can occur any time during the year. Severe thunderstorms have prompted (10) Presidential Disaster Declarations in the planning area since 1964, (5) of which have occurred in the last decade.
Probability	HIGHLY LIKELY	The planning area has been included in a National Weather Service Severe Thunderstorm Warning 196 times since the last HMP update. This is nearly 40 potential events per year on average <sup>17</sup> .
Extent	LIMITED	Severe thunderstorms can cover a number of miles with the most severe portion of individual systems generally isolated. However, thunderstorms that impact the planning area will affect most residents in one way or another. It is highly probable that multiple jurisdictions in the planning area will be affected by the same storm system moving in its typical west to east pattern. Severe thunderstorms can produce rapid and significant accumulations of rainfall. They can produce dangerous lightning, extreme winds, and large hail. Each of these hazards alone, but especially when combined, can produce property damage, electrical system interruptions, communications interruptions, fires, transportation interruptions, infrastructure damage, delays in emergency services, injuries, and even death. A very significant number of these annual events, however, do not produce any notable disruptions to community lifelines or cause injuries.

#### Severe Thunderstorm Risk Categories

<p>Thunderstorms (no label) <b>No severe storms expected</b> Lightning/flooding threats exist with all storms</p>	<p>Enhanced (ENH) <b>Numerous severe storms possible</b> More persistent and/or widespread, a few intense</p>
<p>Marginal (MRGL) <b>Isolated severe storms possible</b> Limited in duration and/or coverage and/or intensity</p>	<p>Moderate (MDT) <b>Widespread severe storms likely</b> Long-lived, widespread and intense</p>
<p>Slight (SLGT) <b>Scattered severe storms possible</b> Short-lived and/or not widespread, isolated intense storms</p>	<p>High (HIGH) <b>Widespread severe storms expected</b> Long-lived, very widespread and particularly intense</p>

NWS defines a severe thunderstorm as measured wind gusts of at least 58 mph, and/or hail of at least one inch in diameter, and/or a tornado. All thunderstorm categories imply lightning and the potential for flooding. Categories are also tied to the probability of a severe weather event within 25 miles of your location.



<sup>16</sup> Tornadoes discussed in a separate hazard profile.

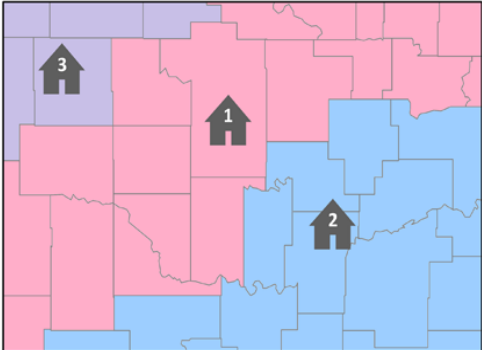
<sup>17</sup> <https://mesonet.agron.iastate.edu/>

### Hazard Profile | Severe Winter Storm

Winter storm systems that adversely and significantly impact day-to-day activities and public services. These events can include blizzard conditions, heavy and blowing snowfall, freezing rain/heavy sleet, extreme cold, or any combination thereof.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
4	1.8	2	0.6	1	0.15	3	0.3	2.85	Medium

Consideration	Impact	Description
Location	ALL	The vulnerability from severe winter storms among jurisdictions in the planning area is generally uniform. A severe winter storm could hinder or entirely shut down access to many of the jurisdictions, especially if major transportation routes and secondary road systems are impassable. In a long duration power outage associated with the event, heating of homes could become an issue. Emergency Services in all jurisdictions would face delayed responses and operational challenges in extreme conditions. Major highways and interstates could be impassable causing the need for temporary emergency shelters of stranded motorists and managing increased commercial traffic into communities when forced to exit closed road systems.
Previous Occurrences	SEASONAL	The highest potential risk for this hazard is generally from late November through early March. Severe winter storms have prompted (4) Presidential Disaster or Federal Emergency Declarations since 1997.
Probability	HIGHLY LIKELY	The planning area will usually experience at least one heavy snowfall and/or freezing precipitation event annually.
Extent	LIMITED	Winter storms generally affect multiple counties and cover hundreds of miles. In addition to affecting the entire planning area, many severe winter storms often restrict access to communities for extended periods due to poor road conditions in adjoining rural areas. Almost 100 percent of the geographic area will be affected. Dangerous driving conditions and exposure to extreme conditions are the primary threats associated with severe winter storms. Power outages can be dangerous to vulnerable populations during extremely cold periods. It also hampers the public's ability to access needed services and commodities due to power, communications, or transportation disruptions due to the conditions and also pose a risk to the care and feeding of livestock.



**Winter Storm Products**

- Winter Storm Warning**  
Snow, sleet, or ice expected! Take Action! Confidence is high that a winter storm will produce heavy snow, sleet, or freezing rain and cause significant impacts.
- Winter Storm Watch**  
Snow, sleet, or ice possible! Be prepared. Confidence is medium that a winter storm could produce heavy snow, sleet, or freezing rain and cause significant impacts.
- Winter Weather Advisory**  
Wintry weather expected. Exercise caution. Light amounts of wintry precipitation or patchy blowing snow will cause slick conditions and could affect travel if precautions are not taken.

NOAA

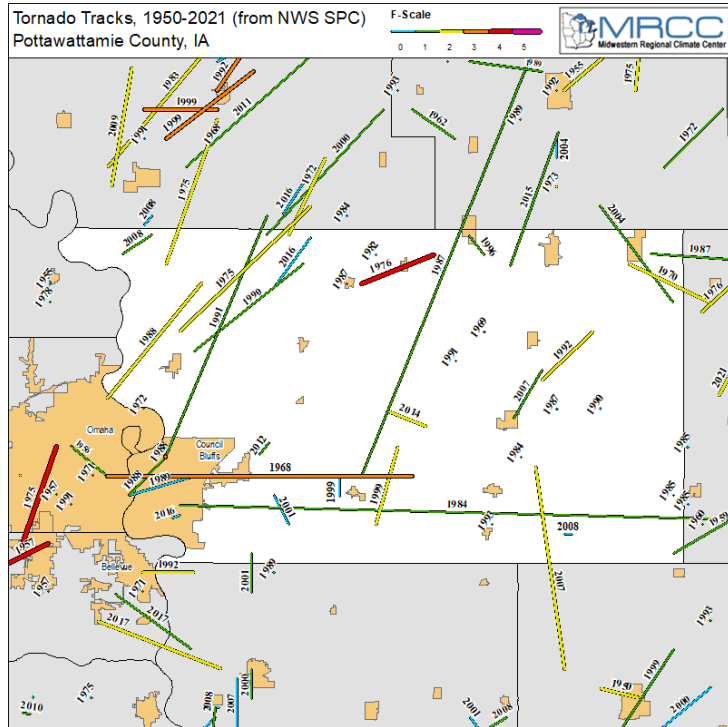


### Hazard Profile | Tornado

A violent, destructive, rotating column of air taking the shape of a funnel-shaped cloud that progresses in a narrow, erratic path. Rotating wind speeds can exceed 200 mph and travel across the ground at average speeds of 25 to 30 mph.

Probability	CPRI	Severity	CPRI	Time	CPRI	Duration	CPRI	Total CPRI	Priority
4	1.8	3	0.9	4	0.6	4	0.4	3.70	High

Consideration	Impact	Description
Location	ALL	<p>The vulnerability from tornadoes among jurisdictions in the planning area is generally uniform as the entire area is considered a part of tornado alley and most tornadic systems move from the west to east through a significant part of the county.</p> <p>A large and violent tornado impact on a rural community in the planning area, considering infrastructure and budgets, could hold the potential for such a community to be unable to survive the time and cost of rebuilding. Some communities also have small pockets of mobile homes or even areas where houses are built on slab foundations due to being in a recognized flood hazard area, whether levee protected or not. In contrast, a direct tornado impact to the planned area's largest population center would likely reverberate across the entire county. With over 62,000 residents in Council Bluffs, the largest concentration of public safety personnel and resources, as well as the economic and employment hub of a majority of the county, all community lifelines would be significantly impacted for the first 12-24 hours post-event and have an adverse impact on public safety as well as residents countywide.</p> <p>The county operates (4) public parks/campgrounds, and the state operates (2) within the planning area. None of these locations have a purpose-built public storm shelters available for use.</p> <p>Schools within the planning area were constructed previous to the trend of building a portion or section of the school as a designated storm/tornado shelter area that meets FEMA recommended specifications. Additionally, with typical storm timing in the planning area, it is not unreasonable to have multiple school buses transporting students during tornado potential times of the early afternoon. Later in severe weather season with a shift to later threat times, school sport practices, competitions, and transportation to and from those activities align during the peak of severe weather season for the planning area.</p>
Previous Occurrences	VARIABLE	<ul style="list-style-type: none"> <li>• There have been 49 confirmed tornadoes in the planning area since 1970 that have contributed to (6) Presidential Disaster Declarations since 1984. There have been no documented deaths during this timeframe and 96 injuries, 42 of which occurred during the 1988 tornado in Council Bluffs.</li> <li>• 7 tornadoes have occurred since the last HMP update with 5 of them occurring on December 15, 2021.</li> </ul>
Probability	HIGHLY LIKELY	There have been 25 Tornado Watches or Warnings issued since the previous HMP update. Historical data indicates an annual average potential of at least 1 tornado per year possible.
Extent	CRITICAL	The extent of damage is largely defined by where the tornado tracks. Coupled with its intensity at the time, as measured on the Enhanced Fujita Scale, events can range from very negligible severity to near catastrophic. The demographics of a particular community in the planning area can also factor into the ultimate determination of extent. Those most at risk from tornadoes include people living in mobile homes, campgrounds, and other dwellings without secure foundations, basements, or storm shelters. People in automobiles are also very vulnerable to tornados. The elderly, very young, and the physically and mentally handicapped are especially vulnerable because of an increased potential for lack of situational awareness and/or possessing the mobility to escape to adequate shelter.

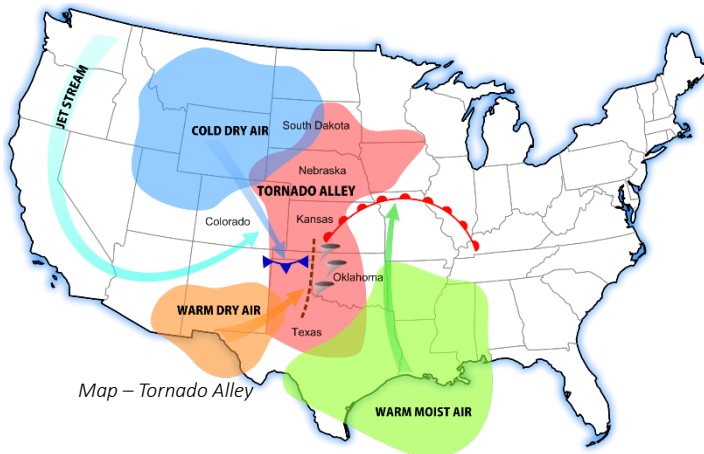


### Enhanced Fujita Scale for Tornadoes

The Enhanced Fujita Scale (EF), introduced in 2007, provides estimates of tornado strength based on damage surveys. The original scale was developed by Dr. Theodore Fujita and implemented in 1971.

Wind Speed	EF Scale	Typical Damage
65-85 mph	0	Peels surface off some roofs, some damage to gutters or siding
86-110 mph	1	Roof severely stripped, mobile homes overturned or badly damaged; loss of exterior doors, windows and other glass broken
111-135 mph	2	Roofs torn off well-constructed homes; foundations of frame homes shifted; mobile homes completely destroyed
136-165 mph	3	Entire stories of well-constructed homes destroyed; severe damage to large buildings such as shopping malls
166-200 mph	4	Well-constructed houses and whole-frame homes completely leveled
200+ mph	5	Strong frame houses leveled off foundations and swept away; high-rise buildings have significant structural deformation

Source: Weather Underground ([www.wunderground.com/resources/severe/fujita\\_scale.asp](http://www.wunderground.com/resources/severe/fujita_scale.asp))



#### NATIONAL WEATHER SERVICE Preliminary Damage Survey Results

Avoca, IA – Pottawattamie County

Date	07/12/2023
Time (Local)	628 am – 630 am
EF Rating	EF1
Est. Peak Winds	105 mph
Path Length	1.5 miles
Max Width	40 yards
Injuries/Deaths	0 / 0



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Most recent tornado touchdowns in the planning area (2023)

### Jurisdictional Vulnerability to Identified Hazards<sup>18</sup>

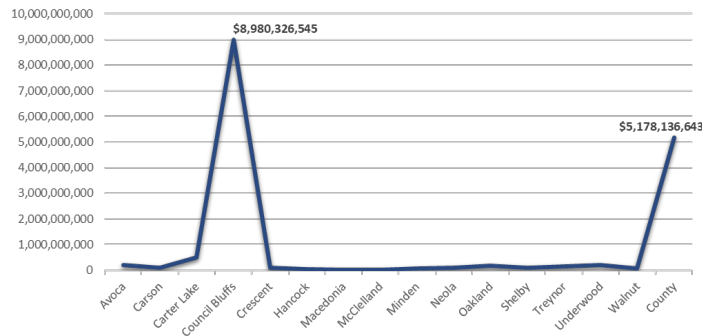
This section summarizes each jurisdiction's max-potential vulnerability to the hazards described in the hazard profiles of this Element. The summary tables describe vulnerability in terms of:

- Population at risk.
- The types and numbers of existing and future buildings, infrastructure, and critical facilities.
- An estimate of the potential dollar losses to vulnerable structures and a description of the methodology used to prepare the estimate.
- A general description of land use and development trends within the planning area.

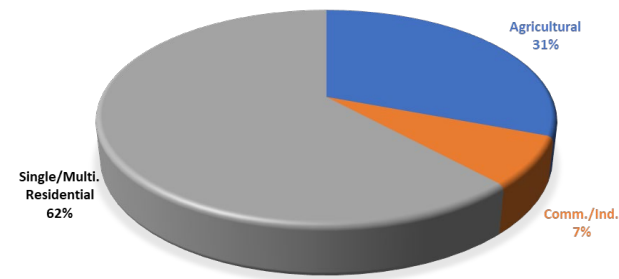
#### Exposure of Population and Structures

Jurisdiction	Population	Agricultural	Ag. Value	Ag. Contents	Comm./Ind.	Comm./Ind. Value	Comm./Ind. Contents	Single/Multi. Residential	Residential Value	Residential Contents	Total Building Count	Total Values at Risk
Avoca	1,683	57	\$ 384,700	\$ 384,700	165	\$ 25,773,500	\$ 32,216,875	792	\$ 100,380,000	\$ 50,190,000	1,014	\$ 209,329,775
Carson	765	29	\$ 1,842,200	\$ 1,842,200	62	\$ 3,639,300	\$ 4,549,125	400	\$ 53,806,700	\$ 26,903,350	491	\$ 92,582,875
Carter Lake	3,783	0	\$ -	\$ -	172	\$ 74,972,600	\$ 93,715,750	1,371	\$ 214,632,800	\$ 107,316,400	1,543	\$ 490,637,550
Council Bluffs	62,415	390	\$ 21,456,000	\$ 21,456,000	2,485	\$ 1,644,133,442	\$ 2,055,166,803	22,572	\$ 3,492,076,200	\$ 1,746,038,100	25,447	\$ 8,980,326,545
Crescent	626	32	\$ 1,133,500	\$ 1,133,500	36	\$ 8,025,300	\$ 10,031,625	378	\$ 56,880,700	\$ 28,440,350	446	\$ 105,644,975
Hancock	201	22	\$ 200	\$ 200	23	\$ 11,314,000	\$ 14,142,500	123	\$ 7,614,800	\$ 3,807,400	168	\$ 36,879,100
Macedonia	267	12	\$ 517,600	\$ 517,600	23	\$ 692,700	\$ 865,875	175	\$ 12,739,500	\$ 6,369,750	210	\$ 21,703,025
McClelland	147	12	\$ 169,500	\$ 169,500	19	\$ 1,985,300	\$ 2,481,625	75	\$ 9,482,600	\$ 4,741,300	106	\$ 19,029,825
Minden	599	17	\$ 311,100	\$ 311,100	52	\$ 2,151,700	\$ 2,689,625	256	\$ 36,393,100	\$ 18,196,550	325	\$ 60,053,175
Neola	913	42	\$ 339,900	\$ 339,900	71	\$ 6,058,500	\$ 7,573,125	407	\$ 60,346,800	\$ 30,173,400	520	\$ 104,831,625
Oakland	1,510	50	\$ 386,500	\$ 386,500	175	\$ 22,178,400	\$ 27,723,000	731	\$ 77,667,800	\$ 38,833,900	956	\$ 167,176,100
Shelby	8	21	\$ 17,200	\$ 17,200	16	\$ 40,773,500	\$ 50,966,875	3	\$ 720,800	\$ 360,400	40	\$ 92,855,975
Treynor	1,068	21	\$ 673,600	\$ 673,600	42	\$ 6,783,500	\$ 8,479,375	437	\$ 85,497,500	\$ 42,748,750	500	\$ 144,856,325
Underwood	957	22	\$ 308,600	\$ 308,600	69	\$ 39,680,500	\$ 49,600,625	377	\$ 72,740,200	\$ 36,370,100	468	\$ 199,008,625
Walnut	732	52	\$ 501,900	\$ 501,900	102	\$ 7,915,622	\$ 9,894,528	392	\$ 29,987,700	\$ 14,993,850	546	\$ 63,795,500
County	17,638	16,566	\$ 378,111,000	\$ 378,111,000	645	\$ 930,880,597	\$ 1,163,600,746	6,312	\$ 1,551,622,200	\$ 775,811,100	23,523	\$ 5,178,136,643
<b>TOTALS</b>	<b>93,312</b>	<b>17,345</b>	<b>\$ 406,153,500</b>	<b>\$ 406,153,500</b>	<b>4,157</b>	<b>\$ 2,826,958,461</b>	<b>\$ 3,533,698,076</b>	<b>34,801</b>	<b>\$ 5,862,589,400</b>	<b>\$ 2,931,294,700</b>	<b>56,303</b>	<b>\$ 15,966,847,637</b>

Dispersion of Values at Risk



DISPERSION OF PROPERTY TYPES



<sup>18</sup> 2021 estimated population data | Content Value derived by applying multiplier to building values based on Hazus Inventory Technical Manual, Hazus 4.2, Service Pack 3 (February 2021). Residential (50%), Commercial (100%), Industrial (150%), Agricultural (100%). For the purposes of these calculations, commercial and industrial were calculated at an averaged factor of 125%.

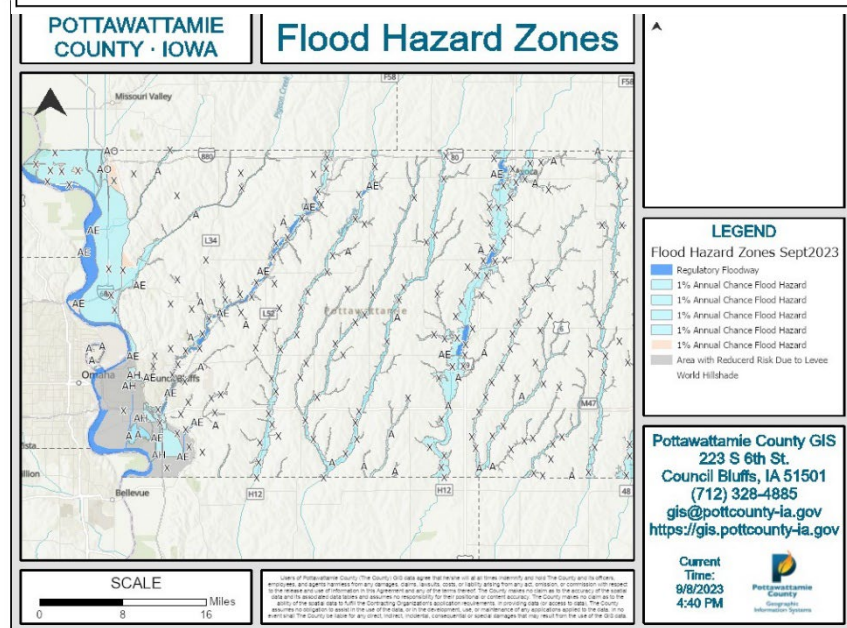
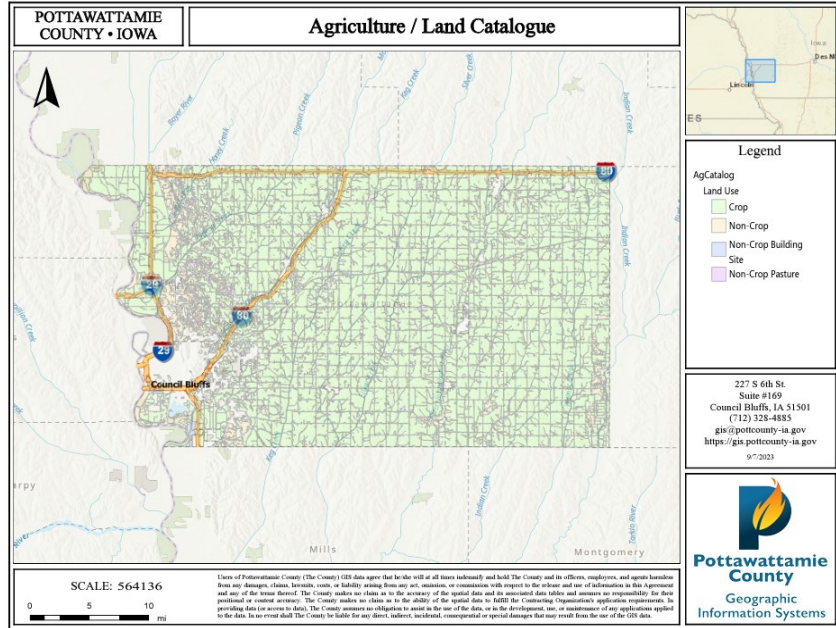
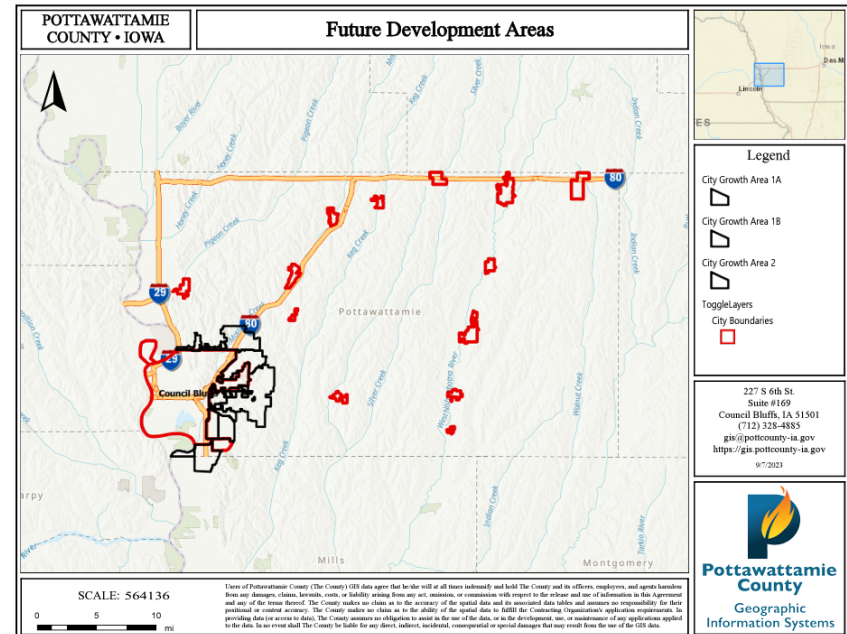
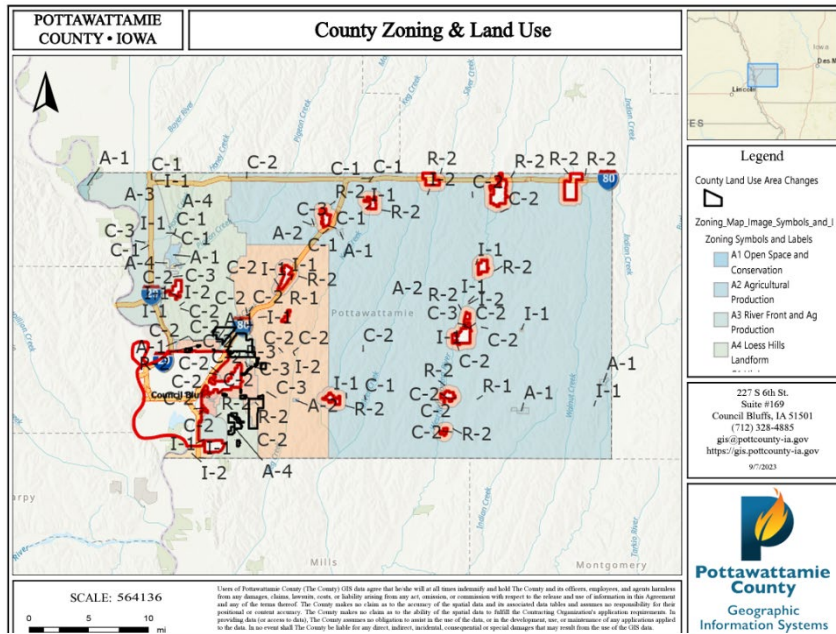
### Exposure of Critical and Essential Facilities / Infrastructure

JURISDICTION <i>(Attributed to physical location, not ownership)</i>	Airport Facility	Bus/Public Transit Facility	Childcare Facility	Communications Tower	Electric Power Facility	Emergency Operations Center	Fire/EMS Service Facility	Government Facility	Public Housing Facility	Shelter Facility	Bridges	Hospital/Healthcare Facility	Military Facility	Natural Gas Facility	Nursing Home Facility	Law Enforcement Facility	Potable Water Facility	Railroad Facility	Sewer Treatment Facility	School Facility	Tier II/EHS Chemical Facility	Wastewater Facility	TOTALS
	Avoca	0	0	2	0	0	0	1	2	0	0	0	1	0	0	1	2	0	0	1	1	2	1
Carson	0	0	1	0	0	0	1	4	0	0	0	0	0	0	0	0	1	0	1	1	0	1	10
Carter Lake	0	0	4	1	0	0	1	4	0	0	0	0	0	0	0	1	0	0	1	1	6	0	19
Council Bluffs	1	1	88	37	10	1	5	12	1	17	47	20	2	1	4	2	1	10	1	24	58	1	344
Crescent	0	0	1	0	1	0	1	2	0	0	3	0	0	0	0	0	0	0	1	1	1	1	12
Hancock	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	1	1	0	1	1	7
Macedonia	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	1	0	1	1	6
McClelland	0	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	0	0	1	5
Minden	0	0	0	0	0	0	1	2	0	0	1	0	0	0	0	0	0	0	1	0	0	1	6
Neola	0	0	4	0	0	0	1	3	0	1	3	1	0	0	0	0	1	0	1	0	2	1	18
Oakland	0	0	4	0	1	0	1	4	0	1	1	1	0	0	1	0	1	0	1	1	3	1	21
Treynor	0	0	2	0	0	0	1	2	0	2	0	1	0	0	0	0	1	0	1	2	0	1	13
Underwood	0	0	1	0	0	0	1	1	0	0	5	1	0	0	0	0	0	0	1	2	3	1	16
Walnut	0	0	1	0	0	0	1	4	0	0	1	0	0	0	0	0	1	0	1	0	0	1	10
Pott. County (Unincorporated)	0	0	1	38	13	0	1	6	0	2	308	0	0	1	0	0	1	0	0	2	22	0	395
<b>TOTALS</b>	<b>1</b>	<b>1</b>	<b>109</b>	<b>76</b>	<b>25</b>	<b>1</b>	<b>19</b>	<b>51</b>	<b>1</b>	<b>23</b>	<b>369</b>	<b>25</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>5</b>	<b>8</b>	<b>11</b>	<b>14</b>	<b>35</b>	<b>99</b>	<b>13</b>	<b>896</b>

### Inventory of Manufactured/Mobile Homes

Jurisdiction & Category	Avoca	Carson	Carter Lake	Council Bluffs	Crescent	Hancock	Macedonia	McClelland	Minden	Neola	Oakland	Treynor	Underwood	Walnut	County	Planning Area Totals
# of Single parcel units	15	16	18	309	5	10	19	4	1	6	7	0	7	15	251	683
# of Commercial lots w/ units	0	0	1	10	0	0	0	0	0	0	0	0	0	1	1	13
# of Spaces at commercial lots	0	0	329	743	0	0	0	0	0	0	0	0	0	5	6	1,083
<b>Max potential units by jurisdiction</b>	<b>15</b>	<b>16</b>	<b>347</b>	<b>1,052</b>	<b>5</b>	<b>10</b>	<b>19</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>7</b>	<b>20</b>	<b>257</b>	<b>1,766</b>

Planning Area Land Use and Development





## ELEMENT C – Mitigation Strategy

### Element C1 (a-b), C2 (a) | Mitigation Capabilities and NFIP<sup>19</sup>

#### Mitigation Supporting Tools

Jurisdictions in the planning area, including special districts (i.e., schools.) have an assortment of tools at their disposal to support mitigation activities. Most jurisdictions maintain a comprehensive plan, or locally referred to as: master plan, strategic plan, etc. Regardless of the name, these plans identify future development potential (economic, housing, industrial, etc.), infrastructure projects, and other community/organizational priorities.

Many of these activities have mitigation benefits and are utilized to support mitigation activities and mitigation activities are likewise utilized to support priorities in community comprehensive plans. County and municipal governments are duly authorized to enact laws (i.e., laws, ordinances, etc.), including building codes, development regulations related to floodplains, or other mitigation supporting legal actions applicable to identified hazards and priorities.

Mitigation Supporting Tools	Comprehensive /Strategic Plan	Building /Zoning Codes	Floodplain Ordinances	NFIP Participation
Avoca	Has	Has	Has	Has
Carson	Has	Has	Has	Has
Carter Lake	Has	Has	Has	Has
Council Bluffs	Has	Has	Has	Has
Crescent	Has	Has	Has	Has
Hancock	Has	None	Has	Has
Macedonia	None	Has	None	None
McClelland	None	None	None	None
Minden	None	None	Has	Has
Neola	Has	Has	Has	Has
Oakland	Has	Has	Has	Has
Treynor	Has	Has	None	None
Underwood	Has	Has	Has	Has
Walnut	Has	Has	Has	Has
Pottawattamie Co.	Has	Has	Has	Has
All Schools	Has	None	None	None

Has
  None
  NA

These locally existing authorities and the inherent authority and capability to expand or improve upon these tools allow the flexibility and mechanisms to help formulate strategies that account for disaster mitigation in tandem with other community and economic development interests. Planning for mitigation in future development minimizes creating unnecessary vulnerability and reduces future vulnerability in relation to the identified hazards of the planning area.

Additionally, each community, as noted in the table left, that currently participates in the National Flood Insurance Program (NFIP) will continue in their efforts to participate within the program. Identified jurisdictions of the planning area that participate in the NFIP will use a strategy of public awareness campaigns, implementation and enforcement of zoning ordinances, and pro-active mitigation, such as acquisition projects to continue its participation in the NFIP that will meet and promote the intent of the program’s goals and objectives.

The table below outlines the NFIP participation activities for each plan participant.

<sup>19</sup> 44 CFR §201.6(c)(3), 44 CFR §201.6(c)(3)(ii)

The table below outlines the NFIP participation activities for each plan participant.

Community Name	NFIP Participant (Yes/No)	Appointed designee to implement NFIP Requirements	Participant in CRS (Yes/No)	Current Effective Map Date	Regular- Emergency Program Entry Date
City of Avoca	Yes	City Clerk	No	04/16/13	12/16/80
City of Carson	Yes	City Clerk	No	04/16/13(M)	9/4/85
City of Carter Lake	Yes	City Clerk	No	04/16/13	8/8/78
City of Council Bluffs	Yes	Flood Zone Administrator	No	04/16/13	6/15/78
City of Crescent	Yes	City Clerk	No	2/4/05	11/1/99
City of Hancock	Yes	City Clerk	No	04/16/13	4/21/06
City of Macedonia	No	N/A	No	04/16/13	N/A
City of McClelland	NSFHA	N/A	No	NSFHA	N/A
City of Minden	Yes	City Clerk	No	04/16/13	12/7/88
City of Neola	Yes	City Clerk	No	04/16/13	12/17/90
City of Oakland	Yes	City Clerk	No	04/16/13	8/3/81
City of Treynor	No	N/A	No	04/16/13	N/A
City of Underwood	Yes	City Clerk	No	04/16/13	6/1/82
City of Walnut	Yes	City Clerk	No	04/16/13(M)	12/31/09
County of Pottawattamie	Yes	Planning & Development Director	Yes	04/16/13	8/3/93

Source: FEMA Community Status Book Report, 5/7/2024. <https://www.fema.gov/cis/IA.pdf>

(M) - No elevation determined - All Zone A, C and X

(NSFHA) - No Special Flood Hazard Area

**All Pottawattamie County Communities participating in the NFIP:**

- a) Have adopted the minimum floodplain management criteria and the latest effective FIRM
- b) Enforce flood plain regulation on development in the SFHA by requiring permits for development in the floodplain and flood insurance on all mortgaged property in the floodplain
- c) Implement substantial improvement / substantial damage provisions in the following manner: Local officials (1) determine the cost of work, (2) determine the market value of buildings, (3) make SI/SD determinations and provide determinations to property owners, and (4) require owners to obtain permits to bring substantially improved and substantially damaged structures into compliance with the floodplain management requirements.

The cities of Macedonia and Treynor do not currently participate in the NFIP because the insurable assets in the flood zone are considered minimal. No SFHA is currently mapped in the City of McClelland.

[Element C3\(a\) | Mitigation Goals and Strategies](#)<sup>20</sup>

This sub-element identifies goals and supporting strategies intended to reduce or avoid long-term vulnerabilities to planning area hazards. The identified goals and strategies, by hazard, serve as each participating jurisdiction’s foundation to guide, select, and prioritize potential actions/projects that could achieve the documented goals of this plan. Pre-identified priority actions/projects of jurisdictions will be outlined in sub-element C4.

<b>Goal 1</b>	<b>Continue development of plans, policies, and programs to minimize the effect of any hazard that could impact the planning area.</b>
<b>Hazard(s):</b>	<b>ALL</b>
<b>Strategy 1.1</b>	Maintain a collaborative comprehensive emergency management plan, inclusive of a Hazard Mitigation Plan compliant with the Disaster Mitigation Act of 2000 (Public Law 106 – 390).
<b>Strategy 1.2</b>	Develop or enhance programs, regulations, and ordinances that further mitigation priorities within the planning area jurisdictional entities, as needed.
<b>Strategy 1.3</b>	Provide public education regarding hazard awareness and preparedness measures, inclusive of a centralized public repository of mitigation and preparedness tools.

<b>Goal 2</b>	<b>Minimize the potential impact and damage from flooding events.</b>
<b>Hazard(s):</b>	<b>DAM/LEEVE FAILURE, FLASH FLOOD, RIVER FLOOD</b>
<b>Strategy 2.1</b>	Enhance efficient flow of rivers and streams throughout the planning area as appropriate.
<b>Strategy 2.2</b>	Enhance efficient flow of storm water throughout the planning area as appropriate.
<b>Strategy 2.3</b>	Maintain and improve dam and levee structures as necessary.
<b>Strategy 2.4</b>	Maintain, update, and exercise emergency plans for flood protection systems.
<b>Strategy 2.5</b>	Maintain, enforce, and update zoning and floodplain management ordinances as needed.
<b>Strategy 2.6</b>	Continue and encourage participation in the NFIP.
<b>Strategy 2.7</b>	Educate the public regarding flood risk and NFIP.
<b>Strategy 2.8</b>	Continue ongoing floodplain property acquisitions and infrastructure relocation/flood proofing projects to limit exposure to known flood hazard areas.
<b>Strategy 2.9</b>	Ensure emergency plans exist or are updated for known and significant flood risks, including provisions for training, exercise, and response capacities.

<b>Goal 3</b>	<b>Minimize the potential impact of erosion along the banks of creeks, streams, lakes, ponds, and areas with steep grades.</b>
<b>Hazard(s):</b>	<b>LANDSLIDE, FLASH FLOOD, RIVER FLOOD</b>
<b>Strategy 3.1</b>	Implement stabilization projects on stream and riverbanks where necessary.

<sup>20</sup> 44 CFR §201.6(c)(3)(i), 44 CFR §201.6(c)(3)(ii)

<b>Goal 4</b>	<b>Minimize the potential damage and impact from severe weather events.</b>
<b>Hazard(s):</b>	<b>SEVERE THUNDERSTORMS, SEVERE WINTER STORMS, TORNADOES</b>
<b>Strategy 4.1</b>	Educate residents on severe weather safety and market registration to the countywide emergency notification system.
<b>Strategy 4.2</b>	Construct/enhance safe rooms/storm shelters in schools, public facilities, and open public areas (parks, campgrounds, etc.) that lack shelter space or inadequate shelters.
<b>Strategy 4.3</b>	Enforce local building codes that address structural integrity and safety.
<b>Strategy 4.4</b>	Develop or improve severe weather response plans, training, and exercises that will aid in minimizing the impacts of severe weather events.

<b>Goal 5</b>	<b>Minimize the potential impact of infrastructure system disruptions.</b>
<b>Hazard(s):</b>	<b>INFRASTRUCTURE FAILURE</b>
<b>Strategy 5.1</b>	Ensure critical facilities have adequate backup power capabilities.
<b>Strategy 5.2</b>	Maintain, upgrade, and develop public infrastructure system projects to maximize resilience; include redundancy capacity building.
<b>Strategy 5.3</b>	Use ordinances to implement underground utility requirements to mitigate exposure to severe weather events.
<b>Strategy 5.4</b>	Identify areas that would benefit from underground utility conversion; consider adoption of requirements for underground installation of utilities.

<b>Goal 6</b>	<b>Minimize risk of mass casualty transportation events.</b>
<b>Hazard(s):</b>	<b>MASS CASUALTY EVENTS</b>
<b>Strategy 6.1</b>	Design and improve transportation routes commensurate with best practices and appropriate for existing and future traffic density.
<b>Strategy 6.2</b>	Partner in traffic incident management (TIM) and transportation improvement projects and activities (planning, training, exercise, protocols).
<b>Strategy 6.3</b>	Enhance and improve planning area-wide mass casualty planning and response capabilities and capacities.

<b>Goal 7</b>	<b>Minimize the potential damages and impacts of a hazardous substance release.</b>
<b>Hazard(s):</b>	<b>HAZARDOUS MATERIALS, RADIOLOGICAL INCIDENT</b>
<b>Strategy 7.1</b>	Ensure there is a qualified hazardous materials response and cleanup capability throughout the planning area.
<b>Strategy 7.2</b>	Maintain and enforce hazardous substance ordinances, rules, and regulations as appropriate.
<b>Strategy 7.3</b>	Educate the public regarding their exposure and risk to local hazardous substances and appropriate emergency actions in the event of a release.
<b>Strategy 7.4</b>	Enhance and sustain a Local Emergency Planning Committee (LEPC) with public and private sector partners regarding hazardous substance preparedness and safety initiatives.

<b>Goal 8</b>	<b>Minimize the potential impact of health-related incidents.</b>
<b>Hazard(s):</b>	<b>HUMAN and ANIMAL/PLANT DISEASE</b>
<b>Strategy 8.1</b>	Collaborate on health monitoring and surveillance of human, animal and plant diseases that could affect the planning area.
<b>Strategy 8.2</b>	Enhance and sustain a collaborative preparedness posture for public health emergencies (planning, training, exercise, and response capabilities).
<b>Strategy 8.3</b>	Enhance the capacity of planning area-wide public health services through infrastructure and capability investment.

<b>Goal 9</b>	<b>Minimize the potential impact and damage of fires.</b>
<b>Hazard(s):</b>	<b>GRASS/WILDLAND FIRE</b>
<b>Strategy 9.1</b>	Develop ordinances to limit, prohibit, or require certain safety standards and notifications for open or controlled burning in the planning area.
<b>Strategy 9.2</b>	Encourage proactive land management practices to reduce fuels and improve habitat with a focus on locally identified wildland-urban interface areas.
<b>Strategy 9.3</b>	Enhance planning area response agencies relating to wildland preparedness, training, exercise, and response capabilities.

<b>Goal 10</b>	<b>Minimize potential impact of prolonged drought and extreme heat conditions.</b>
<b>Hazard(s):</b>	<b>DROUGHT/EXTREME HEAT</b>
<b>Strategy 10.1</b>	Monitor municipal water systems to guide implementation of water conservation practices.
<b>Strategy 10.2</b>	Develop municipal water system emergency conservation plans and ordinances for use in water emergencies resulting from drought.
<b>Strategy 10.3</b>	Develop, through infrastructure investment, redundant or auxiliary water supply capacities to maintain potable water supplies during extreme conditions.
<b>Strategy 10.4</b>	Ensure relief is available to the most vulnerable and highest risk populations during extreme heat conditions, including awareness campaigns, programs, and emergency public information.

### Element C4 (a-b), C5 (a-b) | Mitigation Actions<sup>21</sup>

Participant jurisdictions reviewed goals and strategies, provided updated information to previous goals, strategies, and desired activities, and proposed any new goals, strategies, and activities. In assessing the validity and/or feasibility of mitigation activities based on the updated hazard identification and vulnerability assessment, priority mitigation activities to be applied countywide or by individual jurisdiction were included in this update. Utilizing factors, as outlined below, each potential mitigation action indicates its project feasibility for implementation, which is classified as “good,” “fair,” or “poor.”

Jurisdictions selected their priority activities by considering a myriad of factors that included, but was not limited to:

1. Life-safety, health, and welfare activities.
2. Preparedness and response support activities that would minimize impacts of hazards.
3. Infrastructure projects that promote resilience and continuity of government/operations.

Additional considerations included discussions using the STAPLEE model:

- Social acceptance and/or population impact/effect.
- Technical feasibility and sustainment, as applicable.
- Administrative feasibility and sustainment.
- Political considerations.
- Legal implications or challenges.
- Economic impact and feasibility (including preliminary cost-benefit).
- Environmental implications.

The identified actions for consideration include designation of the position, office, department, or agency responsible for implementing or administrating the identified mitigation action, as well as potential funding source(s) for execution.

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<sup>21</sup> 44 CFR §201.6(c)(3)(ii), 44 CFR §201.6(c)(3)(iv), 44 CFR §201.6(c)(3)(iii)

### Selected Mitigation Action Priorities : ALL JURISDICTIONS

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
1	All Hazards	Participate in all-hazard planning, training, exercise, and public education efforts across the planning area.	1, 2, 4, 5, 6, 7, 8, 9, 10	Emergency Management – Lead Entity Identified local stakeholders	\$6,000	Local budgets	Ongoing
2	All Hazards	Review all current ordinances, building codes, floodplain regulations, or other applicable regulations for applicability and enhancement opportunities.	1, 2, 3, 4, 5, 7, 9	Local Planning/Zoning – Lead Entity Local Elected Leaders – Decision Authority	Negligible	Local budgets	Ongoing
3	Dam/Levee Failure ----- Flash/River Flood	Continue NFIP participation, encourage participation in jurisdictions not currently enrolled, and educate the public regarding flood risks and insurance programs under the NFIP.	1, 2	Jurisdictional Flood Plain Managers	Negligible	Local budgets	Ongoing
4	Dam/Levee Failure ----- Flash/River Flood	Acquire properties located in flood-prone areas within jurisdictions, placing a funding priority on repetitive loss properties (RLPs).	1, 2	Jurisdictional Flood Plain Managers Planning/Zoning Departments	Based on market values	Local budgets HMGP	Based on grant timeframes
5	All Hazards	Encourage the installation of emergency generators at critical infrastructure sites to ensure continuity of operations for community lifelines as well as a potential emergency sheltering location for displaced disaster victims.	4, 5, 10	Emergency Management Local Jurisdictions (Public Works) Private Sector Critical Infrastructure	\$60k/ea.	Local budgets HMGP	Based on grant timeframes
6	Svr. Thunderstorm ----- Svr. Winter Storms ----- Tornado	Participate in annual Svr. Weather Awareness Week and statewide tornado drill (March). Conduct annual Preparedness Fair during National Preparedness Month (Sept.) to promote hazard and risk awareness, household preparedness, and provide access to emergency notification platforms.	1, 4	Emergency Management	\$3k/yr.	Local budget	Annual
7	Hazardous Materials	Modernize the planning area LEPC, inclusive of public information campaigns related to local hazards and response actions.	1, 7	Emergency Management	\$1k	Local budget	Aug.2024
8	Mass Casualty ----- All Hazards	Update and modernize the planning area mass casualty response plan and resources, inclusive of training, exercising, equipment.	1, 6	Emergency Management – Lead All jurisdictions	\$10k	EMA budget	Mar.2024
9	Hazardous Materials	Sustain a hazardous materials response capacity for the entirety of the planning area, inclusive of a program to provide appropriate training and exercising of response plans and capabilities.	1, 7	Emergency Management Council Bluffs Fire Department Local Fire Chiefs	\$16k/yr.	EMA budget	Annual

**Selected Mitigation Action Priorities : ALL JURISDICTIONS, continued.**

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
10	Human Disease ----- Animal Disease	Establish a joint ESF-8 committee to create a coordinated hazard specific human disease response plan founded upon the authorities in Iowa Code and standards set forth in the County Emergency Operations Plan, NIMS, and the ICS.	1, 8	Emergency Management County Public Health	\$1k	EMA budget	Aug.2024
11	Grassland/ Wildland Fire	Establish a joint ESF-4 committee to create a coordinated Community Wildfire Protection Plan (CWPP).	1, 4	Emergency Management County Conservation	\$1k	EMA budget	Aug.2025
12	Drought/ Extreme Heat	Establish a joint ESF-6 committee to create an extreme heat event response plan to ensure community resources are available, inclusive of community actions to take and alerting capabilities.	1, 10	Emergency Management	\$1k	EMA budget	Aug.2026
13	Drought/ Extreme Heat	Encourage the review and amendment of emergency water conservation plans so alert levels and actions are consistent across the planning area, inclusive of adopting such plans where not existing.	1, 10	Emergency Management Elected Leaders	Negligible	Local budgets	2025

**Selected Mitigation Action Priorities : COMMON or JOINT ACTIVITIES**

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
14	Tornado ----- Svr. Thunderstorm	Schools will construct safe rooms as opportunities arise for their facilities, especially during new construction or renovation projects.	4	All School Boards	\$800k/ea.	HMGP	Based on grant timeframes
15	Dam/Levee Failure	Facilitate the creation of an emergency plan for the Monument Road Dam, a privately owned HHPD.	1, 2, 5	Private Owner / Iowa DNR Emergency Management (Primary) County Planning / Zoning	\$2k	Private owner funds EMA budget	2026
16	Drought/ Extreme Heat	Extend water supply infrastructure from the Missouri River (CB Water Works) to infrastructure into central/eastern local communities (Minden, Oakland, Carson, Macedonia, Avoca) to ensure a redundant capacity during extreme or prolonged drought conditions.	5, 10	Regional Water Rural Water Assoc. Local Public/Water Works Local Elected Leaders	Being assessed	Local budgets HMGP, USDA	Jan.2027
17	Dam/Levee Failure	Update and enhance the Indian Creek Dam Emergency Plan.	1, 2, 5	County Soil/Water Conservation Dist. Council Bluffs Engineer/Public Works Emergency Management (Primary)	\$2k	EMA budget	2025



**Selected Mitigation Action Priorities : Jurisdiction Specific - AVOCA**

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
18	Flash Flood	Conduct drainage improvement projects in the May Street & N Buttermilk Flat areas.	2	City Administrator Public Works Director	\$750,000	Local budget HMGP	2029

**Selected Mitigation Action Priorities : Jurisdiction Specific - CARSON**

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
19	Infrastructure Failure	Install generators to provide backup power to the water treatment plant, (2) well pumps, and the city hall which serves as the city's emergency shelter and coordination center.	4, 5	City Manager Public Works Director	\$165,000	Local budget HMGP, USDA	2026
20	Drought/ Extreme Heat ----- Infrastructure Failure	Participate in multi-city extension of water supply infrastructure from the Missouri River (CB Water Works) to infrastructure in central & eastern communities to create a redundant potable water capacity.	5, 10	Regional Water RWA – Project Lead Project Coordination: City Leaders & Public Works Directors	Unknown	Local budgets HMGP, USDA, DNR	March 2027

**Selected Mitigation Action Priorities : Jurisdiction Specific - COUNCIL BLUFFS**

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
21	Dam/Levee Failure ----- Flash/River Flood ----- Svr. Thunderstorm	Improve the drainage of the Mosquito Creek 22 channel. (5-year project)	2, 3, 4	City Engineer Public Works	\$3.5 mil.	Local capital projects budgeting	2029
22	Dam/Levee Failure ----- Flash/River Flood ----- Svr. Thunderstorm	Install new pump station at 13th & Broadway.	2, 3, 4	City Engineer Public Works	\$1.2 mil.	Local capital projects budgeting	2027
23	Dam/Levee Failure ----- Flash/River Flood ----- Svr. Thunderstorm	Separate storm and sanitary sewer systems into individual systems in a 21-block area (9th/16th Aves, Main/8th St.) over a 4-year project period.	2, 3, 4	City Engineer Public Works	\$4 mil.	Local capital projects budgeting	2028
24	Dam/Levee Failure ----- Flash/River Flood ----- Svr. Thunderstorm	Construct storm sewers & pump/lift stations in Twin City area over 6yr project period.	2, 3, 4	City Engineer Public Works	\$12 mil.	Local capital projects budgeting	2030
25	Dam/Levee Failure ----- River Flood	Continue Missouri River levee maintenance, enhancements, and recertification (FEMA), inclusive of emergency plan updates.	2	City Engineer Public Works	\$25 mil.	Local budget USACE, FEMA	In progress
26	Svr. Thunderstorm	Increase the Indian Creek flow capacity to alleviate potential flooding by excavating for 4 miles between 16 <sup>th</sup> Ave and the Missouri River and assess/rehabilitate required areas of the Indian Creek Channel through the city, as required.	2, 3	City Engineer Public Works	Unknown	Local budget HMGP	2028
27	Mass Casualty	Reduce interference of rail traffic crossings that impede emergency response access within the city.	6	City Engineer Public Works	Unknown	Local budget Private Railroad	2028

### Selected Mitigation Action Priorities : Jurisdiction Specific - McCLELLAND

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
28	Svr. Thunderstorm ----- Flash Flood	Conduct a stormwater drainage assessment, implementation & funding plan & initiate a project to address the lack of directed drainage to alleviate internal flooding and transportation infrastructure damages.	2	City Council	Unknown	HMGP USDA	2029
29	Svr. Thunderstorm Tornado ----- Drought/ Extreme Heat	Install emergency backup generators at city fire department and city hall for continuity of operations, government, and provide emergency sheltering location for residents.	4, 5, 10	City Council Fire Chief	\$50,000	HMGP USDA Local budget	2029

### Selected Mitigation Action Priorities : Jurisdiction Specific – POTTAWATTAMIE COUNTY

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
30	Dam/Levee Failure ----- All Flooding	Engage county drainage and levee districts to create a coalition for planning, training, exercise around system developments, maintenance, and development of emergency response capacity.	1, 2	Emergency Management County Planning/Zoning Rural Levee District Trustees	\$1k	EMA Budget	2027
31	Tornado ----- Svr. Thunderstorm	Construct tornado/severe storm safe rooms in the (4) county campgrounds.	4	County Conservation	\$300k	Local Budget HMGP	2029
32	Flash Flood ----- Svr. Thunderstorm	Conduct a stream stabilization project to prevent erosion and protect an existing bridge.	2, 3	County Engineer	\$250k	Local Budget HMGP	2028
33	Flash Flood ----- Svr. Thunderstorm	Construct a dam to stop erosion encroaching into (2) areas along county road L52.	2, 3	County Engineer	Unknown	Local Budget HMGP	2029
34	Flash Flood ----- Svr. Thunderstorm	Partner with Golden Hills RC&D and Northern Natural Gas to repair or replace (2) stream stabilization structures along Walnut Creek.	2	County Engineer	Unknown	Local Budget HMGP, USDA Private dollars	2029

**Selected Mitigation Action Priorities : Jurisdiction Specific - UNDERWOOD**

#	Hazard	Action Item	Corresponding Goal(s)	Responsible	Cost Estimate	Funding Sources	Desired Completion
35	Flash Flooding ----- Svr. Thunderstorm	Install a storm water drainpipe on Railroad Hwy from 3 <sup>rd</sup> -4 <sup>th</sup> St in Underwood to improve stormwater flow.	2	City Council Public Works	\$50k	Local budget	2025
36	Flash Flooding ----- Infrastructure Failure	Raise Underwood lift station #2 above the flood plain elevation (1,060') and adjacent land to protect infrastructure.	2, 3, 5	City Council Public Works	\$275k	Local budget HMGP, USDA	2026
37	Flash Flooding ----- Infrastructure Failure	Assess the need for a streambank stabilization project, and conduct as determined necessary, on the Mosquito Creek in Underwood to prevent bank erosion and potential critical infrastructure damage.	2, 3	Council Bluffs Public Works	\$650k	Local budget HMGP, USDA	2029
38	Drought/ Extreme Heat ----- Infrastructure Failure	Dig and activate an emergency backup potable water supply well at Underwood for continuity of operations.	5, 10	City Council Public Works	\$2mil.	Local budget HMGP, USDA	2029

## ELEMENT D – Plan Maintenance

### Element D1 (a) | Ongoing Public Participation <sup>22</sup>

Communities participating in this plan recognize Emergency Management as the planning coordinator for this multi-jurisdictional effort. As such, Emergency Management will publicly post the plan for access on a continual basis throughout each five-year planning update and recertification cycle. The public will have continuous access to review the plan and instructions on how to provide comments, recommendations, and make inquiries related to the plan. During times of official review during the final update process in year five of each recertification cycle, public notices will be provided via the website, social media, and posting announcements of public meetings where mitigation is part of the meeting agenda. Communities are encouraged to link, copy, and redistribute all information publicly posted by Emergency Management on their behalf to help inform the community. Additionally, the Disaster Mitigation Plan is publicly displayed for review and comment by all residents in the planning area who attend the Annual Preparedness Fair held in September.

### Element D2 (a-c) | Plan Monitoring and Update <sup>23</sup>

Emergency Management serves as the centralized information repository related to the monitoring and update of this plan. Planning Participants are solely responsible for implementing, supporting, and reporting on the activities identified in this plan or additional strategies and activities initiated related to mitigation. As a mitigation project is initiated, or being planned, local officials should communicate or involve emergency management staff in the process. The plan will be reviewed annually by Emergency Management staff, in cooperation with the appropriate local representatives. This review will typically occur in the first quarter of each calendar year and will identify any progress made addressing the mitigation goals, strategies, and activities outlined in the plan. As part of that evaluation, certain goals may need adjusted, removed, or new goals, strategies, and activities added to ensure that they continue to meet the needs of the jurisdictions. The functionality of the plan should also be assessed following a significant hazard event within the planning area. Near the end of the five-year planning cycle, a full re-evaluation will occur in order to remain compliant under the provisions of the Disaster Mitigation Act of 2000 to remain eligible for state and federal hazard mitigation funding assistance. The effectiveness of the plan rests predominately on the ability to invest funding or attain funding through the mitigation grant programs through FEMA (i.e., HMGP, BRIC, etc.). Some projects may remain a priority activity for years in an unfunded status, however that does not diminish the plan's effectiveness. As hazards are updated along with vulnerability, the effectiveness of previously identified mitigation actions will be determined as either remaining relevant or become irrelevant and will be removed or amended to ensure it remains an effective objective, strategy, or priority activity.

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<sup>22</sup> 44 CFR §201.6(c)(4)(iii)

<sup>23</sup> 44 CFR §201.6(c)(4)(i)

Future reviews and updates will generally conform to the following evaluation guidelines:

Task A:	Evaluate the effectiveness of the planning process
	<ul style="list-style-type: none"> <li>• Re-engage local representatives</li> <li>• Review planning process</li> <li>• Build the planning and coalition cadre</li> <li>• Engage the public and stakeholders</li> <li>• Data gathering and information analysis</li> <li>• Coordinate with other agencies</li> </ul>
Task B:	Evaluate the effectiveness of mitigation actions
	<ul style="list-style-type: none"> <li>• Identify actions/projects implemented and the results</li> <li>• Evaluate the actions/projects cost effectiveness</li> <li>• Document actions delayed or not implemented</li> </ul>
Task C:	Determine why actions/projects did or did not work
	<ul style="list-style-type: none"> <li>• Lack of available resources/funds</li> <li>• Political and/or popular support</li> <li>• Distribution of tasks among responsible parties</li> <li>• Time</li> </ul>

Tentative plan update schedule:

Year 1:	Calendar Qtr. I
	<ul style="list-style-type: none"> <li>• Poll participants for ongoing or initiated mitigation actions.</li> </ul>
Year 2:	Calendar Qtr. I
	<ul style="list-style-type: none"> <li>• Poll participants for ongoing or initiated mitigation actions.</li> </ul>
Year 3:	Calendar Qtr. I
	<ul style="list-style-type: none"> <li>• Poll participants for ongoing or initiated mitigation actions.</li> </ul>
Year 4:	Calendar Qtr. I
	<ul style="list-style-type: none"> <li>• Poll participants for ongoing or initiated mitigation actions.</li> </ul>
	Calendar Qtr. 4
	<ul style="list-style-type: none"> <li>• Officially initiate formal plan update per process/descriptions outlined in Element A, consistent with DMA2000.</li> <li>• Develop a draft update timeline specific to plan update requirements within DMA2000 standard at 44 CFR §201.6 – Local Mitigation Plans.</li> </ul>
Year 5:	Calendar Qtr. I - Qtr. 3
	<ul style="list-style-type: none"> <li>• Complete the plan update as outlined in Element A and submit it to Iowa HSEMD and FEMA Region VII for approval pending adoption status.</li> <li>• Upon notification of APA status from FEMA, have planning participants adopt by resolution and submit to HSEMD and FEMA for final approval.</li> </ul>

**Element D3 (a-c), E2 (c) | Plan Integration**<sup>24</sup>

Plan participants have utilized and will continue to utilize the Disaster Mitigation Plan in various ways during the development of other localized planning and regulatory efforts. Such local documents include but are not limited to:

- Capital Improvement Plans (i.e., Strategic Plans, Comprehensive Plans, etc.).
- Infrastructure project plans and engineering designs.

<sup>24</sup> 44 CFR §201.6(c)(4)(ii), 44 CFR §201.6(d)(3)

- Adoption, updates, or enhancements of building codes and zoning ordinances.
- Community Rating System (CRS) documentation and audits.
- Evaluation and approval processes for Zoning changes and/or development approvals.
- Community Health Assessments.
- Emergency and disaster response and recovery plans.
- Grant applications (public safety, mitigation, economic development, etc.).

Upon the identified need to develop or update a community/participant specific plan, as exemplified above, officials leading the planning or project development will cause the planning or development team to review appropriate portions of the mitigation plan to assess the applicability or feasibility of considering such for inclusion in that plan or project. The relative priority of review is recommended as:

- A review of the hazard identification and vulnerability assessment to ascertain if any hazards have an impact on items contained within the plan or a specific project.
- A review of any specific mitigation actions for the subject community/participant.
- A review of any mitigation actions applicable to all jurisdictions/participants.
- A review of all the objectives and strategies to ascertain or conceptualize any actions that could be included in planning topics or a specific project as a pro-active mitigation investment.

## ELEMENT E – Plan Update

### Element EI (a) | Development Changes<sup>25</sup>

No significant changes have occurred throughout the planning area that have produced a significant change in vulnerability. Some minor changes have occurred due to mitigation or development that has produced some slight changes, but not to a level that equates to a significant reduction or increase in vulnerability. Some examples include:

- Floodplain Property Acquisitions (DR-4421): 4-Council Bluffs, 7-Pottawattamie County, 4-Oakland.
- Residential development eastern Council Bluffs: development size within the means of public infrastructure and services.
- Residential development northern Treynor: development size within the means of public infrastructure and services.

Additionally, Pottawattamie County and the City of Council Bluffs entered into an agreement related to development standards for an identified development buffer-zone around the city limits. The agreement identifies an agreed upon processes and standards for development improvements, zoning, construction/development standards, and the approval mechanisms of such developments. This agreement was executed in September 2023.

<sup>25</sup> 44 CFR §201.6(d)(3)

**Element E2 (a-b) | Mitigation Priorities and Actions Status**<sup>26</sup>

The current plan update was not materially changed due to priority shifts in the planning area. The following table identifies mitigation actions from the previous plan update and their status. Status will show a designation of one of the following descriptors:

- a) Completed – the action was completed since the previous update.
- b) Deleted – the action was removed from the priority listing of activities.

Mitigation actions that are not documented in this Element are still active and are shown in Element C4 of this plan update.

Mitigation Action	Jurisdiction(s)	Status
Partnership project to conduct a joint land use study for the city's (2) mile extraterritorial jurisdiction.	Pottawattamie County Council Bluffs	COMPLETED
<b>Notes:</b> <i>Agreement executed 9/2023 as described in Element E1 (p.52).</i>		
Participate with Iowa DOT on interstate development and renovation projects within city limits to ease congestion issues that contribute to potential life safety issues.	Council Bluffs	COMPLETED
<b>Notes:</b> <i>Primary interstate redevelopment project is complete, one small portion remains but to be completed in late 2023.</i>		
Emergency Services agencies conduct hazard awareness presentations to community organizations and schools annually.	All Jurisdictions	COMPLETED
<b>Notes:</b> <i>Public safety agencies &amp; EMA conduct several outreach programs annually, this is an ongoing activity each year of the planning cycle.</i>		
Develop regional LEPC with Mills & Montgomery Co to enhance hazmat safety & risk awareness initiatives. Target administrative completion & 1st meetings in 2019.	EMA	DELETED
<b>Notes:</b> <i>The LEPC will transition back to a single county effort as of this update. The regional concept did not produce planning area benefit.</i>		
Update mitigation plan data and information annually to culminate in a 5-year update project completed in 2023.	EMA (All Jurisdictions)	COMPLETED
<b>Notes:</b> <i>NA</i>		
11 properties within flood hazard areas acquired part of FEMA HMGP (2019 Flooding, DR-4421).	Pottawattamie County	COMPLETED
<b>Notes:</b> <i>Grant not closed out. Current mitigation investment = \$2,840,334.32</i>		
4 properties within flood hazard areas acquired part of FEMA HMGP (2019 Flooding, DR-4421).	Oakland	COMPLETED
<b>Notes:</b> <i>Council Bluffs – 4 properties / Oakland – 4 properties / County unincorporated (11 properties)</i>		
Amendments made and adopted to Chapter 5.3 – Flood Plain Management Ordinance.	Pottawattamie County	COMPLETED
<b>Notes:</b> <i>Enhanced after DR-4421. Amended and passed 1-3-2022.</i>		
Stormwater infiltration assessment and improvement project.	Carter Lake	DELETED
<b>Notes:</b> <i>Project was abandoned to make room for the updating and replacement of both the wastewater and potable water system in the city.</i>		
Adopted emergency water conservation ordinance and policies in response to drought conditions.	Underwood	COMPLETED
<b>Notes:</b> <i>Passed in 2023 based on identified needs with continuing and worsening drought conditions.</i>		

<sup>26</sup> 44 CFR §201.6(d)(3)



## HMGP Program and Planning Actions<sup>27</sup>

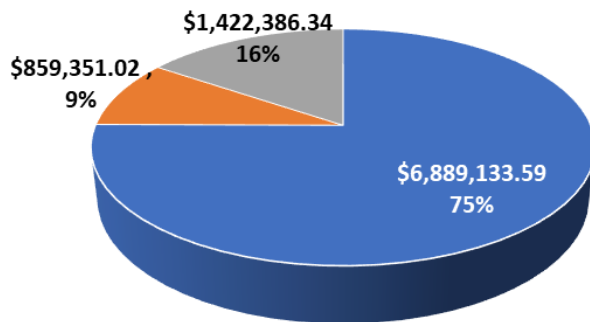
### Use of HMGP Funding (2017-2023)

Jurisdiction	Project Type	Federal	State	Local	Work Completion
Riverside Schools	Saferoom	\$631,409	\$84,187	\$126,283	2018
City of Oakland	Property Acquisition	\$290,010	\$0	\$90,696	2022
Pottawattamie County	Property Acquisition	\$1,703,398	\$223,653	\$335,480	2023
<b>Mitigation Investment Totals</b>		<b>\$2,624,817</b>	<b>\$307,840</b>	<b>\$552,459</b>	
		<b>\$3,485,116</b>			

### Use of HMGP Funding (2012-2018)

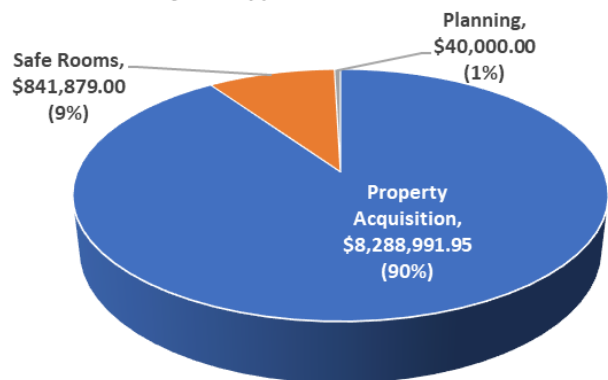
Jurisdiction	Project Type	Federal	State	Local	Work Completion
City of Council Bluffs	Property Acquisition	\$1,689,725	\$225,297	\$337,945	2015
Pottawattamie County	Property Acquisition	\$2,416,609	\$322,215	\$483,322	2014/2013
City of Oakland	Property Acquisition	\$127,985	\$0	\$42,662	2012
Emergency Management	Disaster Mitigation Plan	\$30,000	\$4,000	\$6,000	2012
<b>Mitigation Investment Totals</b>		<b>\$4,264,319</b>	<b>\$551,512</b>	<b>\$869,929</b>	
		<b>\$5,685,760</b>			

Mitigation Investment over Past Decade



■ Federal ■ State ■ Local

Project Type over Past Decade



■ Property Acquisition ■ Safe Rooms ■ Planning

<sup>27</sup> 1-year plan overlap used to account for projects crossing update timelines

## ELEMENT F – Plan Approval

### Element F1 (a), F2 (a) | Approval Process and Documentation<sup>28</sup>

As has been previous practice in the planning area, and as this document is a multi-jurisdictional plan, the approval process consists of the following guidelines in the interest of coordination and processing efficiency.

#### **Process**

- 1) Emergency Management submits to the State Hazard Mitigation Officer (SHMO), the official final draft for review and submission to FEMA requesting the status of Approval Pending Adoption (APA). This allows for complete FEMA review and editing to meet all Code of Federal Regulation requirements without needing to conduct the formal adoption process with twenty-five participants in the planning area for each revision seeking update approval.
- 2) Upon review and any edits, as required under the Code of Federal Regulations, FEMA submits to the State and Pottawattamie County Emergency Management Agency a letter certifying the plan as “Approved Pending Adoption.”
- 3) The Emergency Management Agency prepares for execution the resolutions for adoption of the Disaster Mitigation Plan by each jurisdiction documented as a participant in the plan.
- 4) Each participant executes the adopting resolutions in a timely manner and submits documentation to Emergency Management.
- 5) Emergency Management provides the documentation for verification to the SHMO, who in turn provides notification to FEMA.
- 6) Upon any review or further requests for information, FEMA submits a letter to the State providing full approval of the plan.
- 7) Emergency Management retains a copy of all executed resolutions and plan certification letters on file in the Emergency Operations Center.

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<sup>28</sup> 44 CFR §201.6(d)(3)

Sample Adopting Resolution

**RESOLUTION # \_\_\_\_\_**

*A Resolution to approve and adopt the Pottawattamie County Disaster Mitigation Plan.*

**WHEREAS,** *the Pottawattamie County Disaster Mitigation Plan, a multi-jurisdictional planning documents, was presented and recommended for adoption by the Pottawattamie County Emergency Management Agency; and*

**WHEREAS,** *the Pottawattamie County Disaster Mitigation Plan was prepared in compliance with Iowa Administrative Code 605—7.2, Code of Iowa 29C.9 and the Disaster Mitigation Act of 2000 established by the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency, respectively; and*

**WHEREAS,** *the Pottawattamie County Disaster Mitigation Plan identifies the potential hazards throughout Pottawattamie County; and*

**WHEREAS,** *the Pottawattamie County Disaster Mitigation Plan includes a profile of hazard events, a vulnerability assessment, evaluation of mitigation goals, strategies, local mitigation priorities, and a plan maintenance process,*

**NOW THEREFORE BE IT RESOLVED** that the \_\_\_\_\_  
*(County of, City of, School or School District of)*

**hereby approves and adopts the Pottawattamie County Disaster Mitigation Plan this**  
\_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

\_\_\_\_\_  
*Authorized Executive*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Attest*

\_\_\_\_\_  
*Date*

## ELEMENT G – High Hazard Potential Dams

This optional section of the plan is intended to bring priority and attention to three emerging priorities related to both the classified High Hazard Potential Dams (HHPD) within the planning area:

- 1) The update of the Indian Creek Dam Emergency Plan.
- 2) Infrastructure improvements to the Indian Creek Drainage Structures.
- 3) The development of a Monument Road Dam Emergency Plan.

### HHPD 1 (a-b) – Incorporation of HHPD Data

Data available from the first Indian Creek Dam Emergency Plan was reviewed as part of the preparation of the Levee/Dam Failure Hazard Profile. As that plan and associated data is 15 years old, it was limited in benefit. There is no validated data available for the Monument Road Dam and no emergency plan has been developed by the owner. Validation of status and responsible parties as well as overview mapping was retrieved in the review from Iowa Homeland Security and Emergency Management and the National Inventory of Dams. Additionally, the Emergency Management Agency, Iowa DNR, and the private owner of Monument Road Dam examined initial plan drafts and conducted risk assessment discussions during a planning meeting, of which, the planning effort will continue. Likewise, Emergency Management and Iowa DNR began initial discussions and planning efforts related to the Indian Creek Dam.

### HHPD 2 (a-b) – Risk Assessment

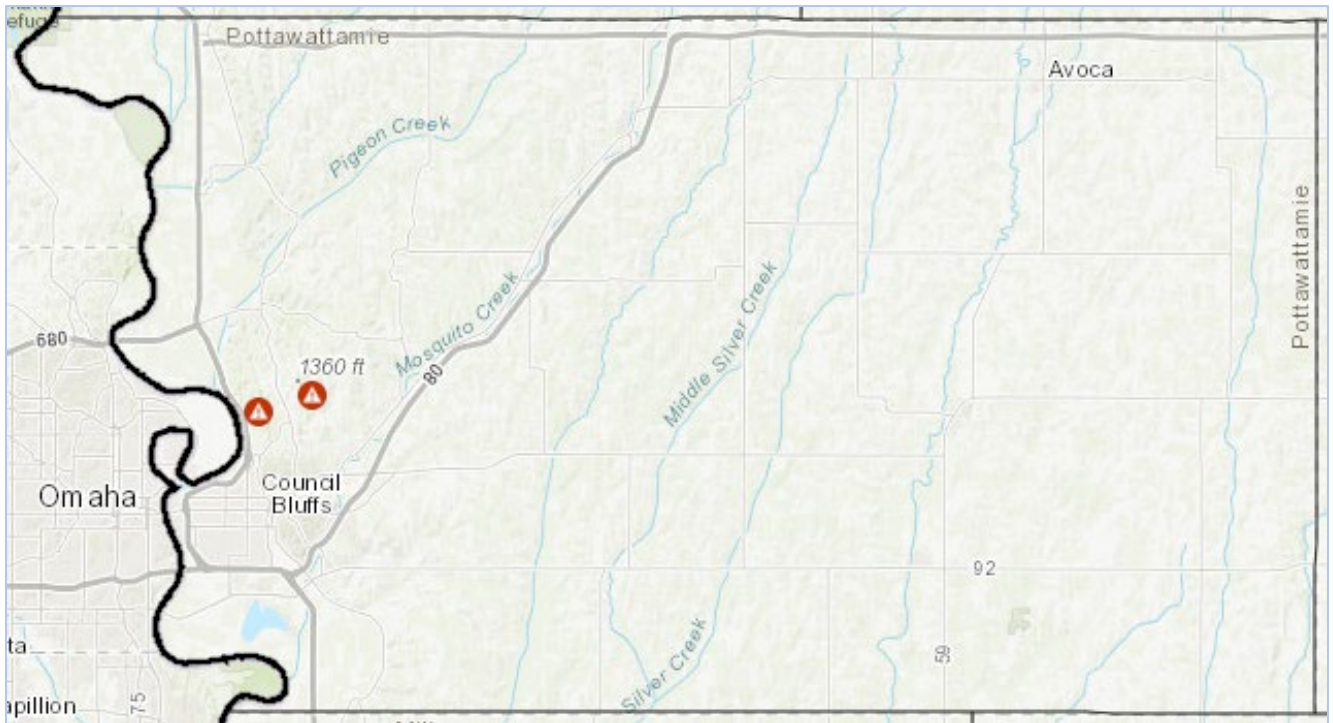
All available data was utilized in the development of the Levee/Dam Failure Hazard Profile and values at risk are incorporated into the overall vulnerability assessment portion of this plan. Currently, deficiencies in accounting for this hazard include the failure to develop emergency plans or the failure to maintain existing plans. These limitations can be addressed by prioritizing the update or construction of plans and conducting, as part of that process, a hazard-specific risk assessment that can be used for future mitigation project development. This process is underway for both high hazard dams which will produce valid inundation/breach mappings as well as properties and lives at risk. This data will be essential in updating the dam/levee breach risk profile ahead of the next mitigation plan update.

### HHPD 3 (a-b), HHPD 4 (a-c) – HHPD Specific Mitigation Goals

The following mitigation priority actions have been identified in Elements C3, C4, and C5 of this plan. Responsible entities are identified within the priority actions table.

- Goal 2: Minimize the potential impacts and damages from flooding events (Strategies 2.3 ,2.4, 2.8, 2.9).
- Priority Actions:
  - ✓ (#1, 16, 17) Update and create emergency plans specific to the identified HHPD and associated drainage structures.
  - ✓ (#31) Assess Indian Creek drainage channel and system and make appropriate modifications, repairs, or upgrades to minimize the potential of flooding associated with a dam failure or flooding from a high precipitation severe weather event.

Name	Indian Creek Watershed Site 2	Monument Road Dam
Designer	NRCS	Erhart, Griffin & Associates
Owner Type	Local Government	Private
NID Height	65	32
NIG Storage	767	59
Length	2,000	2,011
Year Complete	1975	2011
EAP	Yes	No



## ELEMENT H – State Requirements

None.



**Pottawattamie  
County**

**Emergency Management**

**RESOLUTION  
NO. 25-181**

**RESOLUTION TO APPROVE AND ADOPT THE POTTAWATTAMIE COUNTY  
HAZARD MITIGATION PLAN**

WHEREAS, the Pottawattamie County Hazard Mitigation Plan, a multi-jurisdictional planning document, was presented and recommended for adoption by the Pottawattamie County Emergency Management Agency; and

WHEREAS, the Pottawattamie County Hazard Mitigation Plan was prepared in compliance with Iowa Administrative Code 605—7.2, Code of Iowa 29C.9, and the Disaster Mitigation Act of 2000, as established by the Iowa Department of Homeland Security and Emergency Management and the Federal Emergency Management Agency, respectively; and

WHEREAS, the Pottawattamie County Hazard Mitigation Plan identifies the potential hazards throughout Pottawattamie County; and

WHEREAS, the Pottawattamie County Hazard Mitigation Plan includes a profile of hazard events, a vulnerability assessment, evaluation of mitigation goals, strategies, local mitigation priorities, and a plan maintenance process,

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

that the City of Council Bluffs hereby approves and adopts the Pottawattamie County Hazard Mitigation Plan.

ADOPTED  
AND  
APPROVED

July 14, 2025

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

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

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

**Council Communication**

Department: Public Works Admin  
Case/Project No.: PW24-17  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 25-182  
ITEM 6.B.

Council Action: 7/14/2025

**Description**  
Resolution accepting the bid of Building Crafts, Inc. for the 6th Avenue Pump Station Odor Control. Project #PW24-17

**Background/Discussion**  
On June 24, 2025, bids were received through the City bidding software Ion Wave as follows:

Building Crafts, Inc., Red Oak, IA	\$1,219,750.00
Eriksen Construction Co., Inc., Blair, NE	\$1,223,438.00
Neuvirth Construction, Inc., Blair, NE	\$1,272,149.52
Judds Bros Construction Co, Lincoln, NE	\$1,447,010.00
D.R. Anderson Constructors Co, Omaha, NE	\$1,466,272.69
Engineer’s Estimate (JEO)	\$899,000.00

The 6th Avenue sanitary sewer pump station is the third largest station in the sanitary collection system with nearly 35% of the city’s sewage passing through this station. Through the process of collecting and treating wastewater, nuisance odors are emitted and often become a point of concern.

Larger pump stations, like 6th Avenue, can be equipped with an air scrubber system to reduce the foul odor issues. The station still has the original odor control units constructed in 1992. This project will replace the system which has now exceeded its service life limit. The newer technology of a modern air scrubber system will provide more reliable and improved odor control for the surrounding neighborhood.

The project will also include the necessary modifications to the electrical motor control center to accommodate the new system.

This project was included in the FY24 CIP and is funded with Local Option Sales Tax funds.

The project schedule is as follows:

Award	July 14, 2025
Construction Start	August 2025

**Recommendation**  
Approval of this resolution to accept the bid of Building Crafts, Inc. for the 6th Avenue Pump Station Odor Control project.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Resolution 25-182</a>	Resolution	7/7/2025



**RESOLUTION NO. 25-182**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
BUILDING CRAFTS, INC. FOR THE  
6TH AVENUE PUMP STATION ODOR CONTROL  
PROJECT #PW24-17**

- WHEREAS, the plans, specifications, and form of contract for the 6th Avenue Pump Station Odor Control 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 May 19, 2025, and the plans, specifications and form of contract were approved; and
- WHEREAS, Building Crafts, Inc. of Red Oak, IA has submitted a low bid in the amount of \$1,219,750.00 for this contract.

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

That the bid of Building Crafts, Inc. of \$1,219,750.00 is hereby accepted as the lowest and best bid received for said work; and

**BE IT FURTHER RESOLVED**

That the City Council does hereby award the contract in connection with the 6th Avenue Pump Station Odor Control; and

**BE IT FURTHER RESOLVED**

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

**AND BE IT FURTHER RESOLVED**

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

ADOPTED  
AND  
APPROVED

July 14, 2025

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

Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush

City Clerk

**Council Communication**

Department: Community Development  
Case/Project No.:  
Submitted by: Heather Johnston, Community  
Development Technician

Resolution 25-183  
ITEM 6.C.

Council Action: 7/14/2025

**Description**

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

**Background/Discussion**

See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Staff Report</a>	Staff Report	7/3/2025
<a href="#">Attachment A: April, May and June 2025 Lien List</a>	Other	7/3/2025
<a href="#">Resolution 25-183</a>	Resolution	7/7/2025

## Council Communication

Department: Community Development  Case No.: April, May and June 2025 Lien List  Submitted by: Code Compliance	Resolution No.: 25-	Council Action: 07/14/2025
<b>Subject/Title</b>		
Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the city for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.		
<b>Background/Discussion</b>		
In the months of April, May and June 2025, there were ten instances where the City contractors abated weeds and solid waste in Council Bluffs on behalf of the Planning & Code Compliance Division. No invoices were paid to reimburse the city for its costs. The property owners with unpaid accounts will have assessments against their properties for the unreimbursed costs plus an additional \$50 assessment fee. The total amount to be liened on the properties is \$3,113.00.		
<b>Recommendation</b>		
The Community Development Department recommends approval of the resolution.		
<b>Attachments</b>		
Attachment A: April, May and June 2025 Lien List		

Prepared by: Heather Johnston, Community Development Technician  
Approved by: Christopher Gibbons, Planning & Code Compliance Manager

## April, May and June 2025 WEED &amp; SOLID WASTE LIEN LIST

Parcel	Property Owner	Legal Description	Address	Total Amount
1	754434131001 B J A INVESTMENTS LLC	BRYANT AND CLARK ADD LT 8 W1/2 LT 7 BLK 14	VACANT LOT WEST OF 2927 2ND AVE	\$ 325.00
2	754435194011 H R HOLDING LLC	PIERCES SUB LTS 1, 2 & E10' LT 3 BLK 13 & EVERETTS ADD LT 1 BLK 35 EXC UNION AVE	VACANT LOT EAST OF 1723 8TH AVE	\$ 325.00
3	754330312012 HAMMER TRUST	JOHN JOHNSONS ADD LT 13 BLK 1	221 LINCOLN AVE	\$ 205.00
4	744401378001 HOLLINGER, KENNETH T-JUDY	BAYLISS 3RD ADD EXC N8.12' LT 8 ALL LTS 9 AND 10 BLK 17	2701 S 8TH ST	\$ 215.00
5	754435190007 L B T IOWA 9591	PIERCES SUB LT 11 BLK 11	VACANT LOT WEST OF 1816 8TH AVE	\$ 270.00
6	754436452010 MCBRIDE, ALYSSA N	WILLIAMS 1ST ADD S35' N69' LTS 6 & 7 BLK 11	1220 PLEASANT ST	\$ 205.00
7	754425455006 NAVONE, PAUL A - VANBRUNT, ANGELA D	OAKLAND PLACE W51' LT 8	309 SCOTT ST	\$ 470.00
9	754435159005 TOWNSLEY, REENO	SQUIRES ADD LT 16 BLK 8	2213 6TH AVE	\$ 205.00
10	754436160003 UDG INVESTMENTS, LLC	CURTIS AND RAMSEY ADD W41.32' LT 3 BLK P	1015 7TH AVE	\$ 633.00
11	754436154001 VALLIER, LOREN	CURTIS AND RAMSEY ADD LT 1 BLK H	1027 5TH AVE	\$ 260.00
TOTAL				\$3,113.00

**RESOLUTION NO. 25-183**

**A RESOLUTION AUTHORIZING THE CITY CLERK TO CERTIFY ASSESSMENTS AGAINST PROPERTIES TO THE POTTAWATTAMIE COUNTY TREASURER FOR UNREIMBURSED COSTS INCURRED BY THE CITY FOR THE ABATEMENT OF WEEDS AND THE REMOVAL OF SOLID WASTE NUISANCES UPON PROPERTIES AND DIRECTING THEM TO BE COLLECTED IN THE SAME MANNER AS A PROPERTY TAX.**

**WHEREAS,** Council Bluffs' City Ordinance No. 4849, passed and approved by the Council Bluffs City Council on April 15, 1988, requires all property owners within the City of Council Bluffs, Iowa, to cut or destroy all weeds exceeding 18 inches in height; and

**WHEREAS,** Council Bluffs' City Ordinance No. 5219 and 5220, passed and approved by the Council Bluffs City Council on May 22, 1995, requires all property owners to abate any solid waste nuisance upon public right-of-way of materials stored for more than 24 hours, or materials stored on private property for more than 3 days; and

**WHEREAS,** all property owners in Council Bluffs were notified of the above requirements, and owners of properties out of compliance with the above requirements were notified, given time to remediate matters, and subsequently failed to abate or remove the nuisances in the allotted time; and

**WHEREAS,** the City, through its contractors, has attempted to cut or destroy all weeds exceeding 18 inches and/or has removed all solid waste materials in violation; and

**WHEREAS,** more than ten days have elapsed since the City has billed each property owner by mail for the cost of abatement of weeds or solid waste materials from their properties; and

**WHEREAS,** the cost of abatement or removal on these properties has been incurred by the City and remains unpaid; and

**WHEREAS,** the City Council may have these unpaid costs assessed against the properties pursuant to CBMC 4.19.030 and 10.02.070 as authorized by Iowa Code §364.

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

That the unreimbursed costs incurred by the City for the abatement of weeds and solid waste materials found upon the properties be assessed against said properties; and

**BE IT FURTHER RESOLVED**

That the City Clerk is hereby authorized, empowered and directed to certify assessments against said properties to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED  
AND  
APPROVED

July 14, 2025

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

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

Jodi Quakenbush

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

**Council Communication**

Department: Police  
Case/Project No.:  
Submitted by: Matthew Davis

Resolution 25-184  
ITEM 6.D.

Council Action: 7/14/2025

**Description**  
Resolution authorizing the Chief of Police to pay a \$10,000 hiring bonus to those individuals that are previously certified law enforcement officers when hired.

**Background/Discussion**  
To remain competitive in attracting experienced and qualified applicants, the Police Department seeks permission to maintain the \$10,000 hiring bonus paid to police officer applicants previously certified as law enforcement officers. This practice has proved effective over the past two years in attracting certified applicants.  
  
A recent survey of law enforcement agencies in the greater Omaha metropolitan and DesMoines areas showed that similar bonuses ranging from \$5,000 to \$30,000 are being paid to attract certified applicants.  
  
Due to recent recruiting successes and lessons learned from the issues facing certified officers considering accepting a position with the CBPD (i.e., potential moving expenses or paying their former employer for training expenses), the CBPD requests to maintain the \$10,000 hiring bonus for the next two years.

**Recommendation**  
The Police Department recommends approving this Resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Resolution 25-184</a>	Resolution	7/7/2025

**RESOLUTION  
NO. 25-184**

**A RESOLUTION TO PAY A \$10,000 HIRING BONUS TO  
POLICE OFFICER APPLICANTS PREVIOUSLY CERTIFIED AS  
LAW ENFORCEMENT OFFICERS.**

- WHEREAS,** The Council Bluffs Police Department seeks to attract and hire the most qualified and experienced applicants to serve as police officers; and
- WHEREAS,** Certified law enforcement officers in Iowa or another state may be reluctant to apply for a position with the Council Bluffs Police Department because they may incur moving expenses or they may be required to reimburse their current employer for training expenses; and
- WHEREAS,** When the Council Bluffs Police Department hires a law enforcement officer previously certified in Iowa or another state, the fiscal resources required to train the officer are significantly reduced; and
- WHEREAS,** Paying a \$10,000 hiring bonus to previously certified law enforcement officers in Iowa or another state advances the City's goal of attracting qualified and experienced applicants and represents a sound use of fiscal resources; and
- WHEREAS,** This amendment shall become effective immediately upon passage of this resolution and shall remain in effect through June 30, 2027.

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

The Chief of the Police Department is authorized to pay a \$10,000 hiring bonus to those applicants that are previously certified law enforcement officers when hired.

ADOPTED  
AND  
APPROVED

July 14, 2025

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

Mayor

ATTEST:

\_\_\_\_\_  
Jodi Quakenbush,

City Clerk



**Council Communication**

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

Liquor Licenses  
ITEM 7.A.

Council Action: 7/14/2025

**Description**

1. Caddy's Kitchen and Cocktails, 103 W. Broadway
2. Hooters of Council Bluffs, 2910 23rd Ave.
3. Pilot Travel Centers LLC, 2647 S. 24th St.
4. Puerto Vallarta Mexican Restaurant, 3312 W. Broadway
5. Queen of Apostles Church, 3304 4th Ave.
6. The Olive Garden Italian Restaurant #1856, 3707 Denmark Dr.

**Background/Discussion**

See attached for calls for service.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Liquor Licenses</a>	Other	7/8/2025

> Application Type <b>Renewal</b>	Tentative Effective Date 2025-07-24	Tentative Expiration Date 2026-07-23	Application Status <b>Submitted to Local Authority</b>
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt <u>\$812.50</u>	
FIRE _____	Endorsed _____	
BUILDING <u>RS</u>	Issued <u>7-24-2025</u>	
ZONING _____	Expires <u>7-23-2026</u>	
	Council <u>7-14-2025</u>	



Mon 7/7/2025 12:35 PM

Amanda Kopera

Liquor Licenses: Tentative 7/14 Agenda

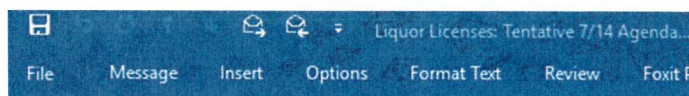
To Alex Ford; Christopher Gibbons; Mark Galvan; Rodney Schütz

Hello all,

Here are the renewals that I plan on adding to this agenda. Please review and let me know if you have any questions or concerns.

Mark – please provide CFS.

1. Caddy's Kitchen and Cocktails, 103 W Broadway – Renewal
2. Hooters of Council Bluffs, 2910 23rd Ave. – Renewal
3. Pilot Travel Centers LLC, 2647 S 24th St. – Renewal
4. Queen of Apostles Church, 3304 4th Ave. – Renewal
5. The Olive Garden Italian Restaurant #1856, 3707 Denmark Dr. – Renewal



This message was sent on 7/7/2025 12:35 PM.  
Reply Totals: Approve 3; Reject 0

Recipient	Response
Alex Ford	Approve: 7/7/2025 1:54 PM
Christopher Gibbons	Approve: 7/7/2025 1:07 PM
Mark Galvan	Approve: 7/7/2025 2:30 PM
Rodney Schultz	

Hooters of Council Bluffs-LC0041042

Premise Street : 2910 23rd Ave.

Application Number : App-224108

Class C Retail Alcohol License

> Application Type <b>Renewal</b>	Tentative Effective Date 2025-08-11	Tentative Expiration Date 2026-08-10	Application Status <b>Submitted to Local Authority</b>
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POLICE _____	Local Amt <u>\$812.50</u>	
FIRE _____	Endorsed _____	
BUILDING <u>RS</u>	Issued <u>8-11-2025</u>	
ZONING _____	Expires <u>8-10-2026</u>	
	Council <u>7-14-2025</u>	



Mon 7/7/2025 12:35 PM

Amanda Kopera

Liquor Licenses: Tentative 7/14 Agenda

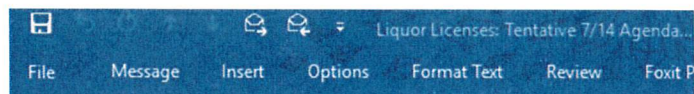
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Mark Galvan	Approve: 7/7/2025 2:30 PM
Rodney Schultz	

Pilot Travel Center #329- LG0000865

Premise Street : 2647 South 24th Street

Application Number : App-223867

Class B Retail Alcohol License

> Application Type <b>Renewal</b>	Tentative Effective Date 2025-08-30	Tentative Expiration Date 2026-08-29	Application Status Submitted to Local Authority
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Pilot Travel Center #329- LG0000865

Premise Street : 2647 South 24th Street

Application Number : App-223871

Class B Retail Alcohol License

∨ Application Type <b>Amendment</b>	Tentative Effective Date 2025-08-30	Tentative Expiration Date 2026-08-29	Application Status Submitted to Local Authority
--	--	---	--

License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name PILOT TRAVEL CENTERS LLC
----------------------------	---	----------	--

Privileges and Sub Permits	Licensee Consented for Automatic Renewal	Amendment Type <b>Ownership Updates</b>
----------------------------	---	--

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt <u>\$325.00</u>	
FIRE _____	Endorsed _____	
BUILDING <u>BS</u>	Issued <u>8-30-2025</u>	
ZONING _____	Expires <u>8-29-2026</u>	
	Council <u>7-14-2025</u>	



Mon 7/7/2025 12:35 PM

Amanda Kopera

Liquor Licenses: Tentative 7/14 Agenda

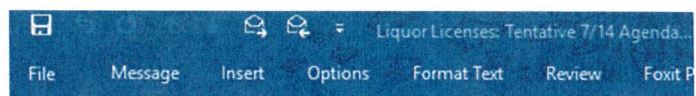
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2. Hooters of Council Bluffs, 2910 23rd Ave. – Renewal
3. Pilot Travel Centers LLC, 2647 S 24th St. – Renewal
4. Queen of Apostles Church, 3304 4th Ave. – Renewal
5. The Olive Garden Italian Restaurant #1856, 3707 Denmark Dr. – Renewal



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Mark Galvan	Approve: 7/7/2025 2:30 PM
Rodney Schultz	

Puerto Vallarta Mexican Restaurant- LC0045565

Premise Street : 3312 W Broadway

Application Number : App-224374

Class C Retail Alcohol License

> Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status ?
Renewal	2025-07-02	2026-07-01	Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <input checked="" type="checkbox"/>	Local Amt	<u>\$812.50</u>
FIRE <input type="checkbox"/>	Endorsed	<input type="checkbox"/>
BUILDING <input checked="" type="checkbox"/>	Issued	<input type="checkbox"/>
ZONING <input type="checkbox"/>	Expires	<input type="checkbox"/>
	Council	<u>7-14-2025</u>

Class C Retail Alcohol License

> Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status ?
Renewal	2025-08-09	2026-08-08	Submitted to Local Authority

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt	\$812.50
FIRE _____	Endorsed	_____
BUILDING <u>10</u>	Issued	8-9-2025
ZONING _____	Expires	8-8-2026
	Council	7-14-2025



Mon 7/7/2025 12:35 PM

Amanda Kopera

Liquor Licenses: Tentative 7/14 Agenda

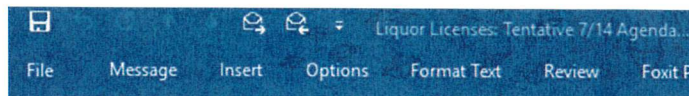
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Mark Galvan	Approve: 7/7/2025 2:30 PM
Rodney Schultz	

The Olive Garden Italian Restaurant #1856-LC0037943

Premise Street : 3707 Denmark Drive

Application Number : App-224703

Class C Retail Alcohol License

Application Type ➤ <b>Renewal</b>	Tentative Effective Date 2025-09-01	Tentative Expiration Date 2026-08-31	Application Status <b>Submitted to Local Authority</b>
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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE _____	Local Amt <u>\$812.50</u>	
FIRE _____	Endorsed _____	
BUILDING <u>BS</u>	Issued <u>9-1-2025</u>	
ZONING _____	Expires <u>8-31-2026</u>	
	Council <u>7-14-2025</u>	



Mon 7/7/2025 12:35 PM

Amanda Kopera

Liquor Licenses: Tentative 7/14 Agenda

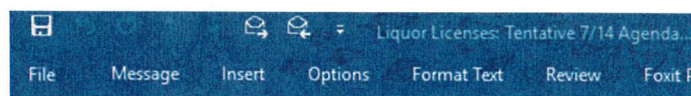
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Mark Galvan	Approve: 7/7/2025 2:30 PM
Rodney Schultz	

# CBPD ALCOHOL PERMIT RENEWAL REVIEW

	ESTABLISHMENT	ADDRESS	OWNER	RENEWAL DATE
1.	Caddy's Kitchen and Cocktails	103 W Broadway		
2.	Hooters of Council Bluffs	2910 23rd Ave		
3.	Pilot Travel Centers LLC	2647 S 24th		
4.	Queen of Apostles Church	3304 4th Ave		
5.	The Olive Garden Italian Restaurant #1856	3707 Denmark Dr		
6.				
7.				

	CITATIONS	CFS*	NEXUS*	GREEN*	YELLOW*	RED*	
1.	0	4	2		X		*CFS - Calls in the area, establishment mentioned
2.	0	4	3		X		
3.	0	44	37		X		*Nexus - Calls originated at establishment
4.	0	1	2	X			
5.	0	4	4		X		*Green - No issues
6.							*Yellow - Minor issues
7.							*Red - Major issues

## COMMENTS

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

SIGNATURE Mark Galvan





# CBPD ALCOHOL PERMIT RENEWAL REVIEW

	ESTABLISHMENT	ADDRESS	OWNER	RENEWAL DATE
1.	Caddy's Kitchen and Cocktails	103 W Broadway		
2.	Hooters of Council Bluffs	2910 23rd Ave		
3.	Pilot Travel Centers LLC	2647 S 24th		
4.	Queen of Apostles Church	3304 4th Ave		
5.	The Olive Garden Italian Restaurant #1856	3707 Denmark Dr		
6.	Puerto Vallarta Mexican Restaurant	3312 W Broadway		
7.				

	CITATIONS	CFS*	NEXUS*	GREEN*	YELLOW*	RED*	
1.	0	4	2		X		*CFS - Calls in the area, establishment mentioned
2.	0	4	3		X		*Nexus - Calls originated at establishment
3.	0	44	37		X		
4.	0	1	2	X			*Green - No issues
5.	0	4	4		X		*Yellow - Minor issues
6.	0		2	X			*Red - Major issues
7.							

## COMMENTS

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

SIGNATURE Mark Galvan



**Council Communication**

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

Retail Tobacco Permit - Renewal (2)  
ITEM 7.B.

Council Action: 7/14/2025

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Tobacco Permit Renewals</a>	Other	7/8/2025

# Retail Tobacco License Review

CITY OF COUNCIL BLUFFS  
1909373801

## Application Information

### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : LALA INC  
Type of ownership : Corporation  
Primary office address : 3500 AVENUE A COUNCIL BLUFFS IA 51501-1819  
Legal Ownership Phone : 712-256-4410  
Legal Ownership Email : cbquickstop@gmail.com

### Application Information

City/County Permit Number : 1229468  
Sales and Use Permit Number : 178025226  
Location Name : **CB QUICK STOP**  
Location Phone Number : 712-256-4410  
Location Address : 3500 AVENUE A COUNCIL BLFS IA 51501-1819  
Location Mailing Address : 3500 AVENUE A COUNCIL BLUFFS IA 51501-1819  
Renewal : Yes  
Start Date : 01-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 100.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station  
Types of Products Sold : Cigarettes, Tobacco, Vapor Products, Alternative Nicotine Products  
Do you intend to make retail sales to ultimate consumers? : Yes  
Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s) in the next step: : No

### Corporate Officers

Title	Name	Address
PRESIDENT	MEHMOOD, KHALID	924 S 180TH AVE ELKHORN NE 68022-6909

### Suppliers List

1. Core-Mark
2. Maverick Distribution
3. Premier Distribution

### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Select a Decision

Approve	Deny
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Additional instructions are on the final page.

For period (MM/DD/YYYY) 07 / 01 / 2025 through 06/30/2026

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

Business Information:

Legal name/Doing business as (DBA): CB ROLLIN VAPES

Iowa sales and use tax account number: 300408928

Retail address: 2700 2nd Ave. Ste. 1 City: Council Bluffs State: IA ZIP: 51501

Mailing address: 2700 2nd Ave. Ste. 1 City: Council Bluffs State: IA ZIP: 51501

Phone: 531-222-4049

Legal Ownership Information:

Type of ownership: Sole Proprietor [ ] Partnership [ ] Corporation [ ] LLC [x] LLP [ ]

Name of sole proprietor, partnership, corporation, LLC, or LLP: CB ROLLIN VAPES

Primary office address: 2700 2nd Ave. Ste. 1 City: Council Bluffs State: IA ZIP: 51501

Phone: 531-222-4049 Fax: Email: cbrrollinvapes@gmail.com

Retail Information:

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

Mobile sales (see instructions) [ ] VIN: 2C3CCAGG1EH309729 License plate number: 0WV-860

Types of Products Sold: (Check all that apply)

Cigarettes [x] Tobacco [x] Alternative nicotine products [ ] Vapor products [x]

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

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

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

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

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

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

Name: Coty Vallier Title: Owner

Address: 2700 2nd Ave Suite 1

City: Council Bluffs State: IA ZIP: 51501

Name: Title:

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**Signature of Authorized Party**

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

Printed Name/Title: Coty Vallier Owner

Authorized Signature: Coty Vallier

Date: 7-3-25 Email: CbRollinVapes@gmail.com

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

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

- Fill in the amount paid for the permit: \$100-
- Fill in the date the permit was approved by the council or board: 7-14-25
- Fill in the permit number issued by the city/county: 13480002
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New  Renewal

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

- Email: [iapledge@iowaabd.com](mailto:iapledge@iowaabd.com)
- Fax: 515-281-7375

**Council Communication**

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

Retail Device Permit per SF345 (9)  
ITEM 7.C.

Council Action: 7/14/2025

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Retail Device Application</a>	Other	7/8/2025

## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : CB SMOKE SHOP LLC  
Type of ownership : Limited Liability Company  
Primary office address : 20 POWER DR STE 6 COUNCIL BLUFFS IA 51501-7701  
Legal Ownership Phone : 402-686-9822  
Legal Ownership Email : OMAHATOBACCO@GMAIL.COM

#### Application Information

Sales Permit Number: : 302703725  
Location Name : **CB SMOKE SHOP LLC**  
Location Phone Number : 712-796-3868  
Location Address : 20 POWER DR STE 6 COUNCIL BLUFFS IA 51501-7701  
Location Mailing Address : 4891 F ST OMAHA NE 68117-1406  
Renewal : No  
Start Date : 02-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 1,500.00  
Types of Sales : Over the Counter  
Type of Establishment : Tobacco store  
Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	ALANNSI, BALEEGH	12112 S 48TH ST PAPILLION NE 68133-2899

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="button" value="Yes"/>	<input type="button" value="No"/>
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Select a Decision

<input type="button" value="Approve"/>	<input type="button" value="Deny"/>
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## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : GREENSTAR GLASS AND GOODIES INC  
Type of ownership : Corporation  
Primary office address : 531 VETERANS MEMORIAL HWY COUNCIL BLUFFS IA 51501-8419  
Legal Ownership Phone : 712-314-3268  
Legal Ownership Email : rossplum@icloud.com

## Application Information

Sales Permit Number: : 178027220  
Location Name : GREENSTAR GLASS & GOODIES INC  
Location Phone Number : 712-828-4449  
Location Address : 531 VETS MEMORIAL HWY COUNCIL BLFS IA 51501  
Location Mailing Address : 531 VETS MEMORIAL HWY COUNCIL BLUFFS IA 51501-8424  
Renewal : No  
Start Date : 07-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 1,500.00  
Types of Sales : Over the Counter  
Type of Establishment : Alternative nicotine/vapor store  
Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

## Corporate Officers

Title	Name	Address
Authorized Individual	PLUM, ROSS	104 GOLDEN CIRCLE DR COUNCIL BLUFFS IA 51503-5500

## Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="button" value="Yes"/>	<input type="button" value="No"/>
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Select a Decision

<input type="button" value="Approve"/>	<input type="button" value="Deny"/>
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## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : TFL INC  
Type of ownership : Corporation  
Primary office address : 202 S 73RD ST OMAHA NE 68114-4616  
Legal Ownership Phone : 402-399-5377  
Legal Ownership Email : alyssa@megasaver.com

#### Application Information

Sales Permit Number: : 301506324  
Location Name : **MEGA SAVER**  
Location Phone Number : 712-323-7765  
Location Address : **1749 W BROADWAY** COUNCIL BLUFFS IA 51501-3822  
Location Mailing Address : 202 S 73RD ST OMAHA NE 68114-4616  
Renewal : No  
Start Date : 01-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 1,500.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station  
Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	SAMIEV, ABDURASHID	202 S 73RD ST OMAHA NE 68114-4616
Authorized Individual	SAMIEV, KAMOL	202 S 73RD ST OMAHA NE 68114-4616

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

Yes	No
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Select a Decision

Approve	Deny
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## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : TFL INC  
Type of ownership : Corporation  
Primary office address : 202 S 73RD ST OMAHA NE 68114-4616  
Legal Ownership Phone : 402-399-5377  
Legal Ownership Email : alyssa@megasaver.com

#### Application Information

Sales Permit Number: : 178025865  
Location Name : **MEGA SAVER**  
Location Phone Number : 712-265-2126  
Location Address : **3540 W BROADWAY** COUNCIL BLFS IA 51501-3212  
Location Mailing Address : 202 S 73RD ST OMAHA NE 68114-4616  
Renewal : Yes  
Start Date : 01-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 1,500.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station  
Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	SAMIEV, ABDURASHID	202 S 73RD ST OMAHA NE 68114-4616
Authorized Individual	SAMIEV, KAMOL	202 S 73RD ST OMAHA NE 68114-4616

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

Yes	No
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Select a Decision

Approve	Deny
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## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : T.F.G.A., LLC  
Type of ownership : Limited Liability Company  
Primary office address : 3607 9TH AVE COUNCIL BLUFFS IA 51501-5633  
Legal Ownership Phone : 402-399-5377  
Legal Ownership Email : alyssa@megasaver.com

#### Application Information

Sales Permit Number: : 178027205  
Location Name : **MEGA SAVER**  
Location Phone Number : 712-796-3494  
Location Address : **3607 9TH AVE** COUNCIL BLFS IA 51501  
Location Mailing Address : 202 S 73RD ST OMAHA NE 68114-4616  
Renewal : Yes  
Start Date : 01-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 1,500.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station  
Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	SAMIEV, KAMOL	202 S 73RD ST OMAHA NE 68114-4616

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="radio"/> Yes	<input type="radio"/> No
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Select a Decision

<input type="radio"/> Approve	<input type="radio"/> Deny
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# Device Retailer License

## Review

CITY OF COUNCIL BLUFFS

1909373801

### Application Information

## Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : FROELICH, RODNEY

Type of ownership : Sole Proprietor

Primary office address : 2034 N 64TH ST OMAHA NE 68104-4714

Legal Ownership Phone : 712-323-0404

Legal Ownership Email : froehlich@centurylink.net

## Application Information

Sales Permit Number: : 178026429

Location Name : **PHEROMONES GLASS & GIFTS LLC**

Location Phone Number : 402-913-5386

Location Address : 1417 W BROADWAY STE B COUNCIL BLFS IA 51501

Location Mailing Address : 2034 N 64TH ST OMAHA NE 68104-4714

Renewal : Yes

Start Date : 01-Jul-2025

End Date : 30-Jun-2026

License Fee : 1,500.00

Types of Sales : Over the Counter

Type of Establishment : Tobacco store

Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

## Corporate Officers

Title	Name	Address
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## Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="radio"/> Yes	<input type="radio"/> No
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Select a Decision

<input type="radio"/> Approve	<input type="radio"/> Deny
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## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : JERUSALEM PETROLUM LLC DBA SPEEDY G  
Type of ownership : Corporation  
Primary office address : 430 S 35TH ST STE 1 COUNCIL BLUFFS IA 51501-3295  
Legal Ownership Phone : 402-917-6675  
Legal Ownership Email : plusautollc@hotmail.com

#### Application Information

Sales Permit Number : 178025299  
Location Name : **SPEEDY GAS N SHOP**  
Location Phone Number : 712-256-3473  
Location Address : **430 S 35TH ST** STE 1 COUNCIL BLFS IA 51501-3295  
Location Mailing Address : 430 S 35TH ST STE 1 COUNCIL BLUFFS IA 51501-3295  
Renewal : No  
Start Date : 01-Jul-2025  
End Date : 30-Jun-2026  
License Fee : 1,500.00  
Types of Sales : Over the Counter  
Type of Establishment : Convenience store/gas station

Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : No

Does this retail location provide an age-restricted area and ensure that no devices are visible to those under 21 years of age? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	HALE, ALEX	430 S 35TH ST STE 1 COUNCIL BLUFFS IA 51501-3295
Authorized Individual	FARRA, ALBERT	430 S 35TH ST STE 1 COUNCIL BLUFFS IA 51501-3295

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="button" value="Yes"/>	<input type="button" value="No"/>
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Select a Decision

<input type="button" value="Approve"/>	<input type="button" value="Deny"/>
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Local Permit Number (Optional):

Date Permit Was Approved By Council Or Board

## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : VAPEOLOGY SMOKE SHOP LLC

Type of ownership : Limited Liability Company

Primary office address : 1531 2ND AVE COUNCIL BLUFFS IA 51501-3908

Legal Ownership Phone : 402-686-9822

Legal Ownership Email : omahatobacco@gmail.com

#### Application Information

Sales Permit Number: : 302307821

Location Name : VAPEOLOGY SMOKE SHOP

Location Phone Number : 712-352-0153

Location Address : 1531 2ND AVE COUNCIL BLUFFS IA 51501-3908

Location Mailing Address : 4891 F ST OMAHA NE 68117-1406

Renewal : No

Start Date : 02-Jul-2025

End Date : 30-Jun-2026

License Fee : 1,500.00

Types of Sales : Over the Counter

Type of Establishment : Tobacco store

Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	NAGI, ABDULMALEK	4891 F ST OMAHA NE 68117-1406

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="radio"/> Yes	<input type="radio"/> No
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Select a Decision

<input type="radio"/> Approve	<input type="radio"/> Deny
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## Device Retailer License Review

CITY OF COUNCIL BLUFFS  
1909373801

### Application Information

#### Legal Ownership Information

Name of sole proprietor, partnership, corporation, LLC, or LLP : BROADWAY SMOKE SHOP LLC

Type of ownership : Limited Liability Company

Primary office address : 305 E BROADWAY COUNCIL BLUFFS IA 51503-4415

Legal Ownership Phone : 402-686-9822

Legal Ownership Email : omahatobacco@gmail.com

#### Application Information

Sales Permit Number: : 309703011

Location Name : **VIP SMOKE SHOP**

Location Phone Number : 712-796-4579

Location Address : 305 E BROADWAY COUNCIL BLUFFS IA 51503-4415

Location Mailing Address : 430 CONNER GRANT RD NEW BERN NC 28562-9813

Renewal : No

Start Date : 02-Jul-2025

End Date : 30-Jun-2026

License Fee : 1,500.00

Types of Sales : Over the Counter

Type of Establishment : Tobacco store

Does this retail location ensure that no person younger than 21 years of age is present or permitted to enter at any time? : Yes

#### Corporate Officers

Title	Name	Address
Authorized Individual	ALAHDAL, HEITHAM	4891 F ST OMAHA NE 68117-1406

#### Decision

Select the decision of whether you approve or deny this permit application.

Iowa Department of Revenue will be issuing a permit number if this application is approved. However, the local authority has the option to also issue a permit number. If the local authority decides to issue a local permit number, it can be entered in the "Local Permit Number" field. Otherwise, only the state-issued permit number will appear on the permit.

Does this retailer hold a valid retail tobacco permit at this location?

<input type="radio"/> Yes	<input type="radio"/> No
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Select a Decision

<input type="radio"/> Approve	<input type="radio"/> Deny
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