**City Council Communication**

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| Department:<br>Community Development Department<br><br>Case #MIS-22-002 | Resolution No._____ | City Council: 3/28/2022 |

**Subject/Title**

A resolution to approve a plan for water service to Heartland Ridge Subdivision to be built along Pioneer Trail, pursuant to the urban renewal joint agreement with Pottawattamie County.

**Background/Discussion**

On April 21, 2021, the City of Council Bluffs and Pottawattamie County entered into an Urban Renewal Joint Agreement (Resolution No. 21-110) to facilitate the development of a new residential subdivision to be known as Heartland Ridge Subdivision, located along Pioneer Trail. The agreement was necessary because a portion of the subdivision is located within the City of Council Bluffs two-mile extraterritorial jurisdiction and State law requires Counties to obtain consent to utilize its Urban Renewal powers within two miles of a City's corporate boundary. An element of the joint Agreement addressed how water service would be provided to the new subdivision. The alternatives were private wells, a source in Mills County or an otherwise approved alternative by the City and County. The Mills County water source was evaluated by the subdivision's developer and Pottawattamie County, but was determined to be cost prohibitive and not practicable at this time.

In February 2022, staff with the Council Bluffs Community Development, Public Works, and Mayor's offices met with staff from Council Bluffs Water Works (CBWW), Regional Water Rural Water Association (RWRWA), and Pottawattamie County Planning to review other water source alternatives for the Heartland Ridge subdivision. The joint staffs concluded the best alternative is for CBWW and RWRWA to enter into an agreement that allows RWRWA to purchase water from the CBWW and extend their waterlines to the proposed subdivision along Pioneer Trail. The water service route would begin at CBWW existing water main along Wabash Avenue and then RWRWA would extend an 8-inch water main along Pioneer Trail until it reaches the Dumfries Avenue Pump Station, which is immediately adjacent to the proposed Heartland Ridge Subdivision (see Exhibit A). The City supports the proposed water main extension as it provides CBWW the opportunity to sell water to RWRWA for the new subdivision; and the water main extension route will be located in an area of Pottawattamie County that has existing rural/large acreage suburban development that is not within a priority growth area for the City of Council Bluffs.

**Recommendation**

The Community Development Department recommends approval to support the extension of water service to a residential subdivision (Heartland Ridge) along Pioneer Trail, pursuant to the urban renewal joint agreement between the City of Council Bluffs and Pottawattamie County based on reasons stated above.

**Attachments**

**Exhibit A**: Water main extension map

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