



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, December 10, 2019 - 6:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

A. Case #SAV-19-008

Public hearing on the request of Richard L. Mowery Jr. to vacate and dispose of Avenue M right-of-way located between North 8th and North 10th Streets, and abutting properties legally described as Lots 2 and 3, Block 8, Turley's Addition and Lots 2 through 5, Block 7, Turley's Addition along with the vacated alley adjacent. Location: 1408 North 8th Street, 813 Avenue 'M', and 829 Avenue 'M'.

B. Case #ZC-19-004

Public hearing on the request of CAMCO Inc., represented by Donald Campbell, to rezone properties legally described as Lots 1 and 2, Block 4, Riddle's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District. Location: 814 and 818 South 7th Street.

C. Case #MIS-19-005

Public hearing on the request of Methodist Jennie Edmundson Hospital to adopt a site-specific signage plan for the Jennie Edmundson Memorial Hospital Campus, generally described as an area geographically bounded by Keeline Avenue to the north, Nicholas Street to the south, East Kaneshville Boulevard and East Broadway to the west, and Cook Avenue to the east. Locations: 808 and 933 East Pierce Street.

D. Case #MIS-19-004

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2021-2022 through Fiscal Year 2024-2025 Capital Improvement Plan.

E. Case #URN-19-003

Public hearing on the request of the City of Council Bluffs to amend the Playland Park Urban Renewal Area by adopting Amendment #5 for property legally described as Block 1, Rivers Edge Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. Location: Lying south of Avenue 'B' and north of Rivers Edge Parkway.

8. OTHER BUSINESS

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community
Development

Case/Project No.: SAV-19-008

Case #SAV-19-008

Council Action: 12/10/2019

Submitted by: Moises Monrroy,
Planner

Description

Public hearing on the request of Richard L. Mowery Jr. to vacate and dispose of Avenue M right-of-way located between North 8th and North 10th Streets, and abutting properties legally described as Lots 2 and 3, Block 8, Turley's Addition and Lots 2 through 5, Block 7, Turley's Addition along with the vacated alley adjacent. Location: 1408 North 8th Street, 813 Avenue 'M', and 829 Avenue 'M'.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #SAV-19-008 Staff Report & Attachments	Other	12/4/2019

Planning Commission Communication

Department: Community Development Case #SAV-19-008 Property Owner/Applicant: Richard L. Mowery Jr. 829 Avenue M Council Bluffs, IA 51503	Resolution of Intent No. _____ Resolution to Dispose No. _____	Planning Commission: 12/10/19 Set Public Hearing: Public Hearing:
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Subject/Title

Request: Public hearing on the request of Richard L. Mowery Jr. to vacate and dispose of Avenue M right-of-way located between North 8th and North 10th Streets, and abutting properties legally described as Lots 2 and 3, Block 8, Turley’s Addition and Lots 2 through 5, Block 7, Turley’s Addition along with the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa.

Location: 1408 North 8th Street, 813 Avenue M, and 829 Avenue M

Background/Discussion

The Community Development Department has received an application from Richard L. Mowery Jr. to vacate and dispose of Public hearing on the request of Richard L. Mowery Jr. to vacate and dispose of Avenue M right-of-way located between North 8th and North 10th Streets. The subject right-of-way is unimproved and measures approximately 60 feet in width by 177 feet in length. The applicant owns property south of the subject right-of-way addressed as 829 Avenue M and legally described as Lots 4 and 5 and the North ½ of the vacated east/west alley adjacent, all in Block 7, Turley’s Addition. If vacated, the applicant intends to acquire the portion adjoining his property to construct an accessory structure north of the existing principal structure.

The proposed vacation request will affect the abutting properties in different ways. Since the applicant’s property is located southeast of the intersection of Avenue M and North 10th Street, it is considered a corner lot, which is defined in Section 14.04.220 of the Council Bluffs Municipal Code (Subdivision Ordinance) as “a lot situated at the intersection of two streets.” For the purpose of determining setback requirements, the property line along Avenue M is considered the front lot line, which, as per Section 15.03.430 of the Municipal Code (Zoning Ordinance), is the “shortest lot line along a street.” If Avenue M is vacated, the property will no longer be considered a corner lot. Furthermore, the property line along North 10th Street would be considered the new front lot line as it would be the only property line abutting a street. This would impact setback requirements drastically as all land west of the existing detached single-family dwelling would be considered the front yard. This, in turn, would prevent the applicant from constructing any accessory structures in that location since accessory structures cannot be set closer to the front property line than the principal structure in any residential district, thus losing almost 50% of buildable lot area. The property located east of the applicant’s residence, addressed as 813 Avenue M, would be impacted in a similar manner by the vacation request.

If approved, the proposed vacation request would also eliminate or reduce existing nonconformities. There are currently three accessory structures located north of the existing dwelling. These structures are closer to the current front lot line than the principal structure, thus they are considered nonconforming. If Avenue M is vacated, these structures would no longer be considered nonconforming, with the exception of the shed located northwest of the existing dwelling. While the shed is closer to the property line which abuts North 10th Street than the house, it is almost 50 feet from said lot line, which far exceeds the minimum required front yard setback of 25 feet in an R-2/Two-Family Residential District.

The existing single-family dwellings at 813 Avenue M and 1404 North 8th Street are also nonconforming structures. The dwelling at 813 Avenue M is currently set at 22 feet from the current front lot line, closer than the minimum 25

feet required. If the vacation request is approved, the required setback to that property line would be reduced to the minimum required interior side yard setback of five feet, bringing the structure into conformance with the Zoning Ordinance. Similarly, the dwelling at 1404 North 8th Street will also be brought into conformance with the Zoning Ordinance if Avenue M is vacated as it is set approximately 7 feet from the property line along Avenue M, exceeding the required five-foot setback. As it exists today, the minimum required setback to the south property line is 15 feet.

Since the applicant's property and the neighboring property to the east are addressed off Avenue M, the Permits and Inspections Division will have to revise these addresses to reflect the change in frontage if vacation request is approved.

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

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

There are three property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:

- North – Residential property owned by Clinton M. Mowery (1404 North 8th Street)
- South – Residential property owned by Richard L. Mowery Jr. (829 Avenue M)
- Residential property owned by Randall Mowery (813 Avenue M)

All abutting property owners were mailed petitions asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the portion of the alley adjacent to their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*

All abutting properties have frontage on either North 8th Street or North 10th Street. However, there are two existing lots of record—Lots 3 and 4, Block 7, Turley's Addition—which only have frontage on Avenue M. Although these two lots share a parcel number with lots that have frontage along either North 8th Street or North 10th Street for taxation purposes, they can be sold separately by their respective owners, thus creating two properties with no access to a publically dedicated right-of-way. If Avenue M is vacated, a final plat will need to be executed to combine lots sharing a parcel number into new platted lots that would have access to a City right-of-way.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*
This request will not create a dead-end right-of-way, as the request is to vacate the entirety of Avenue M from North 8th Street to North 10th Street.

4. *To reduce or eliminate hazardous and dangerous traffic conditions.*
The subject right-of-way is unimproved and is not used for vehicular and/or pedestrian traffic.

5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*

All City Departments and utilities were notified of the request. The following responses were received:

- The Public Works Department stated they would not be in favor of vacating the subject right-of-way as they have infrastructure (sanitary and storm sewer) located within said right-of-way and are concerned the applicant or future property owners may erect structures over these utility lines, thus depriving them of the access required to maintain them. They stated that if Avenue M were to be vacated, an easement would have to be retained over the subject right-of-way.
- Black Hills Energy stated they have no concerns with the vacation request.
- MidAmerican Energy Company stated they have no conflicts with the proposed vacation of Avenue M right-of-way.

6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.*
Not applicable.
7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*
The request is to vacate the entirety of Avenue M right-of-way between North 8th Street and North 10th Street.
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).
9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*
Not applicable.
10. *To establish an equitable price for surplus public property.*
All abutting property owners were notified about this vacation request. The following responses were received:
 - Richard L. Mowery Jr. stated he is in favor of the request and is willing to acquire the portion of right-of-way adjacent to his property for the sum of \$479.08.
 - Randall Mowery stated he is in favor of the request and is willing to acquire the portion of right-of-way adjacent to his property for the sum of \$402.92.
 - Clinton M. Mowery stated he is in favor of the request and is willing to acquire the portion of right-of-way adjacent to his property for the sum of \$796.97.

Recommendation

The Community Development Department recommends approval to vacate and dispose Avenue M right-of-way located between North 8th and North 10th Streets, and abutting properties legally described as Lots 2 and 3, Block 8, Turley's Addition and Lots 2 through 5, Block 7, Turley's Addition along with the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa:

1. An easement shall be retained over the subject right-of-way for utility access and maintenance purposes;
2. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s); and
3. A final plat shall be executed prior to the disposal of the South ½ of the subject right-of-way to the applicant, owner of property addressed as 829 Avenue M and legally described as Lots 4 and 5 and the North ½ of the vacated east/west alley adjoining, all in Block 7, Turley's Addition, and to the owner of property addressed as 813 Avenue M and legally described as Lots 1 through 3 and the North ½ of the vacated east/west alley adjoining, all in Block 7, Turley's Addition, to create new platted lots with access to a publically dedicated right-of-way.


Attachments

Attachment A: Location and Zoning Map

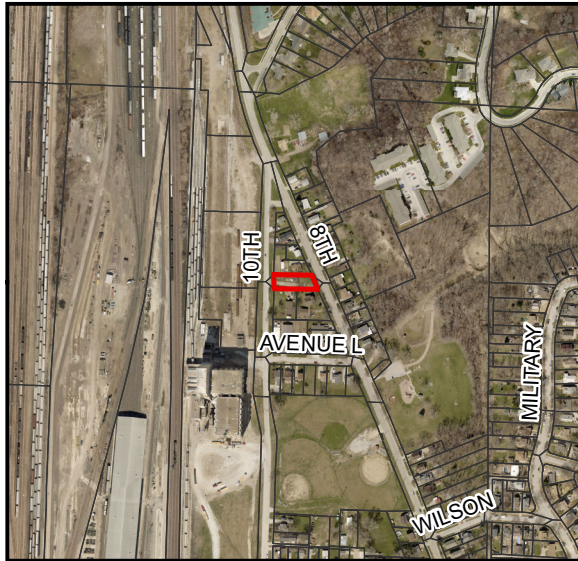
Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #SAV-19-008 LOCATION/ZONING MAP

Legend

 Subject right-of-way

0 40 80
1 Inch = 83 Feet



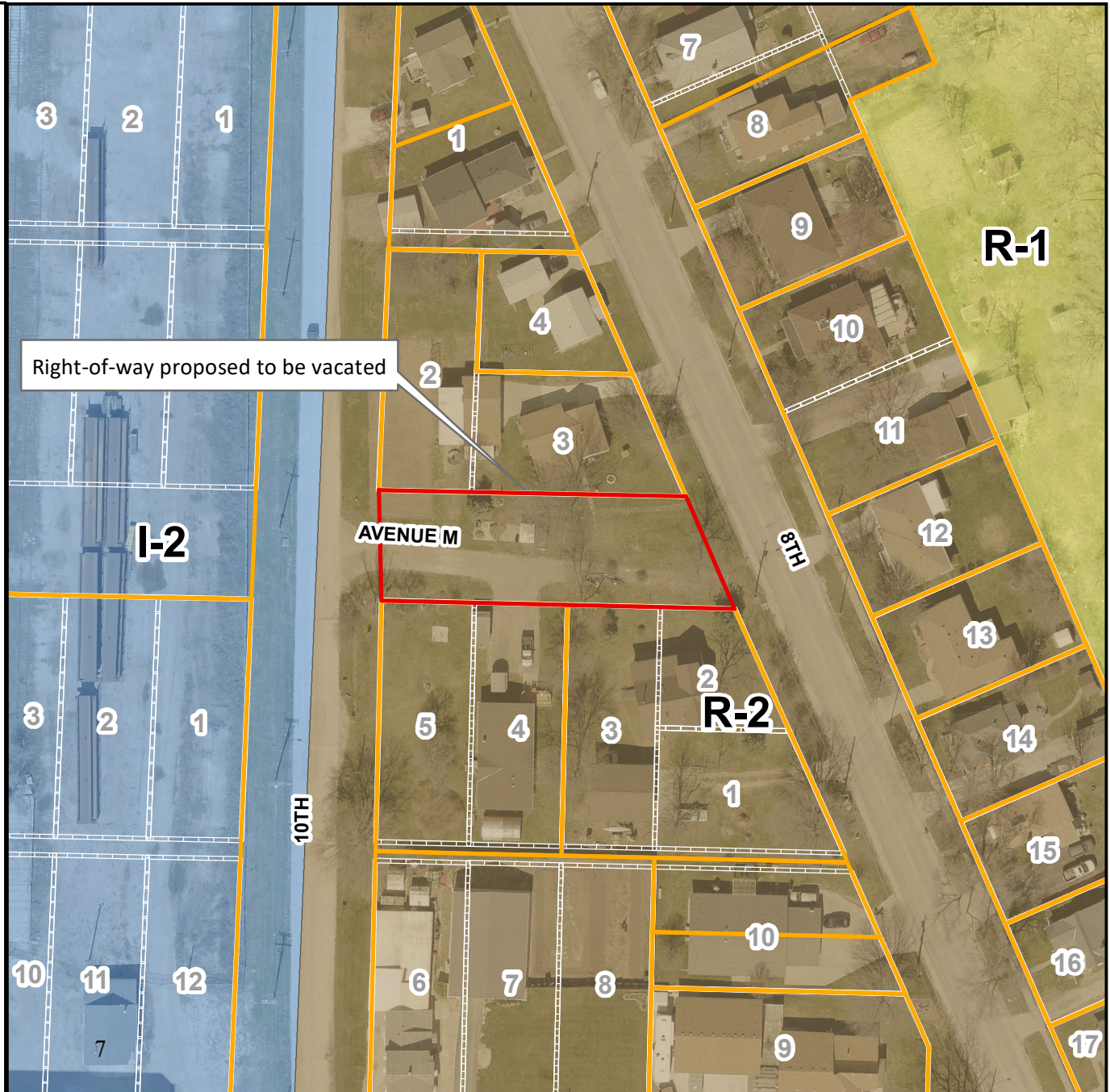
Last Amended: 11/21/19



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

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Planning Commission Communication

Department: Community
Development

Case/Project No.: ZC-19-004

Case #ZC-19-004

Council Action: 12/10/2019

Submitted by: Chris Meeks,
Planner

Description

Public hearing on the request of CAMCO Inc., represented by Donald Campbell, to rezone properties legally described as Lots 1 and 2, Block 4, Riddle's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District. Location: 814 and 818 South 7th Street.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #ZC-19-004 Staff Report & Attachments	Other	12/4/2019

Planning Commission Communication

<p>Department: Community Development</p> <p>CASE # ZC-19-004</p> <p>Applicant/Property Owner: CAMCO, Inc. Attn: Donald Campbell 19 Pelican Drive Council Bluffs, IA 51501</p>	<p>Ordinance No. _____</p>	<p>Planning Commission: 12/10/2019</p>
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Subject/Title

Request: Public hearing on the request of CAMCO Inc., represented by Donald Campbell, to rezone properties legally described as Lots 1 and 2, Block 4, Riddle’s Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District. Location: 814 and 818 South 7th Street.

Location: 814 and 818 South 7th Street

Background

The Community Development Department has received an application from CAMCO Inc., represented by Donald Campbell, to rezone the properties legally described as Lots 1 and 2, Block 4, Riddle’s Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District. Currently, the subject properties contain single family residential dwellings, which are not permitted as a principal or conditional use in the I-1/Light Industrial District. By rezoning the properties to the R-3/Low-Density Multifamily Residential District the homes will be located in a district which allows single family dwellings, therefore resolving a nonconforming use.

Land Use and Zoning

The following zoning and land uses surround the subject properties:

North: Land that is zoned R-3/Low Density Multi-family Residential District and is primarily used for residential structures.

South: Land that is zoned I-1/Light Industrial District and is primarily used for commercial and industrial uses.

East: Land that is zoned R-3/Low Density Multi-Family Residential that is undeveloped, and un-zoned land that is associated with the right-of-way of the South Expressway.

West: Land that is zoned I-1/Light Industrial District and is primarily used for commercial and industrial uses.

The future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) designates the subject property as Downtown/Mixed Use.

Public notices were mailed to all property owners within 200 feet of the request. No comments were received for the request.

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

- The Council Bluffs Fire Marshall stated they have no comments regarding the request.
- The Public Works Department stated they have no comments regarding the rezoning request.
- Council Bluffs Water Works stated they have no comments regarding the request.
- MidAmerican Energy stated they have no concerns with the rezoning request.

Discussion

1. If approved, the subject properties will be zoned to a district that is consistent with the general character of the areas immediately to the North and to the West. The subject properties both feature single family dwellings which are allowed in the R-3/Low Density Multi-Family Residential District, but would not be allowed in the I-1/Light Industrial District.
2. The subject lots do not comply with the minimum lot size requirement of 5,000 square feet in the R-3/Low Density Multi-Family Residential District (both properties are 4,928 square feet in area), but would still be considered developable as they are lots of record. The properties would be more conforming in the R-3 District than they currently are in the I-1/Light Industrial District, as the I-1 District requires a lot area of 10,000 square feet and a minimum width of 75 feet.
3. The proposed rezoning is consistent with the future land use plan of the Bluffs Tomorrow 2030 (comprehensive Plan) in that the classification of Downtown/Mixed Use allows for a mix of commercial and residential uses. In the R-3/Low Density Multi-Family Residential District, a mixture of residential and commercial uses is allowed as per Chapter 15.10 of the Council Bluffs Zoning Ordinance (Municipal Code).

Recommendation

The Community Development Department recommends approval of the request to rezone the properties legally described as Lots 1 and 2, Block 4, Riddle’s Subdivision, City of Council Bluffs, Pottawattamie County, Iowa from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District based on reasons stated above.

Attachments



Attachment A: Location/zoning map

Attachment B: Site Photos

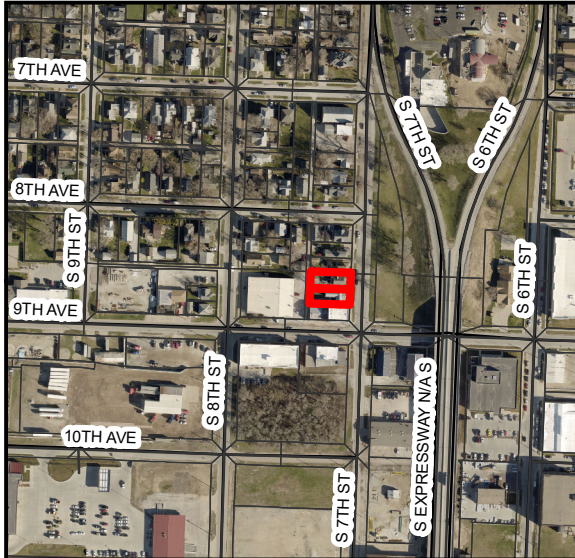
Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #ZC-19-004 LOCATION/ZONING MAP

Map Legend

-  Properties proposed to be rezoned from I-1 to R-3.
-  Parcels

0 30 60
1 Inch = 60 Feet



Last Amended: 11/14/19

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER
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Attachment B:

Site Photos



Above: Aerial Photo of the subject properties (show in red) facing West.

Below: Street level photo of the subject properties (from Google Street view)



Planning Commission Communication

Department: Community
Development

Case/Project No.: MIS-19-005

Case #MIS-19-005

Council Action: 12/10/2019

Submitted by: Haley Weber, Zoning
Enforcement Officer

Description

Public hearing on the request of Methodist Jennie Edmundson Hospital to adopt a site-specific signage plan for the Jennie Edmundson Memorial Hospital Campus, generally described as an area geographically bounded by Keeline Avenue to the north, Nicholas Street to the south, East Kanesville Boulevard and East Broadway to the west, and Cook Avenue to the east. Locations: 808 and 933 East Pierce Street.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #MIS-19-005 Staff Report & Attachments	Other	12/5/2019

City Planning Commission Communication

<p>Department: Community Development</p> <p>Case #MIS-19-005</p> <p>Applicant: Methodist Jennie Edmundson Hospital 933 East Pierce Street Council Bluffs, IA 51503</p> <p>Owner: Jennie Edmundson Memorial Hospital 825 S 169th Street Omaha, NE 68118</p> <p>Representative: Vince Rew 933 East Pierce Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p>	<p>Planning Commission: 12/10/2019</p>
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Subject/Title

Request: Adopt a site-specific signage plan for Jennie Edmundson Memorial Hospital, an area geographically bounded by Keeline Avenue to the north, Nicholas Street to the south, East Kaneshville Boulevard and East Broadway to the west, and Cook Avenue to the east and legally described below.

The property addressed as 808 East Pierce Street and legally described as JENNIE EDMUNDSON ADD LT 1, EXC CITY ROW;

The property addressed as 933 East Pierce Street and legally described as AUD SUB SECTION 30-75-43 SE NW LTS 4 THRU 7, AUD SUB NE SW LTS 6 THRU 11, KEELINE HOME PLACE LT 1, BLK 1, HILLSIDE ADD BLKS 1 THRU 4, JUDDS COURT LTS 1 THRU 10, BELDENS SUB LTS 14 AND 15 AND ALL VAC ALLEYS, VOORHIS, FIELD AND RIDGE STREETS ADJ, HAGGS FIRST ADD LTS 1 THRU 4 AND 5 EXC NELY34' NWLY100' AND ALL LTS 6 AND 9 BLK 3 AND 1/2 VAC ALLEY ADJ AND LTS 7 AND 8 BLK 3; and

The parking lot located west of 933 East Pierce Street, generally described as being geographically bounded by Kaneshville Boulevard to the west, Ridge Street to the south, and East Pierce Street to the east, and legally described as HAGGS EXTENSION LTS 4 THRU 7 BLK 6 AND ALL VAC E OAK ST AND ALL VAC ALLEY ADJ AND BOCKS SUB PT LTS 4 THRU 7 < 8 EXC SWLY14.47' STRIP TO CITY ALL SE OF HWY.

Location: 808 and 933 East Pierce Street.

Background

The Community Development Department has received an application from Methodist Jennie Edmundson Hospital, represented by Vince Rew, to adopt a site specific signage plan for the existing Methodist Jennie Edmundson Hospital property located at 933 East Pierce Street; proposed medical office building at 808 East Pierce Street; and associated parking lots. A location/zoning map is included as Attachment 'A.' Per Section 15.33.160(4)(E), *A/P Administrative professional district sign regulations, 'any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific sign plan that is subject to review by the City Planning Commission and approval by City Council.'* The Jennie Edmundson Hospital site, new medical office building, and associated parking lots are comprised of approximately 26 acres of land total. All subject properties are zoned A-P/Administrative Professional District and have frontage on several public streets, including: Keeline Avenue, Nicholas Street, East Kanessville Boulevard, East Broadway, and Cook Avenue. The applicant's letter of intent is included as Attachment 'B.' The proposed signage plan is outlined below.

Existing Signage

933 East Pierce Street (Methodist Jennie Edmundson Hospital Property)

There is 1,183 square feet of existing attached signage and 427 square feet of detached signage for a total of 1,610 square feet of signage at 933 East Pierce Street. An inventory of the existing signage at 933 East Pierce Street is included with this report as Attachment 'C.' Per Section 15.33.080, *Exempt Signs*, of the City's Municipal Code (Zoning Ordinance), "*signs which are not visible from a public right-of-way or from a property other than that on which the sign is installed*" are permitted in any zoning district and are considered exempt from the City's sign ordinance. Of the 1,610 square feet of existing signage at 933 East Pierce Street, only 1,289 square feet is visible from public right-of-way and, therefore, would be subject to the City's sign ordinance (see signs B, C-I, L, M in Attachment 'C').

West Parking Lot Signage

Two (2), small parking lot identification signs are located at the parking lot west of the Methodist Jennie Edmundson Hospital property, one at each entrance. At this time, no additional signage is proposed at this location.

Banner Signage

Campus identification banner signage is located on light poles throughout the Methodist Jennie Edmundson campus.

Proposed Signage—808 East Pierce Street (New Medical Office Building)

At this time, the applicant is proposing additional attached and detached signage to identify the new medical office facility and to assist their patients in navigating through their medical campus. The proposed signage is included as Attachment 'D' and described below:

Attached Signage

- Two (2) 165 square foot Methodist logo wall signs, one (1) on both the east and west elevations
- Two (2) 81 square foot "Methodist" wall signs, one (1) on both the east and west elevations
- Total Attached Signage: 492 square feet

Detached Signage

- One (1) monument sign, measuring 6 feet in height and containing 125 square feet of signage;
- One (1) monument sign, measuring 15 feet in height and containing 72 square feet of signage per sign face;
- One (1) monument sign, measuring 8 feet in height and containing 33 square feet of signage per sign

face; and

- One (1) directional sign, measuring 3.6 feet in height and containing 8 square feet of signage per sign face.
- Total Detached Signage: 238 square feet

Total Proposed Signage: 730 square feet

The following attachments are included with this report:

Attachment A: Location/Zoning Map

Attachment B: Applicant's Letter of Intent

Attachment C: Inventory of Existing Signage at 933 East Pierce Street

Attachment D: Proposed Signage at 808 East Pierce Street

Comments

The proposed request was routed to all City departments and local utility providers. No adverse comments were received.

The Community Development Department provided the following comments regarding the proposed signage plan:

1. All signage shall be permitted separately prior to installation.
2. Per Section 15.33.080, *Exempt Signs*, of the City's Municipal Code (Zoning Ordinance), "*signs which are not visible from a public right-of-way or from a property other than that on which the sign is installed*" are permitted in any zoning district and are considered exempt from the City's sign ordinance. Of the 1,610 square feet of existing signage at 933 East Pierce Street, only 1,289 square feet is visible from public right-of-way. The proposed signage regulations do not apply to the 321 square feet of signage that is not visible from public right-of-way. All signage proposed at 808 East Pierce Street is visible from public right-of-way and therefore is subject to the proposed signage regulations.
3. The signs included in the submitted signage plan are generally acceptable in design, size and height. The Methodist Jennie Edmundson campus is a large, unique site within the A-P/Administrative Professional District that has multiple frontages and a high amount of public traffic. The proposed signage plan will allow the applicant to adequately meet their signage needs and appropriately update on site signage as needed.
4. A total of 730 square feet of signage shall be allowed at 808 East Pierce Street.
 - a. Detached signage shall be allowed at 808 East Pierce Street as follows:
 - i. One (1) monument sign, measuring 6 feet in height and containing 125 square feet of signage;
 - ii. One (1) monument sign, measuring 15 feet in height and containing 72 square feet of signage per sign face;
 - iii. One (1) monument sign, measuring 8 feet in height and containing 33 square feet of signage per sign face; and
 - iv. One (1) directional sign, measuring 3.5 feet in height and containing 8 square feet of signage per sign face.
 - b. Attached signage shall be allowed at 808 East Pierce Street as follows:
 - i. Two (2) 165 square foot Methodist logo wall signs, one (1) on both the east and west elevations; and
 - ii. Two (2) 81 square foot "Methodist" wall signs, one (1) on both the east and west elevations.
5. A total of 1,300 square feet of signage shall be allowed at 933 East Pierce Street. This includes all attached and detached signage visible from the public right-of-way, as per the submitted sign inventory included

as Attachment 'C.'

6. At this time, no signage is proposed for the parking lot located west of the Methodist Jennie Edmundson Hospital property and generally described as being geographically bounded by Kanessville Boulevard to the west, Ridge Street to the south, and East Pierce Street to the east. Any future detached signage at this location shall be limited to four (4) directional signs, two (2) per entrance, measuring a maximum of 3.5 feet in height and containing 8 square feet of signage per face.
7. All banner signage shall be limited in size to six (6) square feet per sign face.
8. The Community Development Director, or his/her designee, shall have administrative authority to approve signage requests above and beyond the maximum allowed, not to exceed twenty (20) percent of the maximum allowed signage.

Recommendation

The Community Development Department recommends approval to adopt a site-specific signage plan for Jennie Edmundson Memorial Hospital, an area geographically bounded by Keeline Avenue to the north, Nicholas Street to the south, East Kanessville Boulevard and East Broadway to the west, and Cook Avenue to the east and legally described below.

The property addressed as 808 East Pierce Street and legally described as JENNIE EDMUNDSON ADD LT 1, EXC CITY ROW;

The property addressed as 933 East Pierce Street and legally described as AUD SUB SECTION 30-75-43 SE NW LTS 4 THRU 7, AUD SUB NE SW LTS 6 THRU 11, KEELINE HOME PLACE LT 1, BLK 1, HILLSIDE ADD BLKS 1 THRU 4, JUDDS COURT LTS 1 THRU 10, BELDENS SUB LTS 14 AND 15 AND ALL VAC ALLEYS, VOORHIS, FIELD AND RIDGE STREETS ADJ, HAGGS FIRST ADD LTS 1 THRU 4 AND 5 EXC NELY34' NWLY100' AND ALL LTS 6 AND 9 BLK 3 AND 1/2 VAC ALLEY ADJ AND LTS 7 AND 8 BLK 3; and

The parking lot located west of 933 East Pierce Street, generally described as being geographically bounded by Kanessville Boulevard to the west, Ridge Street to the south, and East Pierce Street to the east, and legally described as HAGGS EXTENSION LTS 4 THRU 7 BLK 6 AND ALL VAC E OAK ST AND ALL VAC ALLEY ADJ AND BOCKS SUB PT LTS 4 THRU 7 < 8 EXC SWLY14.47' STRIP TO CITY ALL SE OF HWY.



Attachment(s)

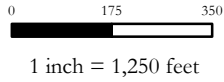
- Attachment A: Location/Zoning Map
- Attachment B: Applicant's Letter of Intent
- Attachment C: Inventory of Existing Signage at 933 East Pierce Street
- Attachment D: Proposed Signage at 808 East Pierce Street

Prepared by: Haley Weber, Zoning Enforcement Officer

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION LOCATION/ZONING MAP CASE #MIS-19-005

Map Legend

-  Subject Properties Case #MIS-19-005
-  Parcels



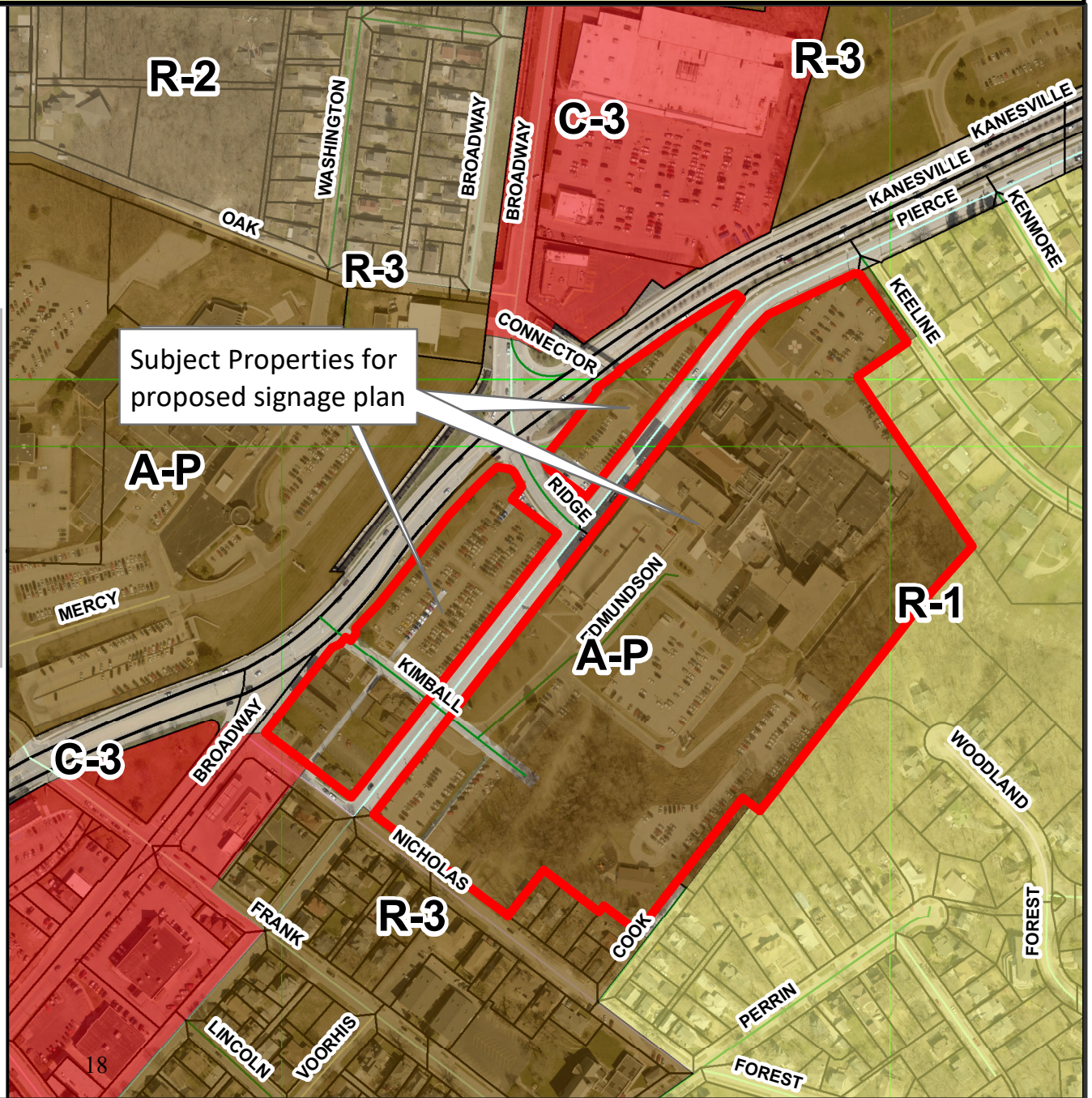
Note: Subject property is highlighted in red.



Last Amended: 11/18/19

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

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



ATTACHMENT B



METHODIST
JENNIE EDMUNDSON

933 East Pierce Street
Council Bluffs, IA 51503
(712) 396-6000

November 11, 2019

Christopher N. Gibbons, AICP
Planning Coordinator
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503
Office: 712-256-6942

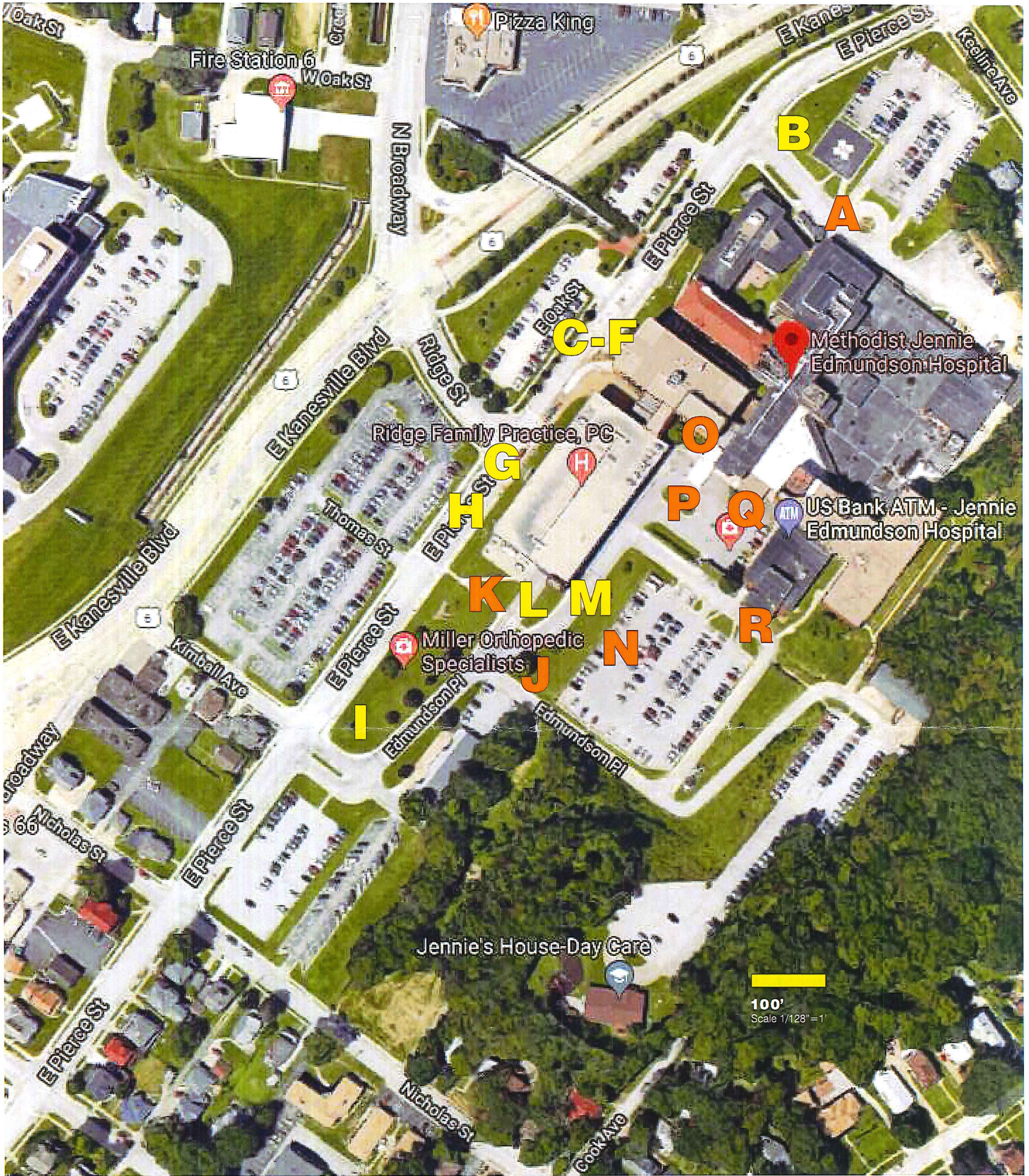
Mr. Gibbons,

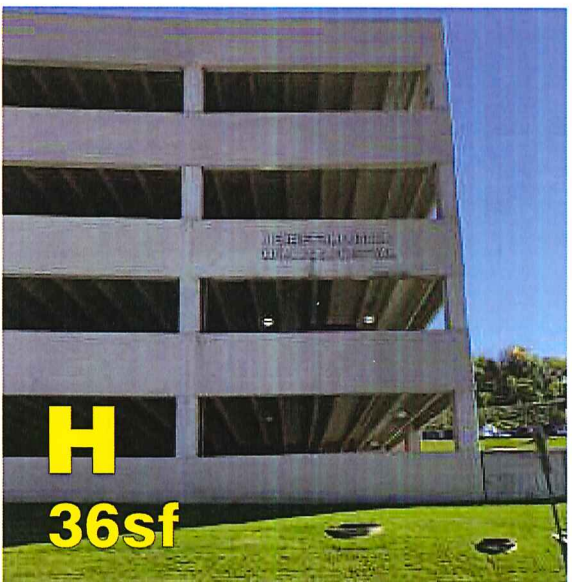
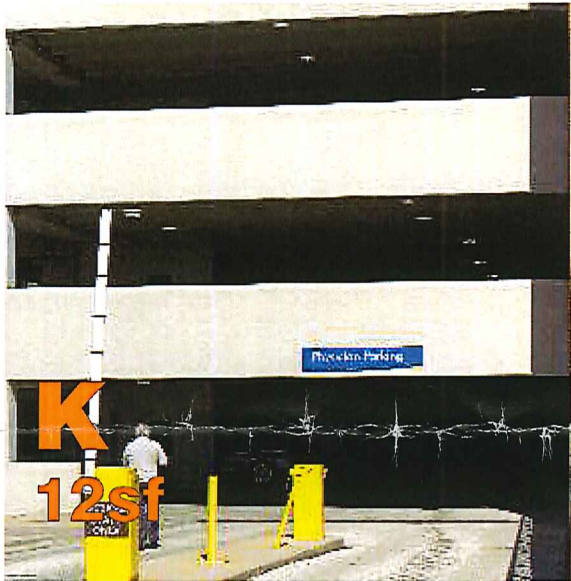
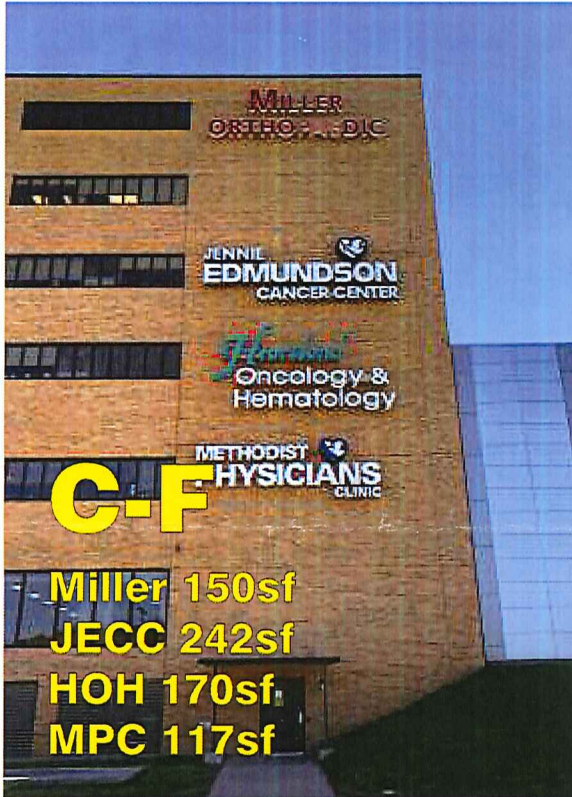
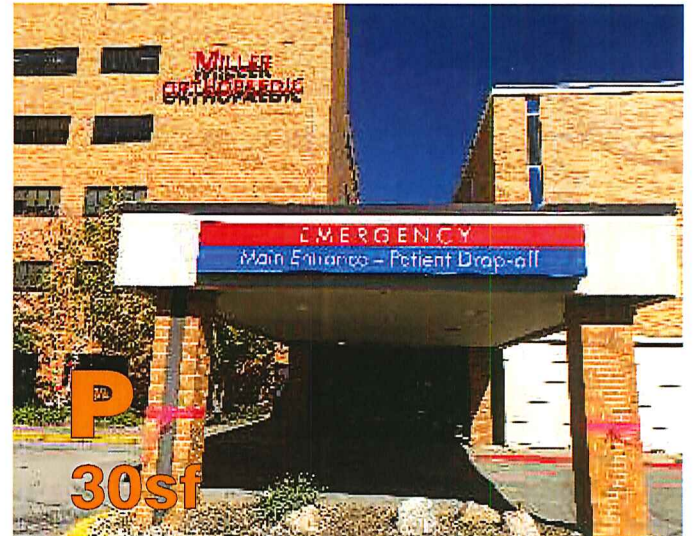
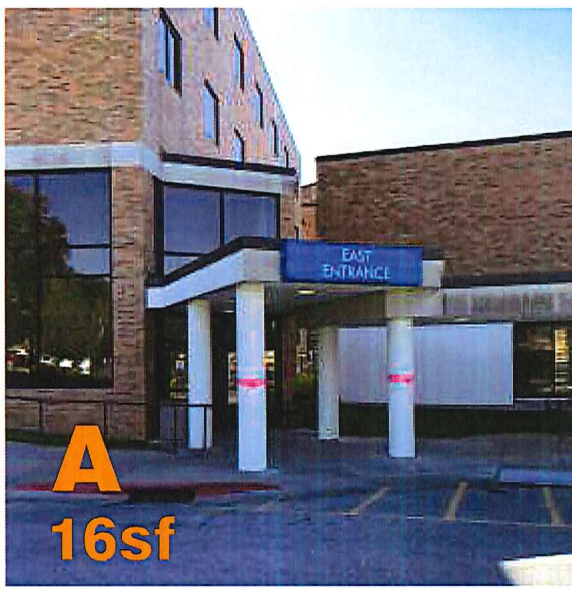
It is the intent of Methodist Jennie Edmundson Hospital at 933 East Pierce Street Council Bluffs, IA to apply for the newly adopted ordinance 6392, which allows for a site specific sign plan, and hereby submits its plan for the properties at 933 East Pierce Street, consisting of existing signage, as well as the proposed signage for the new medical office building at 808 East Pierce Street.

Please review the enclosed application and documents and let us know if there is any additional information you require.

Sincerely,

VINCE REED

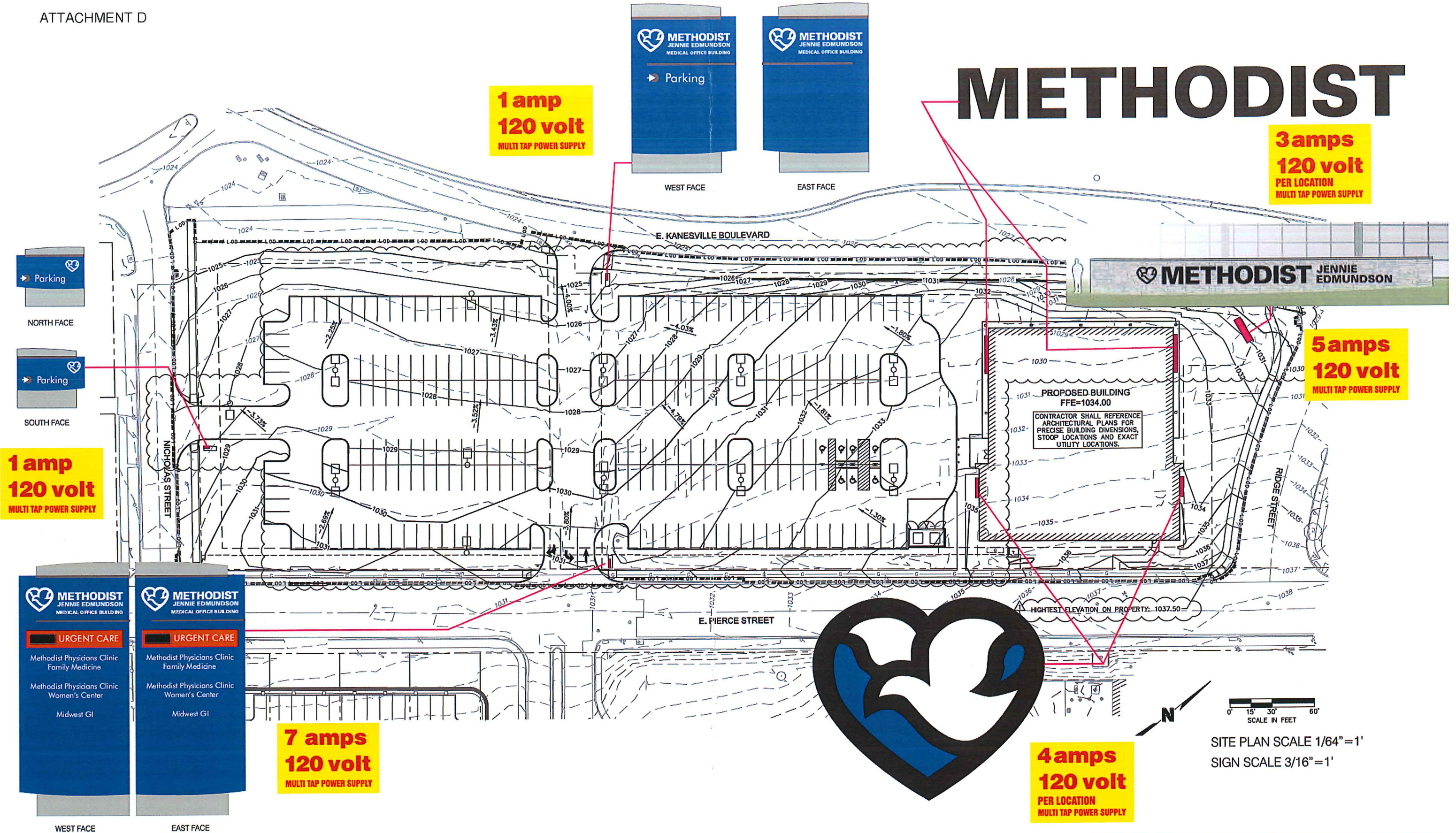




A-R=1,610 sf
TOTAL SQUARE FOOTAGE ON PROPERTY

1,289 sf
VISIBLE TO PIERCE ST. TRAFFIC

METHODIST



METHODIST
JENNIE EDMUNDSON
MEDICAL OFFICE BUILDING

URGENT CARE

Methodist Physicians Clinic
Family Medicine

Methodist Physicians Clinic
Women's Center

Midwest GI

METHODIST
JENNIE EDMUNDSON
MEDICAL OFFICE BUILDING

URGENT CARE

Methodist Physicians Clinic
Family Medicine

Methodist Physicians Clinic
Women's Center

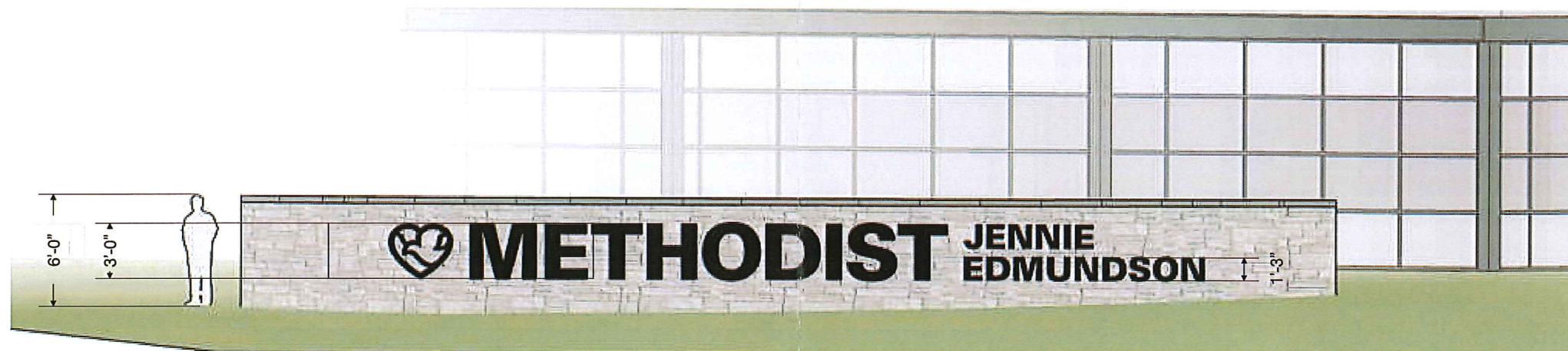
Midwest GI

Client	Methodist Hospital	Jennie Edmundson	Pierce St	Council Bluffs, IA	Rev #	Date	Description of Revision
Contract No		Date	11.1.19 r1	Approved by	Salesperson	Gabrielle Ryan	Original update with new designs
Design No	SITE PLAN	Sign Type		Approval date	Designer	Heidi Claussen	

SIGNWORKS INC

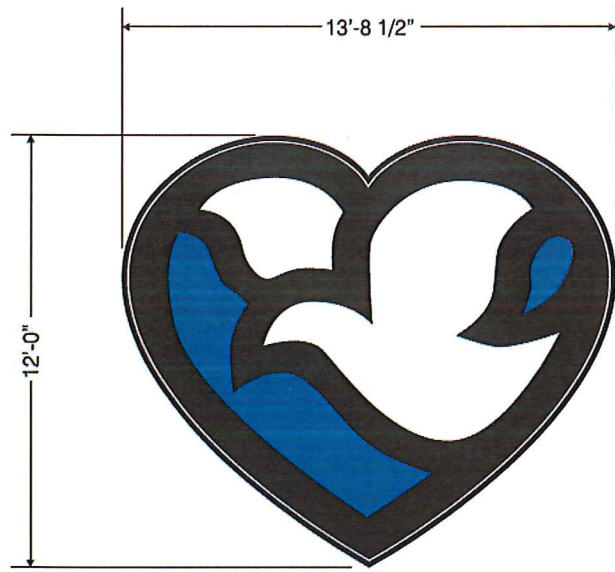
4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com
A Family Tradition of Quality Signs Since 1935

Due to the nature of Color Reproduction, the colors on this drawing may vary from actual colors (material samples are available upon request). This is an ORIGINAL UNPUBLISHED DRAWING by SIGNWORKS, Inc submitted for your approval. It is not to be reproduced without written permission of SIGNWORKS, Inc.



Scale 1/8"=1'





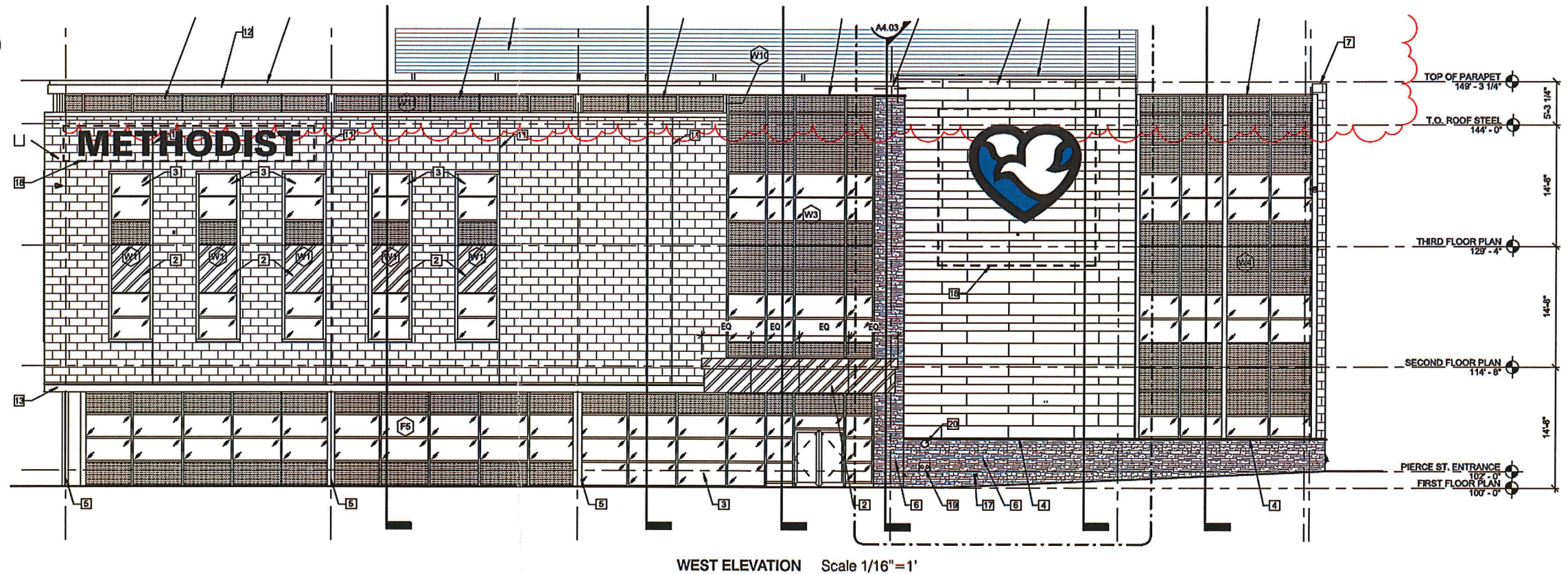
WEIGHT:
APX 310 lbs
4 amps
120 volts

165 sf each

CHANNEL LOGOS Scale 3/16"=1'
 Make and Install (2) Wall Cabinet Logos

built from .100 alum backs with 8" deep .063
 BLACK aluminum returns and 4 3/4" retainers.
 Faces to be WHITE FLEX FACE with BLACK (7725-22)
 and BRIGHT BLUE (3630-167) 3m vinyl overlays.
 Illuminated with PRINCIPAL QM 200 WHITE LEDs

- BLACK (7725-22) 3m vinyl
- BRIGHT BLUE (3630-167) 3m vinyl



WEST ELEVATION Scale 1/16"=1'

Client	Methodist Hospital	Jennie Edmundson	Pierce St	Council Bluffs, IA	Rev #	Date	Description of Revision	SIGNWORKS INC 4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com A Family Tradition of Quality Signs Since 1935		
Contract No		Date	8.28.19 r2	Approved by	Salesperson	Gabrielle Ryan	1		11.12.18	Original
Design No	29609a_LOGOS	Sign Type		Approval date	Designer	Heidi Claussen	2		11.27.18	update elevation and sizes
		Sign Amps						8.28.19	add JH production notes	

26'-10 1/2"

METHODIST

3'-0"

81 sf each

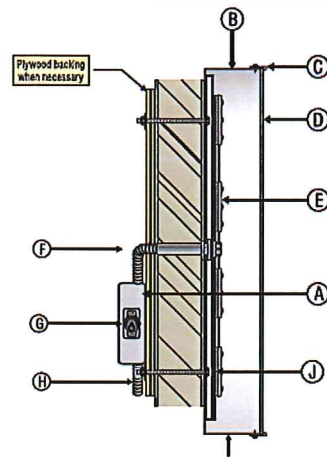
CHANNEL LETTERS

Scale 1/4" = -1'

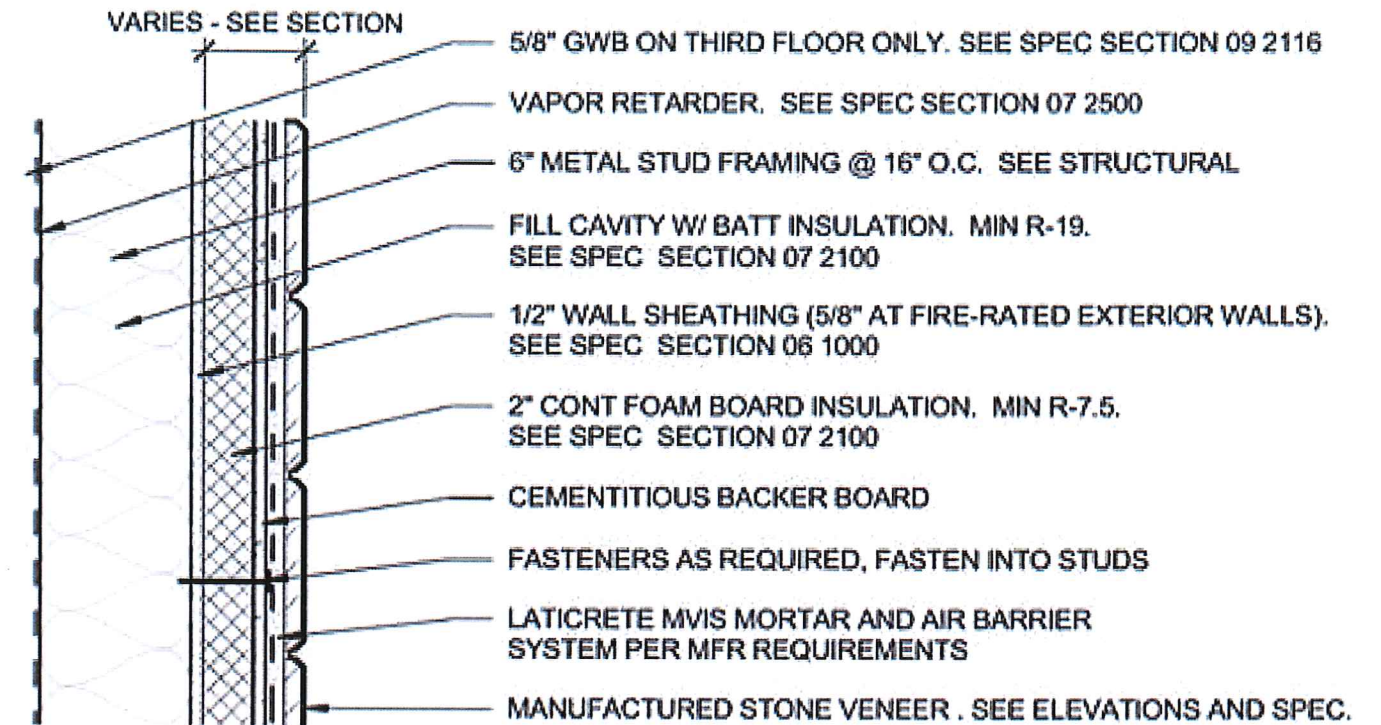
Furnish and Install
(2) new sets of Channel Letters

**INSTALLED USING #14 x 4"
HIGH STRENGTH TEK SCREW
THROUGH WALL DETAIL
AS SHOWN AT RIGHT**

Channel Letter with LEDs Cross Section Detail - Flush Mount



Letter size:	3'-0"
A	LED power supply:
B	5" aluminum return: BLACK
C	trim cap: 2" BLACK
D	plex face: 3/16" WHITE ACRYLIC W PERFORATED BLACK VINYL
E	LED strip: PRINCIPAL QM 200 WHITE LEDs
F	conduit (1/2" min.)
G	disconnect switch
H	primary electrical source
I	3/16" drain hole
J	Thru bolted w/appropriate fasteners for wall



U-VALUE = 0.052

ALL MATERIALS TO PASS NFPA 285 TESTING AS PART OF AN APPROVED ASSEMBLY

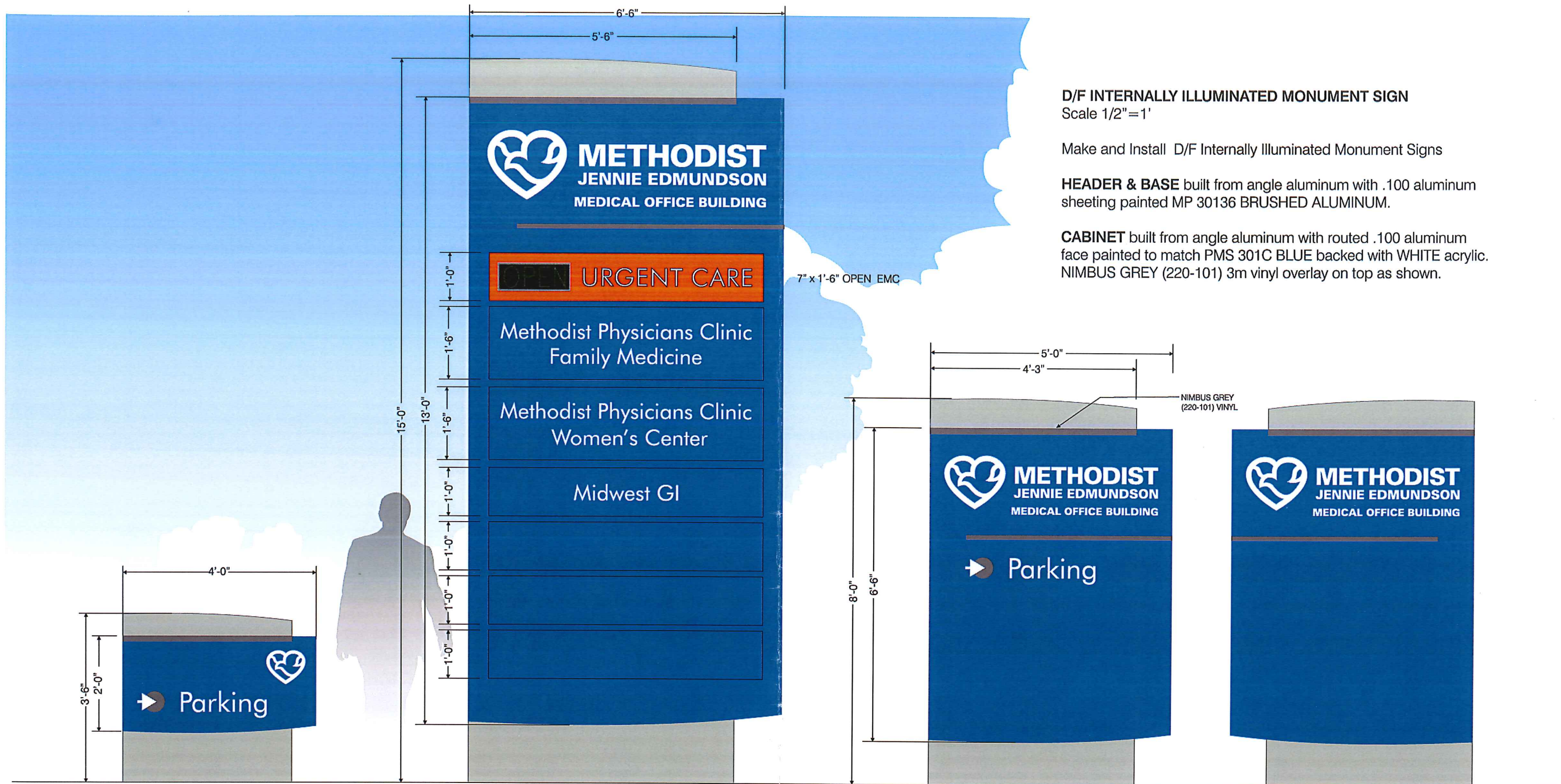
4 EXTERIOR WALL ASSEMBLY #1
A4.01 NOT TO SCALE

Client	Methodist Hospital Jennie Edmundson Pierce St Council Bluffs, IA	Rev #	Date	Description of Revision
Contract No	Date 8.28.19 r2 Approved by Salesperson Gabrielle Ryan	1	11.12.18	Original
Design No	29609a LETTERS Approval date Designer Heidi Claussen	2	11.27.18	update elevation and sizes
			8.28.19	add JH production notes

SIGNWORKS INC

4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com

A Family Tradition of Quality Signs Since 1935



(1) D/F DIRECTIONAL GROUND SIGNS
8 sf each

(1) D/F MONUMENT SIGN
72 sf

(1) D/F MONUMENT SIGN
33 sf

WEST FACE

EAST FACE

Client	Methodist Hospital	Jennie Edmundson	Pierce St	Council Bluffs, IA	Rev #	Date	Description of Revision
Contract No		Date	10.22.19 r6	Approved by			
Design No	29611e	Sign Type	Sign Amps	Approval date			
		Salesperson	Gabrielle Ryan	Designer	Heidi Claussen		
						11.12.18	Original
						11.14.18	chg ten panels to blue bk
						11.19.18	inc to 15' oah; add tenants
						11.27.18	chg logo; add 8' mon; chg qty of 15'
							chg arrow direction on lg mon, show both faces, add logo to small sign
						10.22.19	revise per GR via phone

SIGNWORKS INC

4713 F Street Omaha, NE 68117 402-346-5447 402-346-9250 fax signworksomaha.com

A Family Tradition of Quality Signs Since 1935

Planning Commission Communication

Department: Community
Development

Case/Project No.: MIS-19-004
Submitted by: Brandon Garrett,
Director of Community
Development

Case #MIS-19-004

Council Action: 12/10/2019

Description

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2021-2022 through Fiscal Year 2024-2025 Capital Improvement Plan.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Case #MIS-19-004 Staff Report	Other	12/5/2019
Case #MIS-19-004 Attachment A - Capital Improvement Program	Other	12/5/2019

City Planning Communication

Department: Community Development Case/Project No. MIS-19-004	Resolution No. 19-_____	Planning Commission: <u>12/10/2019</u> City Council:
Subject/Title		
Review of the Capital Improvement Plan (CIP) for FY2020-21 through FY2024-25.		
Background/Discussion		
<p>The City annually prepares and adopts a Capital Improvement Program (CIP). The CIP establishes the projects that will be undertaken during the next fiscal year. The CIP is utilized as a financial tool to meet underwriting criteria for issuing bonded indebtedness. The CIP should also be considered as one of the primary method of implementing the goals and objectives contained in official plans or strategies of the City.</p> <p>City staff has prepared a document for review by the City Planning Commission and City Council. Staff is now requesting review and recommendation by the City Planning Commission on the proposed FY 2020-21 CIP. The proposed 2020-21 CIP outlines a detailed listing of 45 projects and calls for the expenditure of \$55,802,858. These projects can be categorized in the following general themes:</p> <ul style="list-style-type: none"> • Missouri River levee and stormwater improvements • Reinvestment in existing infrastructure and streets; • Redevelopment activities, specifically River’s Edge and West Broadway; • Supportive of economic development; • Parks and recreation renovations and improvements; • Public safety equipment and facilities; and • Maintenance of public buildings. <p>The City Planning Commission should review the proposed FY 2020-21 CIP for consistency with the City’s adopted comprehensive plan.</p>		
Recommendation		
The Community Development Department recommends that the City Planning Commission find the proposed Capital Improvement Program for FY 2020/21 consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan).		
Prepared by: Brandon Garrett, Community Development Department		



City of Council Bluffs

Capital Improvement Program

Fiscal Years

FY21 through FY25

City Council Adoption:

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR
MATTHEW MARDESEN, CHIEF OF STAFF

CITY COUNCIL

MELISSA HEAD
ROGER SANDAU
CHAD HANNAN
JOE DISALVO
MIKE WOLF

CITY DEPARTMENTS

JODI QUAKENBUSCH, CITY CLERK
KATHY KNOTT, DIRECTOR OF FINANCE
JUSTIN JAMES, FIRE CHIEF
DICK WADE, CITY ATTORNEY
VINCENT MARTORELLO, DIRECTOR OF PARKS, RECREATION & PUBLIC PROPERTY
JON FINNEGAN, DIRECTOR OF HUMAN RESOURCES
BRANDON GARRETT, DIRECTOR OF COMMUNITY DEVELOPMENT
TIM CARMODY, POLICE CHIEF
MATT COX, DIRECTOR OF PUBLIC WORKS
MARK HOWARD, CHIEF INFORMATION OFFICER
KATHY RIEGER, LIBRARY DIRECTOR

SECTION I - INTRODUCTION

1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital expenditure decisions represent some of the most significant policy choices made by the City of Council Bluffs. Almost all departments within the City face the need for capital expenditures. Capital improvement programming and budgeting involves the development of a long-term plan for capital expenditures for the City. The Capital Improvement Program includes expenditures that are of significant value and have a long-term useful life such as, streets, sewers, land and major equipment.

The Capital Improvements Program (CIP) lists each proposed project to be undertaken, the year in which it will be started, the amount expected to be expended for the project, and the proposed method of financing these expenditures. Based on this information, summaries of capital projects by department can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general/special revenue funds required.

The CIP identifies the City's most critical capital improvement needs and the general policies under which decisions are made. The CIP was developed for the following purposes:

- To address and prioritize the City's improvements needs in a comprehensive manner;
- To permit careful consideration, design, and scheduling of individual projects through advanced planning;
- To allow for financial planning over a long period; and
- To provide continuity in improvement programs with changes in City Council and Staff.

The development of CIP is the process of deciding what capital projects should be done, when they should be done, and how they will be financed. In its simplest form, CIP is a listing of improvement projects by priority, including a cost estimate and funding source. The adoption of the CIP by the City Council does not, by itself, guarantee or commit the City to a given set of projects. It is however, a critical step in the general obligation bonding process. Major improvement projects are authorized on an individual basis in accordance with state laws and municipal ordinances. However, the plan does provide the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions. The latter is particularly important because of the impact public facilities can have on business and development decisions. FY22-FY25 CIP is re-evaluated based on strategic needs, funding availability and timing.

2. CAPITAL IMPROVEMENT DEFINED

The term capital improvements normally refer to expenditures for capital items of long-term in nature. Minor capital needs and repairs and maintenance, which occur from time to time, are best handled through the annual operating budgets.

3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical improvements in a manner consistent with the City's overall goals. These goals are expressed in a number of different fashions, including the comprehensive plan, neighborhood plans, and many other less formal expressions of community policy. These goals established over the years, define the basic functions the City has decided to undertake, set minimum levels of service, and determine financing methods. More specifically, the goals of this process include establishing an improvement program which:

- Defines a realistic level of financial resources which can be committed to the City's improvement needs;
- Prioritizes the City's need for allocation of limited resources;
- Addresses the basic facility needs of the community in the most cost effective manner (basic service being defined as streets, sewers, drainage, and water);
- Recognizes the role of the City facilities in the development process and the need for the City to make improvements which promote the economic stability and orderly growth of the community;
- Recognizes the total scope of City services and allocates a portion of the City resources to those amenities which improve the quality of life and public safety;
- Encourages acquisition of outside funding to supplement City resources.

SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS

1. OVERALL GOALS OF CIP

The FY21 – FY25 Capital Improvement Program was based on the following goal statements:

Planning and Community Growth

The City will use the CIP process to establish a five-year program that is consistent with the Comprehensive Plan and shall function as a major tool for implementing its adopted goals and policies.

The CIP shall encourage further infill development and redevelopment of existing developed areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in priority areas of the community including the Missouri River levee system, West Broadway, River’s Edge, East Beltway, and the Entertainment District.

The City will use the CIP process to construct new and preserve existing components of infrastructure systems that provide the level of service expectations of the public in an efficient and effective manner, recognizing the limited resources available.

The City will use the CIP to construct infrastructure that attracts additional economic activity into the community.

Public Safety

Priority will be placed on activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

Fiscal Considerations

CIP will support the long-range economic and fiscal stability of Council Bluffs. The CIP will structure annual debt service payments consistent within anticipated revenues.

Sales tax proceeds and Road use funds will be used in compliance with State Code and City ordinance.

General obligation bond proceeds will be utilized by projects that provide revitalization, result in additional tax base, or enhance community protection.

Operational Considerations

CIP projects will be evaluated for effects on annual operational and maintenance budgets.

New construction shall be designed to emphasize sustainability and constructed to a quality that minimizes maintenance and operational costs.

2. CIP CATEGORICAL GOALS

Five specific categories were identified by the Capital Improvements Program. These include public facilities, parks and recreation, public safety, utilities, transportation, and community development. The goals, policies and capital improvement efforts by category are outlined as follows:

a. Utilities and Environment

Objective – Provide sanitary and storm sewer systems and levee system improvements that meet the needs of the public and comply with state and federal regulations.

Capital Improvement Efforts

- Update the City's sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Implement improvements to the City's levee system to meet FEMA accreditation and the USACE standards for federal levees.
- Implement storm water management practices and projects to comply with the requirements of the EPA NPDES Phase II permit.
- Maintain and improve existing public facilities and develop new facilities based upon need.

b. Transportation

Objective – Proactively preserve and upgrade our existing transportation system throughout the City for the safe and efficient movement of people, goods, and services.

Objective – Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other transportation means, public utilities, community facilities, and commercial and industrial areas.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street system within the community through reconstruction, combined with other utility improvements to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.

c. Public Safety

Objective – Provide for the equitable distribution of community facilities to meet the public safety needs of the community.

Objective – Provide adequate safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.

- Maintain a program to plan and purchase Fire Department equipment to ensure current and future levels of service and take advantage of technological advances.
- Upgrade the firing range to meet public safety needs.

d. Community Development

Goal – The City will continue to play a leadership role in the strategic development of community growth.

Objective – Complete infrastructure and upgrades in key areas of community growth.

Goal – The City shall encourage further infill development and redevelopment of existing development areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Objective – Remove or redevelop dilapidated structures and sites requiring environmental remediation in the community. Encourage infill development and redevelopment of existing developed areas of the community.

Capital Improvement Efforts

- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Continue the multi-year effort to redevelop West Broadway and First Avenue.
- Continue development of River’s Edge and the Entertainment District.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Provide public facility improvements to ongoing neighborhood redevelopment efforts.

e. Parks and Recreation

Goal – Provide and maintain an equitable system of parks, open spaces, trails and recreational facilities to meet the cultural, educational, social, and recreational needs of the community and pursue opportunities to provide public facilities that attract regional use and function as economic generators.

Objective – Provide, renovate and maintain parks and open spaces that uniquely relate to the City’s environment, history, and art/culture, or represent new trends and non-traditional leisure interests.

Capital Improvement Efforts

- Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- Continue Implementation of the Parks System and Recreation Facilities Master Plan.
- **Develop the Missouri River Riverfront. – remove?**
- Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- Optimize grant funding opportunities for trails by programming annual City funding for trail renovation and the construction of new trails.
- Continue implementation of the Council Bluffs Recreational Trail and Bikeway Plan.

f. Public Facilities

Goal – Provide and maintain the City’s buildings and associated amenities to service the needs of the community and employees.

Objective – Construct, renovate and maintain the City’s buildings utilized for maintenance, public safety, operations and administrative functions.

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Develop and secure funding to implement a City Wide Public Facility Improvement Master Plan, which would identify capital maintenance projects, renovations and new facilities and recommend buildings for demolition or sale. – review/does this statement need revised or removed?
- Maintain and upgrade the City’s maintenance, public safety, operational and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).

Objective – Construct, renovate, and maintain the City’s public, cultural, and entertainment related buildings and their amenities.

Capital Improvement Efforts

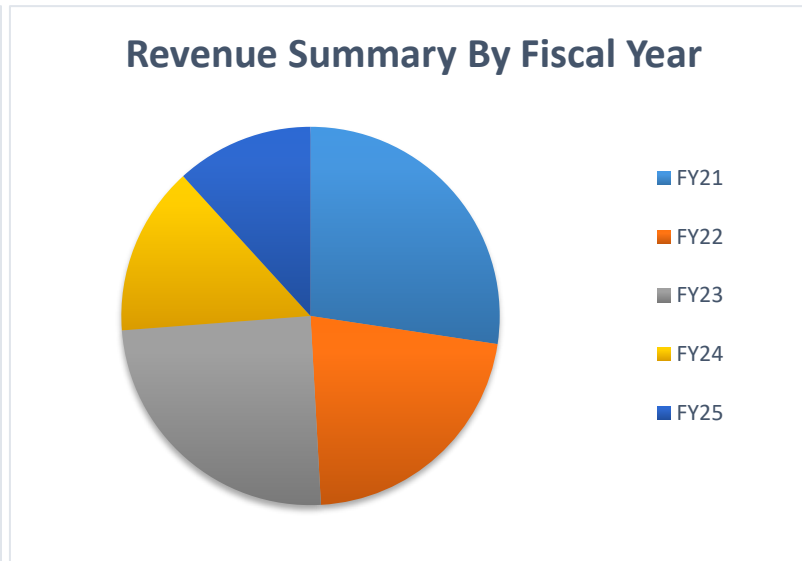
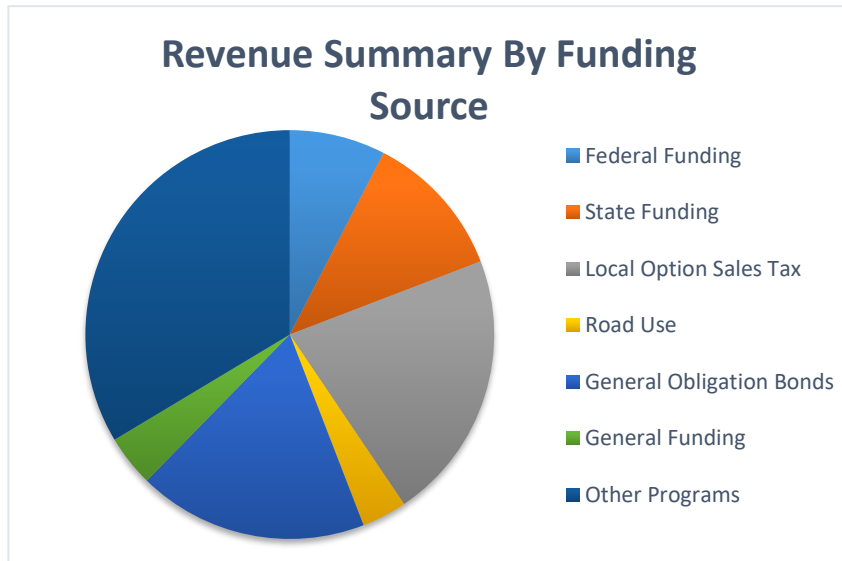
- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center, the Entertainment District parking lot and the Entertainment District signage.

REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

	FY21	FY22	FY23	FY24	FY25	Totals
Federal Funding	\$2,361,000	\$4,780,000	\$696,000	\$2,750,000	\$4,875,000	\$15,462,000
State Funding	\$6,452,077	\$6,550,000	\$6,200,000	\$2,210,000	\$2,200,000	\$23,612,077
Local Option Sales Tax	\$8,840,000	\$8,510,000	\$8,800,000	\$8,850,000	\$8,600,000	\$43,600,000
Road Use*	\$485,000	\$650,000	\$3,020,000	\$1,225,000	\$1,875,000	\$7,255,000
General Obligation Bonds**	\$5,000,000	\$10,135,000	\$12,931,500	\$3,840,000	\$5,213,500	\$37,120,000
General Funding	\$2,335,000	\$2,435,000	\$1,710,000	\$1,190,000	\$610,000	\$8,280,000
Other Programs	\$30,329,781	\$11,260,000	\$16,900,000	\$9,400,000	\$600,000	\$68,489,781
Totals	\$55,802,858	\$44,320,000	\$50,257,500	\$29,465,000	\$23,973,500	\$203,818,858

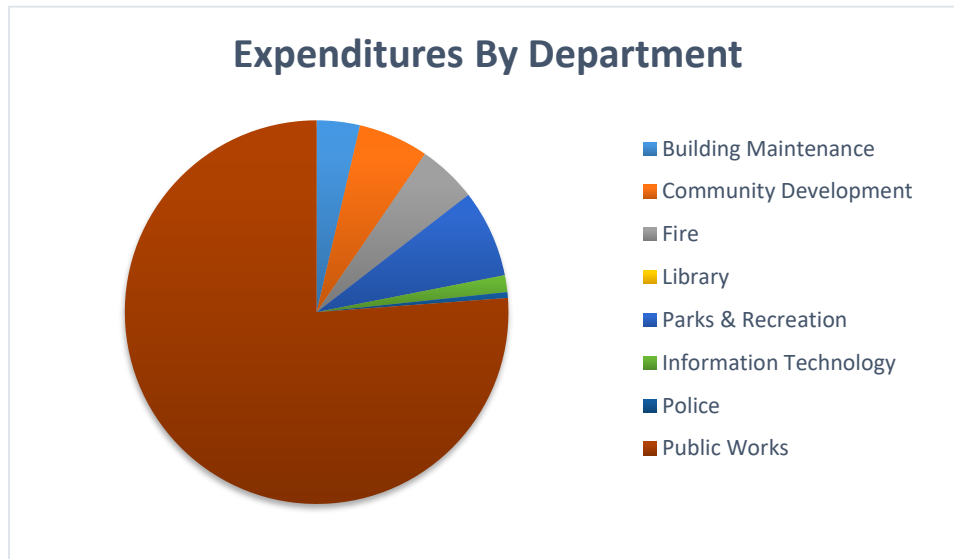
* Road Use funds are primarily used for road maintenance and improvement. Utilization of Road Use funds increases in FY23 due to the planned Gifford Road Reconstruction/Pavement improvement project.

** General Obligation bond funding source is re-evaluated annually based on financial capacity.



EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY21	FY22	FY23	FY24	FY25	Totals
Building Maintenance	\$1,860,000	\$2,310,000	\$1,660,000	\$1,040,000	\$560,000	\$7,430,000
Community Development	\$2,811,000	\$2,300,000	\$2,500,000	\$2,550,000	\$1,950,000	\$12,111,000
Fire	\$225,000	\$675,000	\$8,000,000	\$740,000	\$500,000	\$10,140,000
Library	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$3,729,858	\$6,435,000	\$3,297,500	\$1,060,000	\$563,500	\$15,085,858
Information Technology	\$700,000	\$700,000	\$500,000	\$500,000	\$500,000	\$2,900,000
Police	\$500,000	\$500,000	\$0	\$0	\$0	\$1,000,000
Public Works	\$45,977,000	\$31,900,000	\$34,300,000	\$23,575,000	\$19,900,000	\$155,652,000
Totals	\$55,802,858	\$44,820,000	\$50,257,500	\$29,465,000	\$23,973,500	\$204,318,858



FY 20-21

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,860,000	\$0	\$0	\$0	\$0	\$1,860,000	
BM-21-01	MAC Parking Lot Rehab - Phasse III	Replacement of city owned lots						\$1,000,000					\$1,000,000	Gaming
BM-21-02	MAC Roof Relpacement - Phase I	Remove and replace areas of the roof that are failing						\$450,000					\$450,000	Gaming
BM-21-03	Central Fire Sprinkler System	Construct fire sprinkler system						\$280,000					\$280,000	Gaming
BM-21-04	ADA Improvements for old CD	Construct ADA hallway corridor bewtween Fire and old CD office						\$65,000					\$65,000	Gaming
BM-21-05	Library Exterior Painting	Paint exterior knee braces and sun screens						\$65,000					\$65,000	Gaming
Community Development Department			\$636,000	\$0	\$300,000	\$0	\$650,000	\$50,000	\$600,000	\$0	\$0	\$575,000	\$2,811,000	
CD-21-01	Lake Manawa Power Center Entrance enhancements	Landscaping/grading/trail/drainage/sidewalks			\$300,000							\$425,000	\$725,000	Other = SSMD - \$425,000/2019 Bonds - \$150,000
CD-21-02	Mid City	Property Improvements: bike trails/open space, propertv acquisitions, sit	\$50,000					\$50,000					\$100,000	
CD-21-03	FIRST AVE Program	Acquistions/demolition/trail/infrastructure/studies/landscaping	\$586,000				\$450,000		\$600,000			\$150,000	\$1,786,000	IWF/Federal TAP funds/2019 bond funds
CD-21-04	River's Edge						\$200,000						\$200,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$225,000	
FD-21-01	Medic 2 Replacement							\$225,000					\$225,000	GF = Gaming
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-21-01	Safety and Security	Deploy secondary firewalls and global load balancers to secondary (business continuity) site					\$60,000						\$60,000	
IT-21-02	Systems and Services	Buildout existing fiber network to additional sites. Begin replacing end of life and end of support network switches. This is phase 1 of 6. Purchase redundant server environment to replace the current City server platform. Continue 6 year replacement cycle for desktops, laptops and tablets.					\$455,000						\$455,000	
IT-21-03	Mobility Technology	Continue implementation of mobile data terminals for PD and Fire.					\$50,000						\$50,000	
IT-21-04	Software Licensing	Additional licensing for Microsoft and other software products.					\$135,000						\$135,000	
Parks, Recreation and Public Property Department			\$0	\$177,077	\$0	\$48,000	\$850,000	\$200,000	\$2,127,281	\$1,500	\$0	\$326,000	\$3,729,858	
PR-21-01	Valley View Habitat Corridor	Creation of a habitat and pollinator corridor on City property in a near Valley View Park. We received a DNR REAP Grant - no matching required		\$177,077									\$177,077	Awarded grant - no match required
PR-21-02	City wide trail upgrade	Upgrades to trails ranked as in Poor Condition in the 2019 Trail Condition Assessment. A portion of this request will be for Road Use Tax since the some poor condition trails are located within a street right of way.				\$48,000	\$75,000	\$75,000					\$198,000	Line item in parks maintenance budget
PR-21-03	East End Park Design and Engineering	The city is anticipating 8.4 acres to be donated to Parks and Recreation. The 8.4 acres will be designed as a community level park.							\$750,000				\$750,000	Intend to submit grant to IWF
PR-21-04	Recreation Complex Design	Design and engineering drawings for the expansion of the recreation complex							\$1,000,000				\$1,000,000	Intend to submit grant to IWF
PR-21-07	Harry Langdon Median Planting	Complete first phase							\$277,281	\$1,500		\$61,000	\$339,781	IWF grant request submitted 11/16 an "Other" is anticipated from Trees Forever/use prior year GO bonds
PR-21-08	Golf Course Irrigation Rehabilitation	Complete next phase of the rehabilitation of the golf course irrigation system.					\$250,000						\$250,000	PR-21-09
PR-21-12	Horticulture Propagation Greenhouse	Construct new greenhouse for the purpose of propagating and growing commonly used perennials, annuals and shrubs within our parks and median plantings.					\$0	\$100,000					\$100,000	Hort and Grounds budget - increasing propagation efforts - growing annuals and perennials will provide a long term savings to operating budget
PR-21-13	Fall Color Corridor Planting	Complete the Fall Color Corridor along south side trail (between 8th and 14th and to 16th)					\$105,000		\$100,000				\$205,000	IWF grant request submitted 11/16
PR-21-14	City County Trail Connector	Previously existing bonds have expired, this request is to replace those expired bonds					\$20,000					\$40,000	\$60,000	EAB transfer
PR-21-16	Pavilion Water Feature Improvements	Convert existing scrim to splash pad style with spray jets and no standing water, repurpose scrim tank to provide water to the water wall, river jets and scrim, convert fogger system to mist and/or jet spray system					\$250,000					\$200,000	\$450,000	Robert Park GO transfer
PR-21-17	Pavilion Upper Deck Railing Improvements	Replace the existing railing system with a new system which eliminates on-going replacement and maintenance costs					\$150,000						\$150,000	no comment provided
PR-21-19	Gibraltar Neighborhood Trailhead	Construct new pedestrian trail head at 9th Ave and High Street						\$25,000				\$25,000	\$50,000	Parks Admin budget as project and the "other" from neighborhood association
Police Department			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000	
PD-21-01	Range Upgrades	100 Yard Rifle Range Addition										\$500,000	\$500,000	Prior year bonding

Public Works Department			\$1,725,000	\$6,275,000	\$8,540,000	\$437,000	\$2,800,000	\$0	\$1,000,000	\$0	\$0	\$25,200,000	\$45,977,000	
PW-21-01	Infrastructure Maintenance	Emergency Repairs			\$750,000								\$750,000	
PW-21-02	Infrastructure Maintenance	Sanitary Sewer Overflow Evaluation			\$100,000								\$100,000	
PW-21-03	Infrastructure Maintenance	WPCP Repairs			\$0								\$0	Moved to WPCP Operating Budget
PW-21-04	Infrastructure Management	WPCP Flood Risk Assessment			\$50,000								\$50,000	
PW-21-05	NPDES PH II Program Management	Stormwater / Ground water Evaluation			\$200,000								\$200,000	
PW-21-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Geotech MR_3 (PW17-06C)	Seepage improvements to Missouri River Levee										\$2,800,000	\$2,800,000	EDA grant ?
	Geotech MR_4 (FY15-06C)	Seepage improvements to Missouri River Levee										\$7,700,000	\$7,700,000	EDA grant ?
	Geotech MR_6 (PW18-06D)	Seepage improvements to Missouri River Levee		\$2,200,000								\$10,050,000	\$12,250,000	FMP
PW-21-09	E Manawa Sewer Rehab - Phase IX	Pavement, sewer			\$1,000,000								\$1,000,000	
PW-21-10	Downtown Historic Sidewalk Mosaics	Repair mosaics and replace ADA ramps			\$100,000								\$100,000	
PW-21-11	Power Drive Road Extension	35th Ave to Hwy 275										\$3,150,000	\$3,150,000	Other = Metro Crossing TIF
PW-21-12	1st St Neighborhood Rehab - Phase XI	Pavement, sewer			\$1,350,000								\$1,350,000	
PW-21-13	North Broadway Bridge	CHBP funds with IDOT bridge fund match (75/25)	\$1,725,000	\$575,000		\$437,000							\$2,737,000	
PW-21-14	Pump Station Rehab	Lateral 5 Storm pump replacement			\$500,000								\$500,000	
PW-21-15	Mosquito Creek San Sewer Rehab	CIPP Lining of BAD Line at Madison Ave and at I-80		\$500,000	\$365,000								\$865,000	
PW-21-16	Traffic Control System Upgrade	Replace traffic network central management system			\$275,000								\$275,000	
PW-21-20	West Broadway Reconstruction, Segment 5	20th St to 15th St		\$3,000,000	\$2,200,000		\$2,800,000		\$1,000,000				\$9,000,000	
PW-21-21	IDOT Payment for N. 28th St Storm	Payment 1 of 3			\$900,000								\$900,000	moved from FY19-20
PW-21-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000								\$500,000	moved from FY19-20
PW-21-23	IDNR Payments for Lake Manawa Sand	Levee berm material										\$1,500,000	\$1,500,000	4 payments of \$375,000
Total			\$2,361,000	\$6,452,077	\$8,840,000	\$485,000	\$5,000,000	\$2,335,000	\$3,727,281	\$1,500	\$0	\$26,601,000	\$55,802,858	

FY 21-22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$2,310,000	\$0	\$0	\$0	\$0	\$2,310,000	
BM-22-01	MAC Parking Lot Rehab - Phase IV	Replacement of City Lots						\$1,000,000					\$1,000,000	Gaming
BM-22-02	MAC Roof Relpacment - Phase II	Remove and replace areas of the roof that are failing						\$450,000					\$450,000	Gaming
BM-22-03	MAC Arena Upgrades - Phase I	Replace south retractable seating						\$660,000					\$660,000	Gaming
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2						\$200,000					\$200,000	Gaming
Community Development Department			\$250,000	\$0	\$0	\$0	\$1,400,000	\$50,000	\$600,000	\$0	\$0	\$0	\$2,300,000	
CD-22-01	Downtown projects	Acquisitions/demolition/infrastructure/studies						\$200,000					\$200,000	
CD-22-02	Mid City	Property Improvements: bike trails/open space, property acquisitions, site p	\$50,000						\$50,000				\$100,000	
CD-22-03	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping						\$800,000		\$600,000			\$1,400,000	IWF
CD-22-04	River's Edge							\$200,000					\$200,000	RISE
CD-22-05	17th Avenue reconstruction	rebuild one block of residential street	\$200,000					\$200,000					\$400,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$675,000	\$0	\$0	\$0	\$0	\$0	\$675,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement						\$225,000					\$225,000	
FD-22-02	Rescue 30 Replacement							\$450,000					\$450,000	
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Software and Hardware	Computer Equipment						\$700,000					\$700,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$5,360,000	\$75,000	\$1,000,000	\$0	\$0	\$0	\$6,435,000	
PR-22-01	Park and Recreation Master Plan Update	Work with consultant on Park Master Plan Update						\$200,000					\$200,000	
PR-22-02	City wide trail upgrades	Upgrade the remaining poor condition trails and trail segments in fair condition.							\$75,000				\$75,000	
PR-22-03	Harry Langdon Median Planting - Phase II	Complete the entire median						\$150,000					\$150,000	
PR-22-04	Big Lake Park Parking Lot - NE	Grind and inlay existing parking lot						\$15,000					\$15,000	
PR-22-05	Recreation Complex Parking Lot C	Grind and inlay existing parking lot						\$245,000					\$245,000	
PR-22-06	Bahnsen Parking Lots N&S	Grind and inlay existing parking lot						\$100,000					\$100,000	
PR-22-07	Westwood Parking Lot	Grind and inlay existing parking lot						\$25,000					\$25,000	
PR-22-08	East End Park Development	Develop new park						\$2,000,000		\$1,000,000			\$3,000,000	
PR-22-09	Valley View Park Master Planning	Develop a master plan for an expanded park with sport field facilities						\$75,000					\$75,000	
PR-22-10	Roberts Park Shelter Design and Construction	Construct new shelter to replace existing shelter.						\$750,000					\$750,000	
PR-22-11	Aquatics Center Rehab	Major slide, drop slide to be integrated into one of the centers, the pools have not been upgraded in 20 years						\$750,000					\$750,000	
PR-22-12	Big Lake Park Playground Replacement	Replace existing playground with new features and play elements, and tile surface.						\$250,000					\$250,000	
PR-22-13	Golf Course Irrigation Rehabilitation	Complete next phase of the rehabilitation of the golf course irrigation system.						\$250,000					\$250,000	PR-21-09
PR-22-14	Valley View Parking Lot Grind and Inlay	Project is to grind and inlay the remaining portion of the parking lot. The west side of the parking lot was completed in 2019.						\$75,000					\$75,000	
PR-22-15	Twin City Parking Lot	This is the only park within the City without a paved parking surface.						\$75,000					\$75,000	
PR-22-16	Big Lake Park Parking Lot - N	Grind and inlay existing parking lot						\$15,000					\$15,000	
PR-22-17	Fairmount Park Parking Lot - NE	Grind and inlay existing parking lot						\$10,000					\$10,000	
PR-22-18	Pirate Cove Parking Lot	Grind and inlay existing parking lot						\$75,000					\$75,000	
PR-22-19	Parks Sports Court Development and Redevelopment	Convert tennis courts to pickle ball courts in Big Lake Park, Roberts Park. Install new pickle ball courts in Valley View Park.						\$250,000					\$250,000	reduced from 500K, and may be deferred. repair existing tennis courts and convert some to pickle-ball court
PR-22-20	T-Ball/Machine Pitch Field Construction	Construct new t-ball and machine pitch field to replace field at Big Lake Park						\$50,000					\$50,000	
Police Department			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$500,000					\$500,000	
Public Works Department			\$4,530,000	\$6,550,000	\$8,510,000	\$650,000	\$2,000,000	\$0	\$0	\$0	\$0	\$9,660,000	\$31,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$125,000								\$125,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$125,000								\$125,000	
PW-22-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek			\$275,000								\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee		\$2,350,000								\$2,300,000	\$4,650,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee										\$1,500,000	\$1,500,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee										\$2,250,000	\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee										\$1,000,000	\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee										\$1,600,000	\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-22-10	Airport Sewer Extension	Sanitary sewer					\$2,000,000						\$2,000,000	moved from FY20-21
PW-22-11	28th St Storm Sewer Rehab - Phase III	Pavement, sewer			\$1,500,000								\$1,500,000	

PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,000,000								\$1,000,000	
PW-22-13	Benton Street Bridge over Indian Creek	Anticipated IDOT bridge funds		\$1,000,000		\$650,000							\$1,650,000	
PW-22-14	Pump Station Rehab	Air Scrubber upgrades at 21st & K and 6th Ave San			\$375,000								\$375,000	
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,680,000		\$210,000						\$210,000		\$2,100,000	STP, Other = Pott Co.
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North	\$2,850,000		\$1,250,000								\$4,100,000	
PW-22-18	WPCP Admin Building	Facility replacement for Admin and Lab		\$3,200,000							\$800,000		\$4,000,000	SRF, Other = Sewer Fund
PW-22-21	IDOT Payment for N 28th St Storm	Payment 2 of 3			\$900,000								\$900,000	
PW-22-22	IDOT Payment for UPRR Bridge	Payment 2 of 5			\$500,000								\$500,000	
Total			\$4,780,000	\$6,550,000	\$8,510,000	\$650,000	\$10,135,000	\$2,435,000	\$1,600,000	\$0	\$0	\$9,660,000	\$44,820,000	

FY 22-23

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,660,000	\$0	\$0	\$0	\$0	\$1,660,000	
BM-23-01	MAC Parking Lot Rehab - Phase V	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming
BM-23-02	MAC Arena Upgrades - Phase II	Replace north retractable seating						\$660,000					\$660,000	Gaming
Community Development Department			\$450,000	\$0	\$0	\$0	\$1,400,000	\$50,000	\$600,000	\$0	\$0	\$0	\$2,500,000	
CD-23-01	Mid City	Property Improvements: bike trails/open space, property acquisitions	\$50,000					\$50,000					\$100,000	
CD-23-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$800,000		\$600,000				\$1,400,000	IWF
CD-23-03	River's Edge						\$200,000						\$200,000	RISE
CD-23-04	Downtown projects	Acquisitions/demolition/infrastructure/studies					\$200,000						\$200,000	
CD-23-05	21st Avenue/South 6th Street	Acquisition/site improvements	\$400,000				\$200,000						\$600,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
FD-23-01	New Station	Station 7					\$8,000,000						\$8,000,000	
													\$0	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-23-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
													\$0	
Parks and Recreation Department			\$246,000	\$0	\$0	\$20,000	\$3,031,500	\$0	\$0	\$0	\$0	\$0	\$3,297,500	
PR-23-01	Fairmount Park Master Planning	Develop master plan for park					\$100,000						\$100,000	
PR-23-02	Trail: River Road - 1st Ave Trail Connector	MAPA Grant currently programmed for River Road Trail	\$246,000				\$61,500						\$307,500	
PR-23-03	City wide trail upgrades	Complete trails and trail segments in fair condition					\$120,000						\$120,000	
PR-23-04	Big Lake Park Parking Lot - S	Grind and inlay existing parking lot					\$40,000						\$40,000	
PR-23-05	Big Lake Park Parking Lot - BLR	Grind and inlay existing parking lot adjacent to street. A request for Road Use Tax is made since the parking is in street right of way.				\$20,000							\$20,000	
PR-23-05	Recreation Complex Parking Lot - B	Grind and inlay existing parking lot					\$110,000						\$110,000	
PR-23-06	Fairmount Park Parking Lot Splash Pad NE and NW, and South	Grind and inlay existing parking lot					\$50,000						\$50,000	
PR-23-07	Aquatics Modernization and Repair	Repair, replacement, and upgrades of equipment, water features, etc.					\$300,000						\$300,000	
PR-23-08	Valley View Park Development and Improvements	Construct new interior road, parking, pickle ball courts, sports fields, shelter.					\$2,000,000						\$2,000,000	
PR-23-09	Valley View Playground Replacement	Replace existing playground with new features and play elements, and tile surface.					\$250,000						\$250,000	
Public Works Department			\$0	\$6,200,000	\$8,800,000	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$16,300,000	\$34,300,000	
PW-23-01	Infrastructure Maintenance	Citywide street and sidewalk repairs			\$500,000								\$500,000	
PW-23-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-23-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000								\$100,000	
PW-23-06	Levee Certification Program													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Geotech MC_3	Stability improvements to Mosquito Creek Levee										\$1,000,000	\$1,000,000	
	Freeboard MC_1	Freeboard improvements to Mosquito Creek Levee		\$2,200,000								\$14,300,000	\$16,500,000	FMP
PW-23-08	30th Ave Sewer Rehab - Phase I	Sewer - Indian Creek to S. 11th St			\$750,000								\$750,000	
PW-23-09	E Manawa Sewer Rehab - Phase XI	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-23-10	Gifford Road Reconstruction	Pavement resurfacing				\$3,000,000							\$3,000,000	
PW-23-11	28th St Storm Sewer Rehab - Phase IV	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-23-12	S. 23rd St Sewer Rehab - Phase I	Pavement, sewer - 6th Ave to 3rd Ave			\$1,000,000								\$1,000,000	
PW-23-13	Sewer Rehab - Insitu Lining	Sanitary Sewer			\$1,000,000								\$1,000,000	
PW-23-17	SCADA Upgrade - Phase 2	plant, pump station communication			\$500,000								\$500,000	
PW-23-18	WPCP Flood Protection			\$4,000,000								\$1,000,000	\$5,000,000	SRF, Other = Sewer Fund
PW-23-21	IDOT Payment for N.28th St Storm	Payment 3 of 3			\$900,000								\$900,000	
PW-23-22	IDOT Payment for UPRR Bridge	Payment 3 of 5			\$500,000								\$500,000	
PW-23-23	IDOT Payment for Nebraska Ave Storm	Payment 1 of 1			\$200,000								\$200,000	
Total			\$696,000	\$6,200,000	\$8,800,000	\$3,020,000	\$12,931,500	\$1,710,000	\$600,000	\$0	\$0	\$0	\$16,300,000	\$50,257,500

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,040,000	\$0	\$0	\$0	\$0	\$1,040,000	
BM-24-01	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$580,000					\$580,000	Gaming
BM-24-02	MAC Folding Chair Replacement							\$120,000					\$120,000	Gaming
BM-24-03	MAC Two-Way Radios							\$40,000					\$40,000	Gaming
BM-24-04	MAC Concession Stands	Remodel existing concession areas						\$300,000					\$300,000	Gaming
Community Development Department			\$250,000	\$0	\$0	\$0	\$1,550,000	\$150,000	\$600,000	\$0	\$0	\$0	\$2,550,000	
CD-24-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site p	\$50,000					\$50,000					\$100,000	
CD-24-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,000,000		\$600,000				\$1,600,000	IWF
CD-24-03	River's Edge						\$50,000						\$50,000	
CD-24-04	Downtown projects	Acquisitions/demolition/infrastructure/studies					\$200,000						\$200,000	
CD-24-05	21st Avenue/South 6th Street	Acquisition/site improvements	\$200,000					\$100,000					\$300,000	CDBG
CD-24-06	Comprehensive Plan Update						\$300,000						\$300,000	
Fire Department			\$0	\$0	\$0	\$0	\$740,000	\$0	\$0	\$0	\$0	\$0	\$740,000	
FD-24-01	Engine 21	Replacement of Engine					\$500,000						\$500,000	
FD-24-01	Medic 5	Replacement of Medic Unit					\$240,000						\$240,000	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-24-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
Parks and Recreation Department			\$0	\$10,000	\$0	\$0	\$1,050,000	\$0	\$0	\$0	\$0	\$0	\$1,060,000	
PR-24-01	City wide trail upgrades	upgrade trails and segments of trails in fair condition					\$120,000						\$120,000	
PR-24-02	Recreation Complex Parking Lot A	Grind and inlay existing parking lot					\$340,000						\$340,000	
PR-24-03	Broadway Skate Park Parking Lot	Grind and inlay existing parking lot. A request for Road Use Tax is made since the parking is in street right of way.		\$10,000									\$10,000	
PR-24-04	Iowa West Foundation Park/Trailhead	Grind and inlay existing parking lot					\$100,000						\$100,000	
PR-24-05	Katelman Pool Parking Lot	Grind and inlay existing parking lot					\$40,000						\$40,000	
PR-24-06	City wide site furnishings	Replace site furnishings through park system					\$100,000						\$100,000	
PR-23-07	Neighborhood Park Redevelopment	Modernize existing features and structures within parks					\$250,000						\$250,000	
PR-23-08	Aquatics Modernization and Repair	Repair, replacement, and upgrades of equipment, water features, etc.					\$100,000						\$100,000	
Public Works Department			\$2,500,000	\$2,200,000	\$8,850,000	\$1,225,000	\$0	\$0	\$0	\$0	\$0	\$8,800,000	\$23,575,000	
PW-24-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-24-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-24-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$250,000								\$250,000	
PW-24-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Tub D Project	Geotech and Freeboard improvements to Mosquito Creek Levee		\$2,200,000								\$8,800,000	\$11,000,000	FMP
PW-24-08	30th Ave Sewer Rehab - Phase II	Sewer			\$750,000								\$750,000	
PW-24-09	E Manawa Sewer Rehab - Phase XII	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-24-10	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to South			\$1,000,000	\$600,000							\$1,600,000	
PW-24-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-24-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$1,000,000								\$1,000,000	
PW-24-17	SCADA Upgrade - Phase 3	plant, pump station communication			\$500,000								\$500,000	
PW-24-18	West Graham Reconstruction	Pavement, sewer	\$2,500,000			\$625,000							\$3,125,000	
PW-24-20	Valley View Sewer Rehab	Sanitary sewer			\$1,000,000								\$1,000,000	
PW-24-22	IDOT Payment for UPRR Bridge	Payment 4 of 5			\$500,000								\$500,000	
Total			\$2,750,000	\$2,210,000	\$8,850,000	\$1,225,000	\$3,840,000	\$1,190,000	\$600,000	\$0	\$0	\$8,800,000	\$29,465,000	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$560,000	\$0	\$0	\$0	\$0	\$560,000	
BM-25-01	MAC Parking Lot Lighting	Convert to LED fixtures						\$90,000					\$90,000	Gaming
BM-25-02	MAC Stage Replacement	Replace existing stage						\$100,000					\$100,000	Gaming
BM-25-03	MAC Banquet Furniture	Replace chairs, soft seating, tables and bar furniture for prefunction areas						\$190,000					\$190,000	Gaming
BM-25-04	MAC Ballroom/Prefunction Lighting	New lighting and dimmer controller						\$180,000					\$180,000	Gaming
Community Development Department			\$50,000	\$0	\$0	\$0	\$1,250,000	\$50,000	\$600,000	\$0	\$0	\$0	\$1,950,000	
CD-25-01	Mid City	Property Improvements: bike trails/open space, property acquis	\$50,000					\$50,000					\$100,000	
CD-25-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,000,000		\$600,000				\$1,600,000	
CD-25-03	River's Edge						\$50,000						\$50,000	
CD-25-04	Downtown projects	Acquisitions/demolition/infrastructure/studies					\$200,000						\$200,000	
Fire Department			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
FD-25-01	Engine 41 Replacement	Apparatus Replacement					\$500,000						\$500,000	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-25-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$563,500	\$0	\$0	\$0	\$0	\$0	\$563,500	
PR-25-01	City Wide trail Upgrades	Upgrade trails and segments of trails in fair condition					\$120,000						\$120,000	
PR-25-02	Lewis and Clark Monument Park Parking Lot Upg	Grind and inlay existing parking lot					\$80,000						\$80,000	
PR-25-03	Kim Park parking Lot Upgrades	Grind and inlay existing parking lot					\$20,000						\$20,000	
PR-25-04	Sternhill Park Parking Lot Upgrades	Grind and inlay existing parking lot					\$18,500						\$18,500	
PR-25-05	Sunset Park Parking Lot Upgrades	Grind and inlay existing parking lot					\$75,000						\$75,000	
PR-25-06	Neighborhood Park Redevelopment	Modernize existing features and structures within parks					\$250,000						\$250,000	
Public Works Department			\$4,825,000	\$2,200,000	\$8,600,000	\$1,875,000	\$2,400,000	\$0	\$0	\$0	\$0	\$0	\$19,900,000	
PW-25-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-25-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-25-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-25-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Project	TBD		\$2,200,000									\$2,200,000	FMP
PW-25-07	N. 16th Street Reconstruction	Pavement - Ave G to Nash Blvd	\$4,825,000			\$1,875,000							\$6,700,000	
PW-25-08	30th Ave Sewer Rehab - Phase III	Sewer			\$750,000								\$750,000	
PW-25-09	E Manawa Sewer Rehab - Phase XIII	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-25-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$1,500,000								\$1,500,000	
PW-25-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$1,000,000								\$1,000,000	
PW-25-13	N 17th St Sewer Rehab	Pavement, sewer			\$1,000,000								\$1,000,000	
PW-25-16	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$1,300,000								\$1,300,000	
PW-25-17	Greenview Trail Extension	Longview to Forrest Glen/Whispering Oaks					\$400,000						\$400,000	
PW-25-19	College Road Rehab	Pavement, sewer					\$2,000,000						\$2,000,000	
PW-25-22	IDOT Payment for UPRR Bridge	Payment 5 of 5			\$500,000								\$500,000	
Total			\$4,875,000	\$2,200,000	\$8,600,000	\$1,875,000	\$5,213,500	\$610,000	\$600,000	\$0	\$0	\$0	\$23,973,500	

Planning Commission Communication

Department: Community
Development

Case/Project No.: URN-19-003

Case #URN-19-003

Council Action: 12/10/2019

Submitted by: Brandon Garrett,
Director of Community
Development

Description

Public hearing on the request of the City of Council Bluffs to amend the Playland Park Urban Renewal Area by adopting Amendment #5 for property legally described as Block 1, Rivers Edge Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. Location: Lying south of Avenue 'B' and north of Rivers Edge Parkway.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

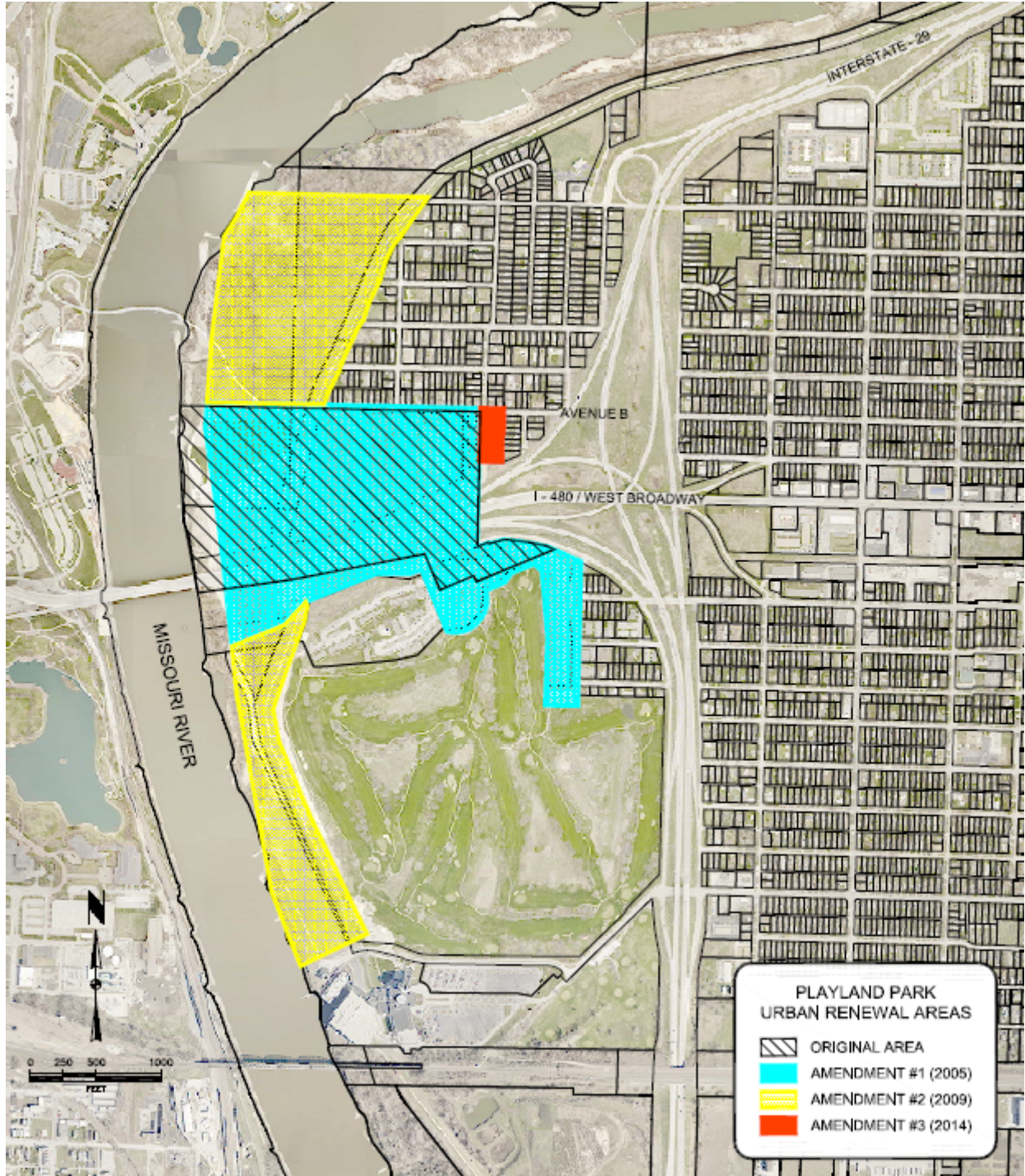
Description	Type	Upload Date
Case #URN-19-003 Staff Report & Attachments	Other	12/5/2019

Planning Commission Communication

Department: Community Development Case/Project No.: URN-19-003	Ordinance No.: Resolution No.: 19-	Planning Commission: 12-10-19 First Reading: n/a Second Reading: n/a Third Reading: n/a Public Hearing: 12-16-19
Subject/Title		
Amendment No. 5 to the Playland Park Urban Renewal Plan		
Location		
North and south of the I-480 and 41 st Street interchange		
Background/Discussion		
<p>In June of 2003, City Council adopted the Playland Park Urban Renewal Plan in order to accommodate a residential project which never materialized. In June of 2005, the urban renewal plan was amended (Amendment #1) to add additional land and several new projects, including riverfront development, and the redevelopment of the Frito Lay and Dodge Park clubhouse areas. In July of 2009, the urban renewal plan was amended (Amendment #2) to add additional land. In October 2014, the urban renewal plan was amended (Amendment #3) to add additional land and to add and/or confirm projects. In 2016, the urban renewal plan was amended (Amendment #4) to detail the private redevelopment of the land. The urban renewal plan is again in need of amendment to add and/or confirm projects.</p> <p>On November 18, 2019, the City Council approved a resolution of necessity which directed staff to initiate the process of amending the Playland Park Urban Renewal Plan and Area. This resolution established the following actions and timeframes:</p> <ul style="list-style-type: none"> 11-25-19 Consultation meeting to be held with other taxing jurisdictions 12-10-19 City Planning Commission Review 12-16-19 City Council public hearing on the amended urban renewal plan <p>Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.</p>		
Staff Recommendation		
The Community Development Department finds that the proposed amendment is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) and recommends approval of Amendment No. 5 to the Playland Park Urban Renewal Plan and Area.		
Attachments		
Urban Renewal Plan Amendment #5		

Submitted by: Brandon Garrett, Community Development Department

Planning Commission Communication



**2019 AMENDMENT
(AMENDMENT NO. 5)**

TO THE

**PLAYLAND PARK
URBAN RENEWAL PLAN**

CITY OF COUNCIL BLUFFS, IOWA

**Original Area Adopted – June, 2003
2005 Amendment (Amendment No. 1) – June 2005
2009 Amendment (Amendment No. 2) – July 2009
2014 Amendment (Amendment No. 3) - October 2014
2016 Amendment (Amendment No. 4) – July 2016
2019 Amendment (Amendment No. 5) – December 2019**

**2019 AMENDMENT
(Amendment No. 5)
to the
PLAYLAND PARK
URBAN RENEWAL PLAN**

CITY OF COUNCIL BLUFFS, IOWA

The Playland Park Urban Renewal Plan (“Urban Renewal Plan”) for the Playland Park Urban Renewal Area (“Area” or “Urban Renewal Area”) was originally adopted in 2003 and has been amended in 2005 (Amendment No. 1), 2009 (Amendment No. 2), 2014 (Amendment No. 3), and 2016 (Amendment No. 4). The Plan is being further amended to update the description of previously approved urban renewal projects to be undertaken within the Urban Renewal Area (“Amendment” or “Amendment No. 5”). No land is being added to the Area by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any section of the Plan, as previously amended, not included in this Amendment shall continue to apply to the Plan and the Area.

DEVELOPMENT PLAN

The City has a general plan for the physical development of the City, as a whole, designated as the “Bluffs Tomorrow: 2030 Plan” adopted in 2014 and last amended in 2019. The Plan and this Amendment, including the projects proposed/revised in this Amendment, are in conformity with the “Bluffs Tomorrow: 2030 Plan”.

The Urban Renewal Area is zoned C-4/Commercial District and R-3/Multi Family District. This Urban Renewal Plan, as amended, does not in any way replace or modify the City’s current land use planning or zoning regulation process.

Any urban renewal projects related to the need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area are set forth in the Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

UPDATE TO PREVIOUSLY APPROVED RBAN RENEWAL PROJECTS
(Amendment No. 5)

Two urban renewal projects previously approved in the Plan, as amended, have been modified as noted below and those modifications are hereby approved.

1. Update to the “Condo/Mixed Use Towers-Block 1,” last updated in Amendment No. 4.

In Amendment No. 4, the City updated and approved a mixed-use project to be constructed on Block 1 of River’s Edge Subdivision, described as the Condo/Mixed Use Towers-Block 1 project. This Amendment updates/revises the project’s description from Amendment No. 4 as follows:

As approved in Amendment No. 4, the project was anticipated to include a detailed development agreement with a private developer to provide tax increment rebates or other incentives of \$8,000,000 to \$12,000,000 in exchange for the developer constructing a condo tower, an assisted living facility, and related amenities. In 2017, the City entered into a development agreement (the “Original Agreement”) for this project with Argent Development Group, L.L.C. That developer has not initiated work on the project and now proposes to assign its rights and obligations to Argent Baxter JV – Council Bluffs, LLC (the “Developer”), and the Developer has proposed changing several terms in the Original Agreement. In light of various changes to the project, the City and the Developer anticipate entering into an Amended and Restated Agreement for Private Development (the “Amended and Restated Agreement”), which would replace the Original Agreement and provide new terms for the project. Pursuant to the terms of the Amended and Restated Agreement, the Developer would construct a single residential tower containing up to 210 rental housing units, up to 24 condo housing units, and related amenities, all requiring an investment of approximately \$60,000,000. The Developer would also agree to a Minimum Assessed Value for the completed project of at least \$45,000,000. In exchange, the City would provide up to 18 years of annual grants each comprised of up to 75% of the tax increment created by the completion of the project, with the aggregate amount of such grants not to exceed \$23,000,000. The revised project will serve the purposes set forth in Amendment No. 4, including the second stage of blight remediation.

2. Update to “Parking Garage Lease Purchase Agreement,” last updated in Amendment No. 4.

In Amendment No. 4, the City updated and approved a parking garage project to be constructed on Lot 2, Block 7 of River’s Edge Subdivision Replat One. At that time, the cost of the parking garage was estimated to be \$11,000,000 to \$12,500,000, and the costs to the City under the associated Lease Purchase Agreement was estimated at \$11,000,000 to \$17,000,000. On July 11, 2016, following adoption of Amendment No. 4 and appropriate notice and public hearing, the City authorized the execution of the River’s Edge Parking Facility Lease Purchase Agreement by and among the City of Council Bluffs (“City”), River’s Edge Parking, LLC (“Developer”), and Iowa West Foundation (“IWF”) (“Agreement”). Since that time, the cost of construction has increased to approximately \$14,000,000, as have the corresponding costs to the City under the terms of the Lease Purchase Agreement. At this time, the costs to the City are estimated between \$17,000,000 and \$21,000,000. The revised project will serve the purposes set forth in Amendment No. 4, including the second stage of blight remediation.

FINANCIAL INFORMATION

1.	July 1, 2019 constitutional debt limit:	\$262,999,374
2.	Current outstanding general obligation debt:	\$63,035,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Urban Renewal Projects (Amendment No. 5) has not yet been determined. This document is merely for planning purposes. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Updated Urban Renewal Projects (Amendment No. 5) as described above will be approximately as follows:	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: right;">\$40,000,000- \$44,000,000</p> </div> <div style="width: 50%;"> <p>This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.</p> </div> </div>

EFFECTIVE PERIOD

This Amendment will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the entire Urban Renewal Area without limit due to the designation of the Area as appropriate for blight remediation.

REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan or Amendment not determined to be invalid or unconstitutional.

On December 10, 2019, the City of Council Bluffs Planning Commission met at 6:00 p.m. in Room A of the Council Bluffs Public Library, 400 Willow Avenue.

One of the agenda items under consideration was the proposed Playland Park Urban Renewal Plan Amendment #5.

_____ appeared before the Planning Commission in favor of the creation of the urban renewal area.

_____ appeared in opposition.

It is the finding of the City of Council Bluffs Planning Commission that the Playland Park Urban Renewal Plan Amendment #5 and Area conforms to the “Bluffs Tomorrow: 2030 Plan” which is the general plan for the development of the City of Council Bluffs and recommends its approval.

VOTE: AYE ___ NAY ___ ABSTAIN ___ ABSENT ___ Motion: Carried

Planning Commission Signature: _____

Printed Name: _____

Attest: _____

Printed Name: _____