



**Study Session Agenda  
City of Council Bluffs, Iowa  
December 13, 2021, 3:45 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**STUDY SESSION AGENDA**

- A. Brandon Garrett - Introduction of Jim Sherman, CBO
- B. Mark Eckman - FY 23 Council Bluffs CVB budget
- C. Brandy Wallar - New Visions Homeless Shelter

**Executive Session**

- A. Dick Wade - Pending Litigation



**Council Agenda, City of Council Bluffs, Iowa  
Regular Meeting December 13, 2021, 7:00 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**AGENDA**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. CONSENT AGENDA**
  - A. Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.
  - B. Reading, correction and approval of the November 22, 2021 City Council Meeting Minutes.
  - C. Resolution 21-348  
Resolution directing the City Clerk to publish notice and setting a Public Hearing for January 10, 2022 at 7:00 p.m. on the proposed development agreement between the City of Council Bluffs and Turn the Paige Investments, LLC for the property generally located at the northwest corner of Franklin and Bennett Avenues.
  - D. Resolution 21-349  
Resolution accepting the work of Lund-Ross Contractors, Inc. as complete and authorizing payment in the amount \$80,784.25 and the release of retainage for the Police Department 100-Yard Range Project. Project# PD 21-01.
  - E. Council Bluffs Water Works Budget 2022 (Receive & File)
  - F. October 2021 Financial Reports
  - G. Annual Financial Report
  - H. Mayor's Appointment
  - I. Right of Redemption
  - J. Claims

#### 4. PUBLIC HEARINGS

A. Ordinance 6477

Ordinance to amended Title 1 "Administration and Personnel" of the 2020 Municipal Code, by repealing Chapter 1.90 "Election Precincts" and enacting a new Chapter 1.90 "election Precincts" and setting a public hearing for December 13, 2021.

B. Resolution 21-350

Resolution approving the City of Council Bluffs FY23-FY27 Capital Improvement Program (CIP).

C. Resolution 21-351

Resolution approving the plans and specifications for the Recycling Center Scale Purchase and Installation Project Phase I A. Project #2021-168

D. Resolution 21-352

Resolution approving the plans and specifications for the Recycling Center Entrance Drainage and Paving Project Phase I B. Project #2021-169

E. Resolution 21-353

Resolution approving the authorization for right-of-way acquisition in connection with the Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

F. Resolution 21-354

Resolution to dispose of City property described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition. Location: Property formerly addressed as 1103 7th Avenue. OTB-21-013

G. Resolution 21-355

Resolution to dispose of City property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman's First Addition. Location: property formerly addressed as 110 Stutsman Street. OTB-21-014

H. Resolution 21-356

Resolution approving the plans and specifications for the Fall Color Corridor, Phase II - Project R22-10

I. Resolution 21-357

Resolution granting Final Plat approval of a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3 with subdivision variances for lots to exceed the maximum 3:1 lot depth-to-width ratio and to be less than 50 feet wide in an R-2/Two-Family Residential District. Location: Southwesterly of property addressed as 1621 College Road. SUB-21-014

J. Resolution 21-358

Resolution granting Final Plat approval of a four-lot residential subdivision to be known as Hills of Cedar Creek East, Phase 3, legally described as being a portion of the SE1/4 SE1/4 and the SW1/4 SE1/4 of Section 34-75-43, more specifically described in the Council packet. Location: west of 1050 Deveron Drive. SUB-21-015

**5. ORDINANCES ON 3RD READING**

A. Ordinance 6475

Ordinance to amend Chapter 1.40 Council Bluffs Civil Rights Commission of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 1.40.030 "Definitions-Civil Rights Commission"; Section 1.40.080 "Unfair Employment Practices"; Section 1.40.100 "Unfair Or Discriminatory Practices-Housing"; Section 1.40.110 "Unfair Credit Practices"; Section 1.40.120 "Unfair Or Discriminatory Practices-Education" and Section 1.40.140 "Retaliation".

**6. RESOLUTIONS**

A. Resolution 21-359

Resolution to award contract to Snyder & Associates for to complete the design and engineering of Phase II of the 1st Ave Multi-Modal Corridor Project.

B. Resolution 21-360

Resolution authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and US Property Cold Storage for benefits under the Targeted Jobs Withholding Program.

C. Resolution 21-361

Resolution abolishing an Account Manager Position and adding a Treasury Team Lead Position within the Finance Department.

D. Resolution 21-362

Resolution to dispose of City property described as Tract 2 of that part of the NW1/4 NW1/4 of Section 14-74-44, as described and shown in the office of Pottawattamie County Recorder in Acquisition Plat Book 2015 Page 10602. Location: approximately 4205 Gifford Road. OTB-21-009 (Corrective Resolution of 21-304 approved on October 25, 2021)

E. Resolution 21-363

Resolution authorizing and directing the Mayor to execute the Participation Agreements, Settlement Agreements, forms, accompanying MOUs and related documents regarding the opioid litigation.

F. Resolution 21-364

Resolution authorizing and directing the Mayor to execute a Second Amendment to Development Agreement by and between the City of Council Bluffs and developers Questa, LLC and Gable Corporation.

G. Resolution 21-365

Resolution authorizing and directing the Mayor to execute a contract by and between the City of Council Bluffs and the Council Bluffs Area Chamber of Commerce

**7. APPLICATIONS FOR PERMITS AND CANCELLATIONS**

A. Liquor Licenses

1. Kwik Shop #527, 3632 Avenue G
2. 712, 1851 Madison Avenue, Ste 700
3. Speedy Gas N Shop, 430 S 35th Street, Ste 1 (2 licenses)
4. Target Store T-2454, 3804 Metro Drive

B. Salvage/Storage Yard

C. Cigarette Permit

**8. OTHER BUSINESS**

A. Presentation of Certificates of Appreciation

**9. CITIZENS REQUEST TO BE HEARD**

**10. ADJOURNMENT**

DISCLAIMER:

*If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 890-5261, by 5:00 p.m., three days prior to the meeting.*



## City Council Meeting Minutes November 22, 2021

### CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday November 22, 2021.

Council Members present: Joe Disalvo, Chad Hannan, Melissa Head, Roger Sandau and Mike Wolf.

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

### CONSENT AGENDA

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

Reading, correction and approval of the November 4, 2021, November 8, 2021 and November 15, 2021 City Council Meeting Minutes.

Ordinance 6477

Ordinance to amended Title 1 "Administration and Personnel" of the 2020 Municipal Code, by repealing Chapter 1.90 "Election Precincts" and enacting a new Chapter 1.90 "election Precincts" and setting a public hearing for December 13, 2021.

Resolution 21-328

Resolution of necessity and intent, setting a Public Hearing for January 10, 2022 at 7:00 p.m. to establish the 16th Avenue Urban Revitalization Area, generally located on approximately 34 acres of land along 16th Avenue between S 17th Street and S 20th Street, commonly known as 1700 16th Avenue. URV-21-011

Resolution 21-329

Resolution accepting the work of Hawkins Construction Co. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Eastern Hills Drive Segment D, Highway 92 to the Intersection of Eastern Hills Drive and State Orchard Road. Projects

#PW18-16B & #PW19-16A

Resolution 21-330

Resolution to set a public hearing for December 13, 2021 at 7:00 p.m. for the Fall Color Corridor project.

Resolution 21-332

Resolution setting a public hearing for December 13, 2021 at 7:00 p.m. for the FY23-FY27 Capital Improvement Program (CIP).

Resolution 21-333

Resolution of intent to dispose of and setting a Public Hearing for December 13, 2021 at 7:00 p.m. for City property described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition. Location: Property formerly addressed as 1103 7th Avenue. OTB-21-013

Resolution 21-334

Resolution of intent to dispose of and setting a Public Hearing for December 13, 2021 at 7:00 p.m. for City property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman's First Addition. Location: property formerly addressed as 110 Stutsman Street. OTB-21-014

Resolution 21-335

Resolution accepting the work of Action Target, Inc. as complete and authorizing payment in the amount \$451,491.23 and the release of retainage for the Police Department 100-Yard Range Project. Project# PD 21-01.

Resolution 21-336

Resolution setting a public hearing for 7:00 p.m. on December 13, 2021, for the Recycling Center Scale Purchase and Installation Project Phase I A. Project # 2021-168

Resolution 21-337

Resolution setting a public hearing for 7:00 p.m. on December 13, 2021, for the Recycling Center Entrance Drainage and Paving Project Phase I B. Project # 2021-169

September 2021 Financial Reports, Right of Redemption & Claims

Chad Hannan and Melissa Head moved and seconded approval of Consent Agenda, except for Item 3G, Resolution 21-331. Unanimous, 5-0 vote.

Resolution 21-331

Resolution setting a public hearing for 7:00 p.m. on December 13, 2021 for right-of-way authorization in connection with Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

Chad Hannan and Melissa Head moved and seconded approval of Resolution 21-331. Voice Vote, 4-0 vote. (Abstain: Disalvo)

**MAYORS PROCLAMATIONS**

- A. Small Business Saturday Proclamation
- B. #GivingTuesday712

## **PUBLIC HEARINGS**

### Resolution 21-338

Resolution approving and authorizing the Mayor to execute a Parking Rights and Agreement regarding Mid-America Center and 20 Arena Way by and between the City of Council Bluffs, Iowa and Cave Industries, LLC.

Melissa Head and Mike Wolf moved and seconded approval of Resolution 21-338. Unanimous, 5-0 vote.

### Public Hearing (No Council Action)

Status of funded activities for the Council Bluffs Covid-19 assistance programs.

Heard from Brandon Garrett, representing the Community Development Department.

No requests to be heard for this public hearing. No action taken by City Council.

## **ORDINANCES ON 2ND READING**

### Ordinance 6475

Ordinance to amend Chapter 1.40 Council Bluffs Civil Rights Commission of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 1.40.030 "Definitions-Civil Rights Commission"; Section 1.40.080 "Unfair Employment Practices"; Section 1.40.100 "Unfair Or Discriminatory Practices-Housing"; Section 1.40.110 "Unfair Credit Practices"; Section 1.40.120 "Unfair Or Discriminatory Practices-Education" and Section 1.40.140 "Retaliation".

Roger Sandau and Melissa Head moved and seconded approval of Second consideration of ordinance 6475. Third Consideration to be heard Monday December 13, 2021 at 7:00 p.m.. Unanimous, 5-0 vote.

### Ordinance 6476

Ordinance establishing the American Games Urban Revitalization Area within the City of Council Bluffs at 504 34th Avenue. URV-21-007

Joe Disalvo and Melissa Head moved and seconded approval of Second consideration of Ordinance 6476. Unanimous, 5-0 vote.

Roger Sandau and Mike Wolf moved and seconded approval of Motion to waive 3rd consideration of Ordinance 6476. Ordinance pass to law. Unanimous, 5-0 vote.

## RESOLUTIONS

### Resolution 21-339

Resolution authorizing a \$10,000 signing bonus to any certified police officer that is hired.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-339. Unanimous, 5-0 vote.

### Resolution 21-340

Resolution increasing the authorized strength of the Finance Department by 1 to add an additional Account Clerk II position to the Treasury Team to fill by January 2022.

Melissa Head and Mike Wolf moved and seconded approval of Resolution 21-340. Unanimous, 5-0 vote.

### Resolution 21-341

Resolution approving and authorizing the Mayor to execute the Second Addendum to the Employment Agreement between the City of Council Bluffs and City Attorney, Richard Wade.

Joe Disalvo and Mike Wolf moved and seconded approval of Resolution 21-341. Unanimous, 5-0 vote.

### Resolution 21-342

Resolution authorizing the Finance Director to classify American Rescue Plan Act funds as Revenue Loss and use a portion of those funds to replace revenue lost between March and December of 2020.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-342. Unanimous, 5-0 vote.

### Resolution 21-343

Resolution abolishing the part-time Account Clerk II position effective February 10, 2022 and creating a part-time Account Clerk I position effective immediately within the Finance department.

Mike Wolf and Joe Disalvo moved and seconded approval of Resolution 21-343. Unanimous, 5-0 vote.

### Resolution 21-344

Resolution authorizing the Mayor and City Clerk to execute an agreement with James Hall dba Jim's Hauling for the 29 South 35th Street Demolition Project.

Roger Sandau and Mike Wolf moved and seconded approval of Resolution 21-344. Unanimous, 5-0 vote.

#### Resolution 21-345

Resolution granting approval of a Temporary Use Permit to allow a concrete batch plant from April 1, 2022 until October 1, 2022, on property zoned I-2/Industrial District, and being legally described as part of Lots 1, 2, and 3, Auditor's Subdivision. Location: 8.43 acres of undeveloped land lying immediately east of 2445 N 25th Street. TU-21-007

Joe Disalvo and Chad Hannan moved and seconded approval of Resolution 21-345. Unanimous, 5-0 vote.

#### Resolutions 21-346 & 21-347

Resolution 21-346, granting approval of a six-lot preliminary subdivision plan to be known as Mall of the Bluffs, Replat 1, at 1751 Madison Avenue, more specifically described in the Council packet. SUB-21-001

Resolution 21-347, adopting the planned commercial development plan on properties generally located at 1751 Madison Avenue, more specifically described in the Council packet. PC-21-001

Heard from Tyler Edward, 1751 Madison Avenue, representing Menards. Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 21-346 and Resolution 21-347. Unanimous, 5-0 vote.

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

#### Liquor Licenses

1. Hard Luck Saloon, 626 16th Avenue
2. Hy-Vee #2, 1745 Madison Avenue
3. La Mesa Mexican Restaurant, 3036 S Expressway
4. Oskies for Sports, 1851 Madison Avenue, Ste 724

Chad Hannan and Joe Disalvo moved and seconded approval of Applications for permits and cancellations, Liquor Licenses, Item 8A 1-4. Unanimous, 5-0 vote.

### **CITIZENS REQUEST TO BE HEARD**

Heard from Bruce Kelly, 864 McKenzie Avenue, regarding bike trail on McKenzie Avenue and extra lane on Kanessville Blvd.

### **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:25 p.m.

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

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

## Council Communication

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

Resolution 21-348  
ITEM 3.C.

Council Action: 12/13/2021

### Description

Resolution directing the City Clerk to publish notice and setting a Public Hearing for January 10, 2022 at 7:00 p.m. on the proposed development agreement between the City of Council Bluffs and Turn the Paige Investments, LLC for the property generally located at the northwest corner of Franklin and Bennett Avenues.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Development Agreement	Agreement	12/3/2021
Public Hearing Notice	Notice	12/3/2021
Resolution 21-348	Resolution	12/8/2021

## Council Communication

Department: Community Development	Resolution No.: 21 -	City Council: 12-13-2021 Public Hearing: 1-10-2022
<b>Subject/Title</b>		
Resolution setting a public hearing for January 10, 2022 at 7:00 p.m. on the proposal to enter into a purchase, sale and development agreement with Turn the Paige Investments, LLC		
<b>Location</b>		
The northwest corner of Franklin and Bennett Avenues Legally described as: Lot 1, Franklin Heights Subdivision		
<b>Background/ Discussion</b>		
<u>Background</u> In 2020, City Council approved Resolution 20-235 to dispose of the city-owned property located on the northwest corner of Franklin and Bennett Avenues to Turn the Paige Investments, LLC. The developer proposed a 25-35 home subdivision consisting of single-family attached and detached units. The agreed price for the land was \$275,000, which was the appraised value.  As part of the proposed project, Turn the Paige agreed to utilize Community Development Block Grant (CDBG) funds to complete the needed infrastructure improvements. The developer commits to 51% of the units being sold to households earning at or below 80% of the median family income for the City of Council Bluffs, which meets the requirements set by the Department of Housing and Urban Development (HUD) for the use of CDBG funds support for persons of low-to-moderate income.		
<u>Discussion</u> Staff has worked with Turn the Paige to negotiate the terms of the development agreement. The developer agrees that 14 of the 27 unit subdivision shall be sold to households at or below 80% of the median family income as defined by HUD. Construction shall be complete within four (4) years of transfer. All properties must be sold and cannot be retained for rental units. Income qualified buyers shall receive up to \$30,000 in down payment assistance through the CDBG program.		
<b>Recommendation</b>		
Staff recommends City Council set a public hearing for January 10, 2022 at 7:00pm on the proposal to enter into a purchase, sale and development agreement with Turn the Paige Development.		
<b>Attachments</b>		
1. Development Agreement 2. Public hearing notice 3. Resolution		

## DEVELOPMENT AGREEMENT

THIS AGREEMENT made on or as of the \_\_\_\_ day of August 2021 by and between the City of Council Bluffs, Iowa (hereinafter referred to as “City”) and Turn the Paige Investments LLC (hereinafter referred to as “Developer”).

WHEREAS, Developer has entered into a contract for the purchase of real estate located in the City of Council Bluffs, which is more particularly described in Exhibit “A” attached hereto (hereinafter referred to as the “Property”); and

WHEREAS, the Developer proposes to construct an affordable single family development on said Property (hereinafter referred to as the “Project”) that requires further subdivision; and

WHEREAS, improvements to the area legally described as Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa (hereinafter referred to as the “Public Improvements”) are necessary to support the construction of additional affordable housing on the Property; and

WHEREAS, the parties desire to establish between themselves their various rights, obligations, duties and responsibilities.

NOW, THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agrees with the other as follows:

### Article I – Agreement

1. The Developer shall acquire the Property on or before February 1, 2022. An extension of six (6) months may be requested by the Developer to accommodate any delays related to infrastructure construction delays, supply issues and market conditions.
2. The City will complete plans and specifications for the infrastructure improvements on the Property.
3. The City will request bids for the infrastructure improvements as outlined in Exhibit “B.” The City will monitor improvements and ensure all work is completed per plans and specifications.
4. The City will replat the Property into 27 buildable lots and five outlots to accommodate the Project consistent with the Municipal Subdivision Code. Covenants and restrictions (including Minimum Building Standards) will be filed with the final plat for Hillside Estates Subdivision.
5. Upon completion of the infrastructure improvements, the Developer shall purchase the property from the City for two-hundred, seventy-five thousand dollars (\$275,000.00) as approved in Resolution 20-235. A down payment of 10% was provided August 10, 2020. This shall be credited toward the purchase amount.
6. Developer shall cause the construction of a minimum of twenty-seven (27) single-family residential structures on the Property over a four (4) year period. Developer shall construct the single-family structures with plans approved by the City as adopted in Resolution 21-147. Minimum plan specification requirements are outlined in the covenants. All lots are sold in an as is condition. Contractors are responsible for completing their own due diligence on these properties. Although the building pad locations have been over excavated and compacted, developers should understand this is a

redevelopment site and be prepared for possibly discovering miscellaneous construction debris, rubble, rocks, natural vegetation (i.e. roots, etc.). The City offers no warranties or guarantees of lot condition. It is incumbent upon the developer to satisfy themselves as to the acceptability of the property.

7. A minimum of fourteen (14) of these structures (51%) shall be constructed and sold to low and moderate-income buyers as defined by the U.S. Department of Housing and Urban Development. Applications will be made to the Housing Infill Program administered by the NWHHS for down payment assistance. However, the City does not guarantee the availability of assistance through the Housing Infill Program. All structures shall be completed and ready for occupancy by December 31, 2025. The final sales price of each structure sold to low and moderate-income households shall be established by through the Housing Infill Program. The maximum price of said 14 structures shall be less than \$171,000 or as approved by the Community Development Director.
8. All units constructed shall be sold by the Developer to private persons for owner occupancy only. No units shall be maintained for rental, cooperatives or condominiums. Should the Developer wish to retain any units for any of these purposes, Federal Labor Standards Provisions shall apply to all units constructed.

#### Article II – Other Conditions

1. Developer shall be responsible for the installation of necessary private infrastructure, communication and energy utilities. This includes water main taps, sanitary sewer line, electrical, natural gas and telecommunications. All new utilities shall be placed underground.
2. Developer will develop the Project consistent with the City's ordinances governing residential construction, subdivision, and zoning. At Developer's expense, sidewalks shall be installed concurrent with the construction of individual residential structures.
3. Upon completion and sale of each single-family structure, the Developer agrees to provide documentation on the low and moderate-income benefit to the Community Development Department.
4. Developer intends to construct structures on all lots and agrees that no lot within the Project will be sold for more than fair market value. The City shall have the first right of refusal on any lot sold to other for-profit development entities
5. The City will provide assistance to the Developer in making application for Workforce Housing Tax Incentive Benefits to the Iowa Department of Economic Development. This shall be done prior to the start of any construction of the single-family structures. Further, Workforce Housing Tax Incentives will not be provided to other development entities.
6. The Developer agrees to comply with the requirements of Title 24 Code of Federal Regulations, Part 570 of the Housing and Urban Development regulations concerning the CDBG Program and all federal regulations and policies issued pursuant to these regulations attached hereto as Exhibit "C". The Developer further agrees to utilize funds available under this agreement to supplement rather than supplant funds otherwise available.
7. Developer shall provide to the City documentation that they are not suspended or debarred by the U.S. Department of Housing and Urban Development or by the City of Council Bluffs. The Developer must also agree to only utilize subcontractors who are not suspended or debarred.

Article III – General Provisions

1. This Agreement shall be interpreted according to the laws of the State of Iowa.
2. Any notice, demand, or communication under this Agreement by either party to the other shall be sufficiently given if it is dispatched by regular mail, postage prepaid, or delivered personally as follows:

IN THE CASE OF THE DEVELOPER, TO:

Jarrod McIntyre  
Turn the Paige Investments, LLC  
19627 Brookside Lane  
Gretna, Nebraska 68028  
706-206-2914

IN THE CASE OF THE CITY, TO:

Courtney Harter, HED Manager  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, Iowa 51503  
712-890-5350

3. Performance Monitoring – The City will monitor the performance of the Developer against the goals and performance standards required herein. Substandard performance as determined by the City will constitute non-compliance with this agreement. If action to correct such substandard performance is not taken by the Developer within a reasonable period of time after being notified by the City, suspension or termination procedures will be initiated. The Developer shall permit the City to examine and inspect the construction work.
4. Independent Contractor – Nothing contained in this agreement is intended to, or shall be construed in any manner as creating or establishing the relationship of employer/employee between the parties. The Developer shall at all times remain an independent contractor with respect to the services to be performed under this agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance, and Workers Compensation Insurance as the Developer.
5. Hold Harmless – The Developer shall hold harmless, defend and indemnify the City, its officers, employees and agents from any and all liability, loss, cost, damage, expense, claims, actions, suits, charges and judgments (including reasonable attorney’s fees and court costs) whatsoever that arise out of the Developer’s performance or nonperformance of the services, or resulting from or incurred by reason of any actions based upon the negligent acts or omissions of the Developer, his/her employees, or agents specific to the performance of this agreement.
6. Workers’ Compensation – The Developer and its contractors shall provide Workers Compensation Insurance coverage for all employees involved in the performance of this agreement.
7. Insurance and Bonding – The Developer shall comply with the bonding and insurance requirements of the City’s Building Department.
8. Grantor Recognition – If undertaken, the Developer shall provide appropriate recognition of the role of the City in providing services through this contract at ground breaking ceremonies or media releases.
9. Amendments – The City or Developer may amend this agreement at any time provided that such amendments make specific reference to this agreement, and are executed in writing, signed by a duly authorized representative of both organizations. Such amendments shall not invalidate this agreement, nor relieve or release the City or Developer from its obligations under this agreement. The City may, at its discretion, amend this agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this agreement,

such modifications will be incorporated only by written amendment signed by both the City and Developer.

10. Suspension or Termination – The City may suspend or terminate this agreement, in whole or in part, if the Developer materially fails to comply with any term of this agreement, or with any of the rules, regulations or provisions referred to herein; and the City may declare the Developer ineligible for any further participation in City contracts, in addition to other remedies as provided by law. In the event there is probable cause to believe the Developer is in noncompliance with any applicable rules or regulations, the City may withhold funds until such time as the Developer is found to be in compliance by the City, or is otherwise adjudicated to be in compliance.
11. Assignability – The Developer shall not assign or transfer any interest in this agreement without prior written consent of the City. Any assignment made without such consent shall be void. This agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.
12. Code of Conduct – No officer, employee, or agent of the City shall participate in the selection, award, or administration of a contract supported by federal or state grant or loan funds, if a conflict of interest, real or apparent, would be involved. Unless a more restrictive provision of federal or state law should apply, such conflict would arise when: 1) the employee, officer, or agent; 2) any members of his/her immediate family; 3) his/her partner; or 4) an organization which employs, or is about to employ, any of the above has a financial or other interest in the firm selected for award. Additionally, neither the City's officers, employees, nor agents solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors or subcontractors beyond that allowed by applicable federal and state laws.

IN WITNESSES WHEREOF, the City and Developer has caused this Agreement to be duly executed as of the date and year first above written.

“City”  
City of Council Bluffs

By: \_\_\_\_\_  
Matthew J. Walsh, Mayor

STATE OF IOWA )  
COUNTY OF ) SS  
POTTAWATTAMIE COUNTY)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public duly commissioned and qualified in an for the above county and state, personally appeared Matthew J. Walsh, Mayor, known to me to be the identical person whose name is affixed to the foregoing instrument as such officer and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC

“Developer”

Turn the Paige Investments LLC

By: \_\_\_\_\_  
Jarrod McIntyre

STATE OF IOWA )  
COUNTY OF ) SS  
POTTAWATTAMIE COUNTY)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned, a Notary Public duly commissioned and qualified in an for the above county and state, personally appeared Jarrod McIntyre, known to me to be the identical person whose name is affixed to the foregoing instrument as such officer and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

\_\_\_\_\_  
NOTARY PUBLIC

**Exhibit A  
Property**

Franklin Heights

Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

**Exhibit B  
Property Map**



**Exhibit C**  
**Preliminary Subdivision Plan**

To be added upon approval.

## **Exhibit D**

### **CDBG Requirements**

#### **ADDITIONAL CDBG PROGRAM CONDITIONS**

For the purposes of this Exhibit, Turn the Paige Investments LLC (“the Developer”) shall be referred to as subrecipient.

#### **1. Access and Maintenance of Records**

The contractor must maintain all required records for seven years after final payments are made and all other pending matters are closed.

At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the Iowa Economic Development Authority, the State Auditor, the General Accounting Office, and the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.

#### **2. Civil Rights**

The Contractor must comply with the following laws and regulations:

- Title VI of the Civil Rights Act of 1964 (P.L. 88-352).  
States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, or national origin.
- Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.
- Iowa Civil Rights Act of 1965. This Act mirrors the Federal Civil Rights Act.
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309).  
Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under Title I of the Act.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.)  
Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794).  
Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance.
- Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213)

Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

- Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u). Provides to the greatest extent feasible, that training and employment opportunities be made available to lower-income residents of project areas and that contracts be awarded to small businesses located within the project area or owned in substantial part by project area residents.
- Federal Executive Order 11246, as amended by Executive Order 11375. Provides that no one be discriminated in employment.
- Federal Executive Order 11063, as amended by Executive Order 12259.

### **3. Termination Clause**

All contracts utilizing CDBG funds must contain a termination clause that specifies the following:

- Under what conditions the clause may be imposed.
- The form the termination notice must take (e.g., certified letter).
- The time frame required between the notice of termination and its effective date.
- The method used to compute the final payment(s) to the contractor.

### **4. Certification regarding government-wide restriction on lobbying.**

All contracts utilizing CDBG funds must contain the following certification concerning restriction of lobbying:

"The Recipient certifies, to the best of his or her knowledge and belief, that:

- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.
- iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for

making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

**5. Lead-Safe Housing Regulations (As applicable)**

24 CFR Part 35 et. al.

Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Properties and Housing Receiving Federal Assistance, Final Rule

**6. Standards and Policies Relating to Energy Efficiency**

Pub. L. 94-163, 89 Stat. 871

Mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

**7. Notice of Awarding Agency Requirements and Regulations Pertaining to Reporting**

The Contractor must provide information as necessary and as requested by the Iowa Economic Development Authority for the purpose of fulfilling all reporting requirements related to the CDBG program.

**ALL CONTRACTS IN EXCESS OF \$10,000**

In addition to the preceding provisions, all contracts in excess of \$10,000 must include the following language, pursuant to Federal Executive Orders 11246 and 11375:

"During the performance of this contract, the contractor agrees as follows:

- 1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- 2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's

commitments under Section 202 of the Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

- 4) The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- 7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

#### **ALL CONTRACTS IN EXCESS OF \$100,000**

In addition to the preceding provisions, contracts in excess of \$100,000 shall require compliance with the following laws and regulations:

Section 306 of the Clean Air Acts (42 U.S.C. 1857(h)).  
Section 508 of the Clean Water Act (33 U.S.C. 1368).  
Executive Order 11738.  
EPA Regulations - 40 CFR, Part 15.

Clean Air and Water Acts - required clauses:

This clause is required in all third party contracts involving projects subject to the Clean Air Act (42 U.S.C. 1857 et seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), and the regulations of the

Environmental Protection Agency with respect to 40 CFR Part 15, as amended. It should also be mentioned in the bid document.

During the performance of this contract, the CONTRACTOR agrees as follows:

- 1) The CONTRACTOR will certify that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the Excluded Party Listing System pursuant to 40 CFR 32.
- 2) The CONTRACTOR agrees to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
- 3) The CONTRACTOR agrees that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, Environmental Protection Agency, indicating that a facility utilized or to be utilized for the contract is under consideration to be listed on the Excluded Party Listing System.
- 4) The CONTRACTOR agrees that it will include or cause to be included the criteria and requirements in Paragraph (1) through (4) of this section in every nonexempt subcontract and require every subcontractor to take such action as the Government may direct as a means of enforcing such provisions.

**ALL CONSTRUCTION CONTRACTS IN EXCESS OF \$2,000**

In addition to the preceding provisions, all construction contracts in excess of \$2,000 must include the Federal Labor Standards Provisions (verbatim) found in Exhibit D under Required Contract Provisions. (Housing rehabilitation contracts of less than 8 units are excluded from this requirement.)

Subrecipient acknowledges receipt of Additional CDBG Program conditions on this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Jarrod McIntyre

Fed.I.D.#: \_\_\_\_\_

**Exhibit E**  
**Federal Labor Standards**

Federal Labor Standards provided on following pages. The Project shall be exempt from Federal Labor Standards on the construction of the single-family housing units only if all units are sold to private individual parties for owner-occupancy. No units shall be maintained for rental, cooperatives or condominiums.

By: \_\_\_\_\_  
Jarrod McIntyre

Date: \_\_\_\_\_

**Exhibit F**  
**Section 3**

**HOUSING AND URBAN DEVELOPMENT ACT OF 1968**  
**SECTION 3 CLAUSE**

The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.

The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding if any, a notice advising said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

The contractor will include this Section 3 clause in every subcontract; for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the Subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Section 3. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Section 3 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through Federal assistance is provided, and to such sanctions as are specified by 24 CFR Section 135.135.

By: \_\_\_\_\_  
Jarrod McIntyre

Date: \_\_\_\_\_

Notice of Public Hearing on the Proposed Development Agreement between the City of Council Bluffs and Turn the Paige Investments, LLC

A public hearing will be held on January 10, 2022, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed development agreement between the City of Council Bluffs and Turn the Paige Investments, LLC for the property legally described as Lot 1, Franklin Hieghts Subdivision, Council Bluffs, Pottawtattamie County, Iowa. The prososed agreement shall construct 27 single-family units of which 14 (51%) of the units shall be sold to households at or below 80% of the median family income. At said hearing, any interested person may appear and file objections to development agreement.

By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk

**RESOLUTION NO. 21-348**

**A RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PROPOSED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COUNCIL BLUFFS AND TURN THE PAIGE INVESTMENTS, LLC FOR THE PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER FRANKLIN AND BENNETT AVENUES.**

**WHEREAS,** On September 28, 2020, the City Council adopted Resolution 20-235 approving the disposition of the city-owned property generally located at the northwest corner of Franklin and Bennett Avenues to Turn the Paige Investments, LLC; and

**WHEREAS,** The property is legally described as Lot 1, Franklin Heights Subdivision; and

**WHEREAS,** Turn the Paige Investments, LLC commits to purchase the property for \$275,000 upon installation of infrastructure; and

**WHEREAS,** Turn the Paige commits to constructing 27 units on the property of which 14 shall be sold to households at or below 80% of the median family income; and

**WHEREAS,** Construction shall be completed within four (4) years of property transfer.

**NOW, THEREFORE, BE IT RESOLVED**

**BY THE CITY COUNCIL**

**OF THE**

**CITY OF COUNCIL BLUFFS, IOWA**

That the City Clerk is hereby directed to set a public hearing on January 10, 2022 at 7:00 p.m. on the proposed development agreement between the City of Council Bluffs and Turn the Paige Investments, LLC.

ADOPTED

AND

APPROVED:

December 13, 2021

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

ATTEST:

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

## Council Communication

Department: Police  
Case/Project No.: PD 21--01  
Submitted by: Tim Carmody

Resolution 21-349  
ITEM 3.D.

Council Action: 12/13/2021

### Description

Resolution accepting the work of Lund-Ross Contractors, Inc. as complete and authorizing payment in the amount \$80,784.25 and the release of retainage for the Police Department 100-Yard Range Project. Project# PD 21-01.

### Background/Discussion

- On March 22, 2021 the City Council authorized Mayor Walsh to enter into an agreement on behalf of the City of Council Bluffs with, Lund-Ross Contractors, Inc. to design and construct an outdoor 100-yard firearms range and control room.
- The projected total cost of this portion of the project was \$1,575,672.00.
- Lund-Ross Contractors, Inc. worked diligently with the City and other partners to complete the construction of the new 100-yard range project.
- On November 30, 2021 HGM Associates, Inc. representative Kim Bogatz approved an Application and Certification for Payment from Lund-Ross Contractors, Inc. for their final payment and retainage – for a total of \$80,784.25.
- Based upon the approval by HGM, all work has been completed, including those items on the punch list.
- As a result of their work and the final acceptance of the project, the City accepts their work and requests the Finance Director release the payment and retainage in the amount of \$80,784.25 30 days after acceptance of the work (November 30, 2021).
- Total expenses for this portion of the project were \$1,615,685.00 – including the retainage. The difference from the projected cost to the final cost - \$40,013.00 resulted from change orders for the project.

### Recommendation

I recommend that Council approve the attached resolution.

### ATTACHMENTS:

Description	Type	Upload Date
Lund Ross Final Pay Application	Other	12/3/2021
HGM Letter - Lund Ross - Substantial Completion of 100-Yard Range Project	Other	12/3/2021
Resolution 21-349	Resolution	12/8/2021

## Application and Certificate for Payment

<b>TO OWNER:</b> City of Council Bluffs, Iowa 209 Pearl Street Council Bluffs, IA 51503	<b>PROJECT:</b> Southwest Iowa 100-Yard Shooting Range Addition Council Bluffs, Iowa	<b>APPLICATION NO:</b> 007 <b>PERIOD TO:</b> November 30, 2021 <b>CONTRACT FOR:</b> General Construction <b>CONTRACT DATE:</b> March 30, 2021 <b>PROJECT NOS:</b> / 21007 /	<b>Distribution to:</b> OWNER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
<b>FROM CONTRACTOR:</b> Lund-Ross Constructors, Inc. 4601 F Street Omaha, NE 68117	<b>VIA ARCHITECT:</b> HGM 640 5th Street Council Bluffs, IA 51502	<b>RETAINAGE</b>	

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM .....	\$1,575,672.00
2. NET CHANGE BY CHANGE ORDERS .....	\$40,013.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) .....	\$1,615,685.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	\$1,615,685.00
<b>5. RETAINAGE:</b>	
a. 0 % of Completed Work (Column D + E on G703)	\$0.00
b. 0 % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703) .....	\$0.00
6. TOTAL EARNED LESS RETAINAGE .....	\$1,615,685.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$1,534,900.75
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE .....	\$80,784.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$0.00
(Line 3 less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$40,013.00	\$0.00
Total approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$40,013.00</b>	<b>\$0.00</b>
<b>NET CHANGES by Change Order</b>		<b>\$40,013.00</b>

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:** [Signature] Date: November 30, 2021  
 By: \_\_\_\_\_ State of: Nebraska  
 County of: Douglas  
 Subscribed and sworn to before me this 30<sup>th</sup> day of NOVEMBER, 2021  
 Notary Public: Ann Coufal My Commission expires: March 01, 2024

State of Nebraska – General Notary  
 ANN L. COUFAL  
 My Commission Expires  
 March 1, 2024

[Signature]

### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$80,784.25 ✓  
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

**ARCHITECT:** [Signature] Date: December 1, 2021

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET										PAGE 2 OF 2	
PROJECT #: 21-007										APPLICATION NO.: 7	
PROJECT NAME: SOUTHWEST IOWA SHOOTING RANGE										APPLICATION DATE: 11/30/2021	
										PERIOD TO: 11/30/2021	
A	B	C	D	E	F	G	H	I	J	K	
		ORIGINAL	CHANGE	ADJUSTED	WORK COMPLETED		MATERIAL	TOTAL	BALANCE		
ITEM	DESCRIPTION OF WORK	SCHEDULED	TO	SCHEDULED	FROM PREVIOUS		PRESENTLY	COMPLETED &	%	TO	RETAINAGE
NO.		VALUE	DATE	VALUE	APPLICATION	THIS PERIOD	STORED	STORED TO DATE		FINISH	
1000	General Requirements	132,679.00		132,679.00	132,679.00			132,679.00	100%	0.00	0.00
1730	Demolition	4,226.00		4,226.00	4,226.00			4,226.00	100%	0.00	0.00
2000	Sitework	174,953.00	3,180.00	178,133.00	178,133.00			178,133.00	100%	0.00	0.00
3000	Concrete	434,980.00	14,200.00	449,180.00	449,180.00			449,180.00	100%	0.00	0.00
4000	Masonry	87,584.00		87,584.00	87,584.00			87,584.00	100%	0.00	0.00
5000	Metals	285,909.00		285,909.00	285,909.00			285,909.00	100%	0.00	0.00
6000	Wood & Plastics	67,721.00		67,721.00	67,721.00			67,721.00	100%	0.00	0.00
7000	Thermal & Moisture Protection	83,136.00	500.00	83,636.00	83,636.00			83,636.00	100%	0.00	0.00
8000	Doors & Windows	57,795.00	5,421.00	63,216.00	63,216.00			63,216.00	100%	0.00	0.00
9000	Finishes	107,256.00	5,320.00	112,576.00	112,576.00			112,576.00	100%	0.00	0.00
10000	Specialties	105.00		105.00	105.00			105.00	100%	0.00	0.00
12000	Furnishings	3,698.00		3,698.00	3,698.00			3,698.00	100%	0.00	0.00
15000	Mechanical	25,462.00		25,462.00	25,462.00			25,462.00	100%	0.00	0.00
16000	Electrical	95,088.00	11,100.00	106,188.00	106,188.00			106,188.00	100%	0.00	0.00
17000	Surety Bond	12,852.00	292.00	13,144.00	13,144.00			13,144.00	100%	0.00	0.00
17100	Builders Risk Insurance	2,228.00		2,228.00	2,228.00			2,228.00	100%	0.00	0.00
<b>TOTALS</b>		<b>1,575,672.00</b>	<b>40,013.00</b>	<b>1,615,685.00</b>	<b>1,615,685.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,615,685.00</b>	<b>100%</b>	<b>0.00</b>	<b>0.00</b>



## STATEMENT OF SUBSTANTIAL COMPLETION

TO: City of Council Bluffs, Iowa  
209 Pearl Street  
Council Bluffs, IA 51503

DATE: November 9, 2021

RE: HGM 110520 (CB #PD-21-01)  
Southwest Iowa 100-Yard Shooting Range Addition

I hereby state that the work of the Addition of the 100-Yard Shooting Range located at 10073 192<sup>nd</sup> Street, Council Bluffs, Iowa, according to the plans and specifications entitled "**Southwest Iowa 100-Yard Shooting Range**" under contract by and between the City of Council Bluffs, Iowa and **Lund-Ross Constructors, Inc.** has been substantially completed as of **October 28, 2021**, and that the work as completed is in substantial compliance with the plans and specifications for said work.

A handwritten signature in blue ink that reads "Dana M. Blaschko".

Dana M. Blaschko, NCARB, LEED AP BD+C, NCIDQ  
Project Manager

**RESOLUTION**  
**NO 21-349**

**RESOLUTION ACCEPTING THE WORK OF LUND-ROSS CONTRACTORS, INC. IN CONNECTION WITH THE POLICE DEPARTMENT 100-YARD RANGE PROJECT #PD 21-01 AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE A CHECK IN THE AMOUNT OF \$80,784.25**

- WHEREAS, the City of Council Bluffs, Iowa entered into an agreement with Lund-Ross Contractors, Inc. for the construction of their portion of the 100-Yard Range Project; and
- WHEREAS, said contractor has fully completed the construction of said facility in accordance with the terms and conditions of said contract and plans and specifications filed with the City Clerk; and
- WHEREAS, A request for final payment in the amount of \$80,784.25 to Lund-Ross Contractors, Inc., has been submitted to the City Council for approval and payment; and
- WHEREAS, final payment is due 30 days after acceptance of the work; and
- WHEREAS, the City Council of Council Bluffs, Iowa has been advised and does believe that said \$80,784.25 constitutes a valid obligation of the City and should, in its best interest paid.

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

Said construction is hereby accepted as having been fully completed in accordance with plans and specifications.

BE IT FURTHER RESOLVED

That the Finance Director is hereby authorized and directed to issue a city check in the amount of \$80,784.25 payable to Lund-Ross Contractors, Inc. from the budget code S35700-44500-P2101.

ADOPTED  
AND  
APPROVED

December 13, 2021

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

ATTEST:

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



# Council Bluffs Water Works

COUNCIL BLUFFS, IOWA — 51501

*Office*  
2000 NORTH 25TH STREET

*Mailing Address*  
P.O. BOX No. 309 — 51502

## Board of Trustees:

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

December 3, 2021

Ms. Jodi Quakenbush, City Clerk  
City of Council Bluffs (City Hall)  
209 Pearl Street  
Council Bluffs, IA 51503-4270

Dear Ms. Quakenbush:

Enclosed are the Water Works' Adopted Budget Certificate, Adopted Budget Summary and Resources and Requirements Detail. These documents were adopted and approved by the Board of Water Works Trustees during their regular meeting held November 16, 2021. Enclosed is a copy of the Proof of Publication of the notice for the public hearing held by the Board and the Council Communication.

Very truly yours,

  
Douglas P. Drummeey  
General Manager

DPD/kw

Enclosures: Council Communication  
Adopted Budget Certificate  
Adopted Budget Summary  
Resources and Requirements Detail  
Proof Publication  
Resolution

**Council Communication**

<p><b>Department:</b> Council Bluffs Water Works Case/Project No. _____ <b>Applicant:</b> Board of Trustees</p>	<p align="center"><b>Resolution.</b> _____</p>	<p align="center"><b>Council Action:</b> <u>12/13/2021</u></p>
<p align="center"><b>Subject Title</b></p> <p>Calendar Year 2022 Budget for the Council Bluffs Water Works.</p>		
<p align="center"><b>Background/Discussion</b></p> <p>Chapter 384.2 of the Code of Iowa, requires the Board of Water Works Trustees to submit the adopted budget to the Council.</p> <p>On November 16, 2021, the Board of Water Works Trustees held a public hearing and adopted the Calendar Year 2022 Budget which begins on January 1, 2022.</p>		
<p align="center"><b>Recommendation</b></p> <p>Respectfully request the City Council to Receive and file the Council Bluffs Water Works Budget for 2022.</p>		

  
 Council Bluffs Water Works  
 CEO & General Manager and Secretary of the Board

\_\_\_\_\_  
Mayor Signature

ADOPTED BUDGET CERTIFICATE

To: The Council Bluffs City Council

At a meeting of the Board of Water Works Trustees, held after public hearing as required by law, on

11/16/21, the proposed budget for Calendar Year 2022 was adopted as summarized and attached hereto.

Douglas P. Drummy Board Secretary  
(signature)

Telephone  
Area Code (712) 328-1006

Address  
Council Bluffs Water Works, P O Box 309  
Council Bluffs, IA 51502

Record of Public Hearing and Adoption of Budget:

On 11/16/21, the Board of Water Works Trustees met for the purpose of conducting a public hearing on the proposed Calendar Year 2022 budget as published. Notice of time and place of hearing had been published on 11/05/21 in The Daily Nonpareil and the affidavit of publication was available to file with the City Council.

The budget estimate was considered and taxpayers and residents heard for and against said estimate were as follows:  
\_\_\_\_\_

-none-

After giving opportunity for all desiring to be heard, the Board adopted the following budget resolution:

RESOLUTION 11-31-21 ADOPTING THE BUDGET FOR CALENDAR YEAR ENDING DECEMBER 31, 2022.  
BE IT RESOLVED by the Board of Water Works Trustees: The budget for Calendar Year ending 12/31/22 as set forth in the Adopted Budget Summary and in the detailed budget in support thereof showing the estimated revenues and expenditures for said budget year is accordance with the summary and detail as adopted.

Passed and approved on, 11/16/21 by the following vote: (list names)

Ayes: Caitlin A. Beresford Nays: -none-  
Keith Jones Absent: -none-  
Martin L. Brooks  
Michael J. Wallner  
Maureen R. Kruse

Caitlin A. Beresford Caitlin A. Beresford, Chairperson  
Douglas P. Drummy Douglas P. Drummy, Secretary

# ADOPTED BUDGET SUMMARY

Council Bluffs Water Works  
NAME OF ENTERPRISE

Calendar Year  
(specify fiscal or calendar year budget)

YEAR

2022

## REVENUES & OTHER FINANCING SOURCES

	(line 398)	271	71,000	271	71,000	301	82,871
Use of Money and Property							
Charges for Services	(line 414)	243	13,485,000	273	14,000,000	303	13,567,192
Miscellaneous	(line 416)	245	326,000	275	436,000	305	466,366
Operating Transfers In	(line 417)	247		277		307	
Proceeds of Long Term Debt	(line 418)	248		278	156,725	308	3,055,797
Proceeds of Fixed Asset Sales	(line 419)	249	(5,000)	279	(21,600)	309	(1,268)
Total Revenues & Other Financing Sources		250	13,877,000	280	14,642,125	310	17,170,958
<b>EXPENDITURES &amp; TRANSFERS OUT</b>							
Expenditures	(line 386)	255	15,216,300	285	13,791,700	315	16,532,350
Transfers Out	(line 387)	259		289		319	
Total Expenditures & Transfers Out		260	15,216,300	290	13,791,700	320	16,532,350
Excess of Revenues & Other Sources Over (Under) Expenditures & Transfers Out		261	(1,339,300)	291	850,425	321	638,608
<b>BEGINNING Fund Balance</b>	(line 390)	262	6,729,211		5,878,786	322	5,240,178
<b>ENDING Fund Balance</b>	(line 388)	263	5,389,911	293	6,729,211	323	5,878,786

(specify budget years)

Actual  
CY 2020

Re-Estimated  
CY 2021

Budget  
CY 2022

RESOURCES DETAIL

	Budget CY 2022	Re-Estimated CY 2021	Actual CY 2020
Beginning Fund Balance	6,729,211	5,878,786	5,240,178
Use of Money & Property	71,000	71,000	82,871
Charges for Services:			
Hospital	411		
Water	404	14,000,000	13,567,192
Sewer	405		
Electric	406		
Gas	407		
Total Charges for Services	414	14,000,000	13,567,192
Miscellaneous	416	436,000	466,366
Other Financing Sources:			
Operating Transfers In	417		
Proceeds of Long Term Debt	418	156,725	3,055,797
Proceeds of Fixed Asset Sales	419	(21,600)	(1,268)
Total Resources	421	20,620,911	22,411,136

(specify budget years)  
 Budget CY 2022  
 Re-Estimated CY 2021  
 Actual CY 2020  
 (specify if budget is fiscal or calendar year)  
 Calendar Year 2022

REQUIREMENTS DETAIL

	Budget CY 2022	Re-Estimated CY 2021	Actual CY 2020
Expenditures:			
Hospital	338		
Water	360	13,791,700	16,532,350
Sewer	357		
Electric	361		
Gas	362		
Total Expenditures:	386	13,791,700	16,532,350
Transfers Out	387		
Ending Fund Balance	388	6,729,211	5,878,786
Total Requirements	389	20,620,911	22,411,136

(specify budget years)  
 Budget CY 2022  
 Re-Estimated CY 2021  
 Actual CY 2020

**Proof Of Publication**

State of Iowa

Pottawattamie County

I, (the undersigned) on my oath do solemnly that I am an authorized representative of CBN Daily Nonpareil, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper 1 consecutive time(s) as follows:

The First publication thereof began on the 05th day of November, 2021.



Billing Representative

Sworn to and subscribed before me this 5th day of November, A.D. 2021.



Notary Public

Linh Thuy Le  
Notary Public  
State of Virginia  
County of Hanover  
My Commission expires \_\_\_\_\_  
Commonwealth of Virginia  
Reg. No. 7953581  
My Comm. Expires Nov. 30, 2025

COUNCIL BLUFFS WATER WORKS  
2000 N 25TH STREET  
PO BOX 309  
COUNCIL BLUFFS, IA 51502

Publication Cost: \$138.52  
Customer Number: 1000921  
Order Number: 0000270039

cpowell@CBWaterWorks.com

**NOTICE OF PUBLIC HEARING**

**Budget Estimate**

**Council Bluffs Water Works**

(Name of Enterprise)

The Board of Trustees will conduct a public hearing on the proposed

Calendar

(Specify Fiscal or Calendar)

Year 2022 budget at 2000 North 25<sup>th</sup> Street, Council Bluffs, Iowa on 11/16/21 at 4:30 p.m.

The Budget Estimate Summary of proposed revenues and expenditures is shown below. Copies of the detailed

proposed budget may be obtained or viewed at the office of the City Clerk, at the city library or our website:

<https://www.cbwaterworks.com>. At the public hearing, any resident or taxpayer may present objections to, or arguments in

favor of, any part of the proposed budget.

11/05/21

(Date)

Douglas P. Drummer, Secretary

(Signature)

Budget	Re-estimated	Actual
CY 2022	CY 2021	CY 2020
71,000	71,000	82,871
13,485,000	14,000,000	13,567,192
321,000	414,400	466,098
	156,725	3,055,797
13,877,000	14,642,125	17,170,968
15,216,300	13,791,700	16,532,350
15,216,300	13,791,700	16,532,350
(1,339,300)	850,425	638,608
6,729,211	5,878,786	5,240,178
5,389,911	6,729,211	5,878,786

Revenues & Other Financing Sources	Use of money and property	Charges for services	Miscellaneous	Other Financing Sources	Total Revenues & Financing Sources	Expenditures & Transfers Out	Transfers Out	Total Expenditures & Transfers Out	Excess of Revenues & Other Sources	(+) (-) Expenditures & Transfers Out	Beginning Fund Balance	Ending Fund Balance
(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(monthly)	(month/year)	(month/year)
January 1, 2022	December 31, 2022											

**Council Communication**

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

October 2021 Financial Reports  
ITEM 3.F.

Council Action: 12/13/2021

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
Expenditures by Amount	Other	11/30/2021
Expenditures by Vendor	Other	11/30/2021
Receipts & Expenditures by Fund	Other	11/30/2021

**OCTOBER FY22**

**(\$'S)**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
CITY PAYROLL	1,994,835.65	PAYROLL
PETERSON CONTRACTORS INC	1,200,610.33	CONSTRUCTION
TWO RIVERS INSURANCE COMPANY, INC.	962,251.18	EMPLOYEE INSURANCE
LUND ROSS CONSTRUCTION INC	847,315.45	CONSTRUCTION
RPL UTILITY LLC	786,497.37	CONSTRUCTION
EFTPS	551,465.60	PAYROLL RELATED
MFPRI	510,974.43	PAYROLL RELATED
COMPASS UTILITY LLC	432,110.65	CONSTRUCTION
DIXON CONSTRUCTION CO.	385,192.60	CONSTRUCTION
COUNCIL BLUFFS AIRPORT AUTHORITY	332,366.31	AIRPORT AUTH TAX
WASTE CONNECTIONS OF IOWA	314,558.67	HOUSEHOLD TRASH
MECO-HENNE CONTRACTING INC	287,079.05	CONSTRUCTION
HDR ENGINEERING INC	214,016.06	PROFESSIONAL SVCS
IPERS	212,145.57	PAYROLL RELATED
CAESARS ENTERTAINMENT	187,478.37	MAC OPERATING EXPENSE
HEARTLAND BUSINESS SYSTEMS LLC	177,258.92	HARDWARE/SOFTWARE
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	176,800.00	CONTRIBUTIONS
CARLEY CONSTRUCTION LLC	170,569.55	CONSTRUCTION
MIDAMERICAN ENERGY COMPANY	144,434.05	ELECTRICITY
IOWA DEPT OF REVENUE	119,537.00	PAYROLL RELATED
HGM ASSOCIATES INC	119,274.32	CONSULTANT
PAYROLL	93,936.60	MAC OPERATING EXPENSE
BLUFFS PAVING & UTILITY INC	80,337.07	CONSTRUCTION
TRANSIT AUTHORITY OF THE CITY OF OMAHA	78,930.00	BUS SERVICE
PAYROLL	72,574.67	DODGE OPERATING EXPENSE
EMPLOYERS MUTUAL CASUALTY COMPANY	71,686.95	INSURANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	70,764.56	PAYROLL RELATED
FELSBURG HOLT & ULLEVIG INC	67,262.24	PROFESSIONAL SVCS
SNYDER & ASSOCIATES INC	65,637.32	CONSULTANT
ECO-STORAGE INVESTMENTS INC	63,650.46	SOLID WASTE DISPOSAL
THE SCHEMMER ASSOCIATES INC	63,550.18	CONSULTANT
DOSTALS CONSTRUCTION CO INC	59,500.00	CONSTRUCTION
LYMAN RICHEY SAND & GRAVEL COMPANY	53,633.00	STREET MAINTENANCE SUPLS
SOUTHWEST IOWA PLANNING COUNCIL	53,135.84	TRANSIT SERVICES
B & K MECHANICAL CONTRACTORS LLC	49,025.00	REPAIRS & MAINTENANCE
HARMS OIL COMPANY	44,375.84	FUEL
MICHAEL TODD AND COMPANY INC	42,536.29	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY AUDITOR	42,151.42	FEES
RYNE JEFFRIES	40,215.00	CONSTRUCTION
NEW VISIONS HOMELESS SERVICES	37,467.37	GRANT REIMBURSEMENT
SAPP BROTHERS INC	36,331.35	FUEL
TREASURER STATE OF IOWA/SALES TAX	34,325.64	SALES TAX
OLSON BROTHERS CONSTRUCTION	32,946.00	CONSTRUCTION
MIDWEST STORAGE SOLUTIONS INC	32,932.91	EQUIPMENT/PARTS
10 MEN LLC	32,408.72	PROFESSIONAL SVCS
ADVANCE SOUTHWEST IOWA	31,250.00	PROFESSIONAL SVCS
PFM FINANCIAL ADVISORS LLC	28,500.00	PROFESSIONAL SVCS
BARRY LARSON & SON INC	26,213.00	CONSTRUCTION
RTG BUILDING SERVICES INC	21,839.33	JANITORIAL SERVICE
RELIANCE STANDARD LIFE INSURANCE CO	21,752.89	PAYROLL RELATED
WESTERN ENGINEERING COMPANY INC	21,435.60	CONSTRUCTION
COUNCIL BLUFFS WATER WORKS	20,118.86	WATER
TOGETHER INC OF METROPOLITAN OMAHA	20,108.36	BUSINESS ASSISTANCE PROGRAM
COX COMMUNICATION INC	19,931.28	PHONE/INTERNET SVC
MATTHEW PECKHAM	19,300.00	CONSTRUCTION
EHRHART GRIFFIN & ASSOCIATES INC	18,941.50	CONSULTANT
TRU PRO CONSTRUCTION INC	18,180.00	CONSTRUCTION

FROST CONTROL SYSTEMS INC	18,090.00	STREET MAINTENANCE SUPLS
PRIME COMMUNICATIONS INC	18,050.87	HARDWARE/SOFTWARE
THE DAVEY TREE EXPERT COMPANY	17,850.00	TREE WORK
JEO CONSULTING GROUP INC	17,502.50	CONSULTANT
CITY GLASS	17,500.00	REPAIRS & MAINTENANCE
BLUFFS ELECTRIC INC	17,482.93	ELECTRICAL REPAIR
TRAFFIC CONTROL CORP	16,950.00	EQUIPMENT/PARTS
COX CONTRACTING	16,500.00	CONSTRUCTION
VULCAN INDUSTRIES INCORPORATED	16,434.00	SUPPLIES
ICMA RETIREMENT TRUST - 457	14,160.00	PAYROLL RELATED
BAKER & TAYLOR INC	14,145.02	BOOKS/PERIODICALS/SUB
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	13,896.86	SERVICE LABOR
OMNI ENGINEERING	13,792.82	STREET MAINTENANCE SUPLS
KIESLER POLICE SUPPLY INC	13,612.50	SUPPLIES
CANINE TACTICAL LLC	13,500.00	SAFETY EQUIP & MAINTENANCE
WEAR PARTS & EQUIPMENT CO., INC.	13,350.00	EQUIPMENT/PARTS
ADVANCED DATA PROCESSING, INC	12,848.58	AMBULANCE BILLING FEE
CONVERGEONE INC	12,650.64	HARDWARE/SOFTWARE
ALEGENT CREIGHTON HEALTH	11,832.67	PROFESSIONAL SVCS
POTTAWATTAMIE COUNTY SHERIFF	10,795.00	INMATE COST
LANDSCAPES GOLF MANAGEMENT LLC	10,635.38	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-FLEX	10,337.66	PAYROLL RELATED
MIDLANDS HUMANE SOCIETY	10,328.17	CONTRACT AGREEMENT
ARNOLD MOTOR SUPPLY, LLP	9,868.71	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	9,838.60	CELL PHONE
COLLECTION SERVICES CENTER	9,752.32	PAYROLL RELATED
GAZAWAY & ASSOCIATED INC	9,308.00	EQUIPMENT/PARTS
STUART TINLEY LAW FIRM LLP	9,028.01	PROFESSIONAL SVCS
THE SCOTTS MIRACLE-GRO COMPANY	8,782.45	SERVICE LABOR
TODD VALLEY FARMS INC	8,675.00	DODGE OPERATING EXPENSE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	8,590.00	PAYROLL RELATED
CITY TREASURER	8,469.33	DODGE OPERATING EXPENSE
KASPAR NURSERY LLC	8,234.00	LANDSCAPING SUPPLIES
RSM US LLP	7,875.00	AUDIT
HEARTLAND TIRES & TREADS INC	7,840.61	TIRE REPLACEMENT/REPAIR
SEING KING/DIGITAL GOLF	7,113.00	DODGE OPERATING EXPENSE
BOUND TREE MEDICAL LLC	7,092.45	MEDICAL SUPPLIES
FAMILY HOUSING ADVISORY SERVICES, INC.	7,090.00	GRANT REIMBURSEMENT
TK ELEVATOR CORPORATION	7,013.26	PROFESSIONAL SVCS
ARROW TOWING	7,002.00	TOWING/STORAGE/AUCTION
IOWA PRISON INDUSTRIES	6,997.50	SUPPLIES
LANDSCAPE FORMS INC	6,777.52	EQUIPMENT/PARTS
IOWA WORKFORCE DEVELOPMENT	6,656.00	UNEMPLOYMENT
IOWA DEPT OF REVENUE	6,550.00	MAC OPERATING EXPENSE
SUBSURFACE SOLUTIONS	6,044.00	EQUIPMENT/PARTS
IMPACT7G INC	5,958.07	PROFESSIONAL SVCS
W.W. GRAINGER, INC.	5,770.16	EQUIPMENT/PARTS
LOGAN CONTRACTORS SUPPLY INC	5,659.00	SUPPLIES
KAY PARK-REC CORP	5,516.50	EQUIPMENT/PARTS
MIDWEST TAPE, LLC	5,475.24	DVD/AUDIO/CD
MARCO HOLDINGS, LLC	5,418.89	COPY/PRINTER MAINTANCE
HUFFMAN ENGINEERING INC	5,327.35	CONSTRUCTION
NMC INC.	5,289.75	EQUIPMENT/PARTS
ZIMCO SUPPLY COMPANY	5,289.50	SUPPLIES
BROWN SUPPLY CO	5,224.50	EQUIPMENT/PARTS
BLACK HILLS UTILITY HOLDINGS, INC.	5,188.22	NATURAL GAS
PROJECT ADVOCATES	5,180.00	CONTRACT AGREEMENT
CFI TIRE SERVICE	5,117.00	TIRE REPLACEMENT/REPAIR
SYSCO	5,108.23	DODGE OPERATING EXPENSE
WINDSTREAM CORPORATION	5,000.00	PHONE/INTERNET SVC
CRAIG S DANIELSON, INC.	4,902.75	CONTRACT AGREEMENT

DALES TRASH SERVICE INC	4,671.00	RENTAL EXPS
SAFETY GUARD INC	4,505.00	REPAIRS & MAINTENANCE
LSNB AS TRUSTEE FOR POST EMPY HLTH PLAN	4,500.00	PAYROLL RELATED
SECURITY EQUIPMENT INCORPORATED	4,482.50	ALARM SECURITY
FOUNDERS SERIES LOCTON CO	4,323.81	DODGE OPERATING EXPENSE
CHAMPLIN TIRE RECYCLING INC	4,320.00	TIRE DISPOSAL
ELECTRIC PUMP	4,282.50	EQUIPMENT/PARTS
COUNCIL BLUFFS WINSUPPLY	4,253.98	SUPPLIES
NAPA AUTO PARTS	4,183.38	EQUIPMENT/PARTS
CORNHUSKER INTERNATIONAL TRUCKS	4,112.09	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPY HLTH PLAN	4,100.00	PAYROLL RELATED
ECHO GROUP	4,034.69	SUPPLIES
MUNICIPAL CODE CORPORATION	4,000.00	SUBSCRIPTION
MUNICIPAL EMERGENCY SERVICES INC	3,999.44	EQUIPMENT/PARTS
SALES TAX	3,978.00	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-DEPENDENT	3,920.28	PAYROLL RELATED
MCINTOSH PLUMBING INC	3,900.00	PLUMBING NEW OR REPAIR
IOWA DEPT OF TRANSPORTATION	3,821.30	CONSULTANT
ANDERSEN CONSTRUCTION CO OF COUNCIL BLUFFS	3,801.00	CONSTRUCTION
FIRST NATIONAL BANK P CARDS	3,773.66	DODGE OPERATING EXPENSE
FOX HOLDINGS, INC.	3,750.00	REPAIRS & MAINTENANCE
VIKING AUTOMATIC SPRINKLER COMPANY	3,664.75	RE PARKING GARAGE EXPENSE
LAWSON PRODUCTS INC	3,559.30	SUPPLIES
UNDERWRITERS LABORATORIES INC	3,429.00	PROFESSIONAL SVCS
U.S. VENTURE, INC.	3,399.00	EQUIPMENT/PARTS
MILLS COUNTY SHERIFF'S DEPARTMENT	3,348.90	GRANT REIMBURSEMENT
PARAMOUNT GAS PRODUCTS LLC	3,162.00	SAFETY EQUIP & MAINTENANCE
ELAVON INC	3,096.89	FEES
PLAYCORE GROUP INC & SUBSIDIARIES	3,081.76	EQUIPMENT/PARTS
REGENTS OF THE UNIVERSITY OF MINNESOTA	3,054.00	SUPPLIES
PITNEY BOWES INC.	3,000.00	POSTAGE & PRINTING
CLEVELAND GOLF	2,910.80	DODGE OPERATING EXPENSE
FINDAWAY WORLD LLC	2,877.39	DVD/AUDIO/CD
OVERDRIVE INC	2,833.85	BOOKS/PERIODICALS/SUB
BARKER LEMAR AND ASSOCIATES INC	2,791.00	CONSULTANT
ERRIN GUNDERSON	2,780.64	MOWING/GROUNDS MAINT
SWAGIT PRODUCTIONS LLC	2,750.00	PROFESSIONAL SVCS
D&K PRODUCTS	2,703.95	DODGE OPERATING EXPENSE
ODEYS INC	2,628.00	EQUIPMENT/PARTS
WRANGLER SALES INC	2,600.00	EQUIPMENT/PARTS
PATRICIA M TOOLES	2,587.61	PROPERTY ACQUISITION
THE RETROFIT COMPANIES INC	2,532.75	SERVICE LABOR
ELITE HOLDINGS	2,500.00	DODGE OPERATING EXPENSE
ECOSOLUTIONS INC	2,441.25	SUPPLIES
ALL COPY PRODUCTS INC	2,436.00	LEASE
MICHAEL O'BRADOVICH	2,400.00	PROFESSIONAL SVCS
VOGEL TRAFFIC SERVICES INC	2,311.69	EQUIPMENT/PARTS
NODDLE SERVICES LLC	2,294.00	RE PARKING GARAGE EXPENSE
VERMEER SALES & SERVICE INC	2,274.13	EQUIPMENT/PARTS
ADIDAS	2,273.82	DODGE OPERATING EXPENSE
CREDIT CARD FEES	2,261.25	DODGE OPERATING EXPENSE
RDO TRUCK CENTER CO	2,203.49	EQUIPMENT/PARTS
M & R WELDING	2,173.00	WELDING SUPPLIES/SERVICE
DOLL DISTRIBUTING	2,162.15	DODGE OPERATING EXPENSE
DAVID'S ELECTRIC INC	2,145.50	ELECTRICAL REPAIR
STEPP MANUFACTURING CO INC	2,136.67	EQUIPMENT/PARTS
KINGSCOTE CHEMICALS, INC.	2,134.26	SUPPLIES
EDWARDS CHEVROLET-CADILLAC INC	2,095.77	EQUIPMENT/PARTS
CUMMINS INC	2,085.85	EQUIPMENT/PARTS
NEBRASKA AIR FILTER INC	2,060.88	SUPPLIES
I-80 LIQUOR	2,027.88	DODGE OPERATING EXPENSE

ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	2,000.00	MEDICAL SUPPLIES
KRONOS INCORPORATED	2,000.00	HARDWARE/SOFTWARE
OMAHA DOOR & WINDOW CO INC	1,984.30	REPAIRS & MAINTENANCE
SUSPENSION SHOP INC	1,963.76	EQUIPMENT/PARTS
NEBRASKA GOLF AND TURF	1,932.38	DODGE OPERATING EXPENSE
MIDWEST TURF & IRRIGATION	1,878.29	EQUIPMENT/PARTS
MITCHELL AND ASSOCIATES INC	1,850.00	CONSULTANT
CALLAWAY	1,773.24	DODGE OPERATING EXPENSE
SOLARWINDS INC	1,760.64	HARDWARE/SOFTWARE
ROSANNA M THURMAN	1,690.00	CONSULTANT
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	1,686.45	EQUIPMENT/PARTS
ALLIED OIL & TIRE COMPANY	1,682.23	SUPPLIES
METOLIUS	1,670.00	DODGE OPERATING EXPENSE
STAGEPAY SERVICES INC	1,633.80	CONTRACT AGREEMENT
PASSPORT LABS INC	1,617.50	PARKING FEES
D & K PRODUCTS	1,600.00	SUPPLIES
CHRONOGOLF BY LIGHTSPEED	1,565.14	DODGE OPERATING EXPENSE
PITNEY BOWES GLOBAL FINANCIAL LLC	1,543.47	POSTAGE & PRINTING
FACTORY MOTOR PARTS	1,394.29	EQUIPMENT/PARTS
FLEET US LLC	1,350.00	SUPPLIES
FORTE PAYMENT SYSTEMS INC	1,341.95	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	1,328.31	DODGE OPERATING EXPENSE
BILL'S WATER CONDITIONING INC	1,316.25	SUPPLIES
MAX I WALKER UNIFORM & APPAREL	1,314.84	UNIFORMS
TODD VALLEY FARMS INC	1,290.00	SUPPLIES
HEARTLAND DOCUMENT SERVICES INC.	1,289.00	JANITORIAL SERVICE
ACUSHNET COMPANY	1,282.18	DODGE OPERATING EXPENSE
OCLC INC	1,280.98	SUBSCRIPTION
AGRIVISION EQUIPMENT GROUP	1,250.62	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	1,250.00	PAYROLL RELATED
VICKIE L QUINN	1,225.35	COURT COSTS
BOUND TO STAY BOUND BOOKS INC	1,203.61	BOOKS/PERIODICALS/SUB
ROSE EQUIPMENT, LLC	1,200.59	EQUIPMENT/PARTS
BLUFFS TAXI & COURIER	1,187.00	TRANSIT SERVICES
KONECRANES, INC.	1,170.00	PROFESSIONAL SVCS
DRAKE-WILLIAMS STEEL INC	1,150.00	REPAIRS & MAINTENANCE
UNDERGROUND LOCATION COMPANY	1,149.30	PROFESSIONAL SVCS
BD TURF CARS	1,143.00	DODGE OPERATING EXPENSE
AQUA-CHEM INCORPORATED	1,121.90	SUPPLIES
LYMAN-RICHEY SAND & GRAVEL	1,111.85	DODGE OPERATING EXPENSE
JOY DRYDEN INC.	1,108.80	SUPPLIES
SMARTWAVE TECHNOLOGIES LLC	1,082.88	HARDWARE/SOFTWARE
DAILY NONPAREIL	1,055.16	ADVERTISEMENT
KEVIN RENSHAW	1,021.10	LEGAL CLAIM
FLORIDA STATE DISBURSEMENT UNIT	1,015.38	PAYROLL RELATED
MATERIAL MATTERS INC	1,012.00	HARDWARE/SOFTWARE
SCOTT L WHITE	1,000.00	PROFESSIONAL SVCS
TOYNE INC	976.60	EQUIPMENT/PARTS
PEPSI BEVERAGES	940.22	DODGE OPERATING EXPENSE
MCMULLEN FORD INC	933.67	EQUIPMENT/PARTS
AQSEPTENCE GROUP INC	923.61	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	914.66	RE PARKING GARAGE EXPENSE
EJS SUPPLY INC	912.80	SUPPLIES
BOBCAT OF OMAHA	896.46	EQUIPMENT/PARTS
UMR	891.76	DODGE OPERATING EXPENSE
WEST PUBLISHING CORPORATION	880.01	SUBSCRIPTION
DODGE RIVERSIDE GOLF CLUB	876.64	RENTAL EXPS
SAFETY KLEEN SYSTEMS, INC	864.17	SERVICE LABOR
FIREGUARD, INC.	836.91	EQUIPMENT/PARTS
MENARD INC.	830.60	SUPPLIES
DAVID C ANDERSEN	823.00	CONSTRUCTION

CENTURYLINK	813.36	PHONE/INTERNET SVC
DAVIS EQUIPMENT CORPORATION	780.77	EQUIPMENT/PARTS
MIZUNO	752.90	DODGE OPERATING EXPENSE
CSI/SSP INC	751.85	PRINTING/BINDING
J&M GOLF	748.19	DODGE OPERATING EXPENSE
DULTMEIER SALES LLC	741.67	SUPPLIES
NODDLE SERVICES LLC	740.13	RE PARKING GARAGE EXPENSE
CARTTRAC LLC	730.00	DODGE OPERATING EXPENSE
DEMCO INC	700.96	SUPPLIES
MACQUEEN EQUIPMENT, INC.	700.54	EQUIPMENT/PARTS
ENTERPRISE FM TRUST	699.88	RENTAL EXPS
SOIL DYNAMICS COMPOSTING FARM INC	693.25	PROFESSIONAL SVCS
YAMAHA	652.24	DODGE OPERATING EXPENSE
HEARTLAND CO-OP	651.00	FUEL
KELTEK, INCORPORATED	637.21	EQUIPMENT/PARTS
YVONNE HALL	633.00	REFUND
GLAZERS	622.80	MAC OPERATING EXPENSE
CONSOLIDATED ELECTRICAL DISTR, INC	612.74	SUPPLIES
ST LUKE'S HEALTH RESOURCES	601.00	CONSULTANT
CAROLINA SOFTWARE INC	600.00	HARDWARE/SOFTWARE
UMB BANK N.A.	600.00	BOND PAYMENT
CUBIC CORPORATION AND SUBSIDIARIES	575.00	HARDWARE/SOFTWARE
CRAIG STEVEN DOUGLAS	570.00	TRAINING
AHLERS & COONEY P.C	566.00	LEGAL SERVICES
THERMAL SERVICES	551.00	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	520.00	DUES/MEMBERSHIP
CHILD SUPPORT SERVICES DIVISION	514.32	PAYROLL RELATED
O'REILLY AUTOMOTIVE INC	506.06	EQUIPMENT/PARTS
MICHAEL KOPPOLD	500.00	CONTRACT AGREEMENT
NEBRASKA CHILD SUPPORT PAYMENT CTR	496.62	PAYROLL RELATED
BARNHART CRANE & RIGGING	495.00	EQUIPMENT/PARTS
RLKM INC	493.83	REPAIRS & MAINTENANCE
JEFFREY T KOUBA	487.05	PROFESSIONAL SVCS
IOWA WORKFORCE DEVELOPMENT	480.00	FEES
DUKE RENTALS	475.00	RENTAL EXPS
C & J INDUSTRIAL SUPPLY	453.50	JANITORIAL SERVICE
BRYAN PREGON	450.00	PROFESSIONAL SVCS
DAVID PAUL STUTSMAN	450.00	PROFESSIONAL SVCS
MYRON WILDER	450.00	PROFESSIONAL SVCS
LINDA M CONNER	420.00	CONSULTANT
FINTECH	418.49	MAC OPERATING EXPENSE
KRIHA FLUID POWER COMPANY INC.	408.57	EQUIPMENT/PARTS
PREMIER GLAZER'S	404.00	DODGE OPERATING EXPENSE
ALEX HILDENSTEIN	400.00	PLUMBING NEW OR REPAIR
HAPPY FACES ENTERTAINMENT LLC	400.00	CONSULTANT
COUNCIL BLUFFS SEPTIC SERVICES INC	396.00	PROFESSIONAL SVCS
BGNE INC.	378.05	SUPPLIES
BUCK'S LLC	378.04	VEHICLE WASH
BLUFFS TOOL & MACHINE	376.80	REPAIRS & MAINTENANCE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	371.19	EQUIPMENT/PARTS
CENGAGE LEARNING INC	369.62	BOOKS/PERIODICALS/SUB
STERN OIL CO INC	368.42	SUPPLIES
SCHINDLER ELEVATOR CORPORATION	361.48	REPAIRS & MAINTENANCE
FELD FIRE	351.22	EQUIPMENT/PARTS
HOSE & HANDLING INC.	349.89	EQUIPMENT/PARTS
IOWA DEPARTMENT OF REVENUE	348.00	PAYROLL RELATED
NODDLE SERVICES LLC	336.13	RE PARKING GARAGE EXPENSE
MOBOTREX INC	328.00	STREET MAINTENANCE SUPLS
CENTER POINT LARGE PRINT	327.79	BOOKS/PERIODICALS/SUB
MIDWEST MEDICAL & SAFETY INC	317.25	MEDICAL SUPPLIES
LINCOLN NATIONAL LIFE INS CO	315.50	DODGE OPERATING EXPENSE

GREATAMERICA FINANCIAL SERVICES CORP	307.56	LEASE
RICHARD WADE	305.83	REIMB EMPLOYEE EXPENSE
IOWA LAW ENFORCEMENT ACADEMY	300.00	TRAINING
ROTARY INTERNATIONAL COUNCIL BLUFFS	300.00	DUES/MEMBERSHIP
FASTENAL COMPANY	295.13	SUPPLIES
JONES AUTOMOTIVE	291.57	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	280.00	PAYROLL RELATED
COX BUSINESS SERVICES	275.92	RE PARKING GARAGE EXPENSE
J & J SMALL ENGINE SERVICE	258.17	EQUIPMENT/PARTS
WATER ENGINEERING INC	254.57	MOWING/GROUNDS MAINT
BRANDON FISCUS	250.00	PROFESSIONAL SVCS
RICHARD BERGERON	250.00	PROFESSIONAL SVCS
RASMUSSEN MECHANICAL SERVICES INC	245.20	EQUIPMENT/PARTS
MATHESON TRI GAS INC.	240.57	SUPPLIES
GENIE SERVICES LLC	240.00	PEST CONTROL
HOTSY EQUIPMENT COMPANY	238.00	REPAIRS & MAINTENANCE
WASTE CONNECTIONS OF IOWA	235.00	DODGE OPERATING EXPENSE
GRP & ASSOCIATES	234.00	SUPPLIES
MARTIN RESOURCE MANAGEMENT	233.10	SUPPLIES
PURITAN MANUFACTURING INCORPORATED	230.00	SUPPLIES
UNIVERSITY OF IOWA	230.00	PROFESSIONAL SVCS
PREMIER	220.20	MAC OPERATING EXPENSE
ELANA GRACE ZALAR	216.00	PROFESSIONAL SVCS
CANON SOLUTIONS AMERICA INC	215.56	COPY/PRINTER MAINTANCE
AG SOLUTIONS GROUP LLC	212.56	EQUIPMENT/PARTS
GRAHAM C JURA	212.24	REIMB EMPLOYEE EXPENSE
BOMGAARS SUPPLY INC	206.06	SUPPLIES
GARAGE DOOR SERVICES	200.00	REPAIRS & MAINTENANCE
CLEAR TITLE & ABSTRACT LLC	195.00	PROFESSIONAL SVCS
TK ELEVATOR CORPORATION	184.03	RE PARKING GARAGE EXPENSE
MID STATES BANK	177.96	MAC OPERATING EXPENSE
GREAT AMERICA FINANCIAL	176.73	DODGE OPERATING EXPENSE
BLACKSTONE AUDIO INC	171.95	BOOKS/PERIODICALS/SUB
HELEN WOODARD	168.00	REIMBURSEMENT
WILLIAM E CARPENTER JR	165.76	REIMB EMPLOYEE EXPENSE
MARLYS LIEN	162.24	REIMB EMPLOYEE EXPENSE
DEB FERGUSON	161.08	MAC OPERATING EXPENSE
DOUGLAS COUNTY SHERIFF	160.00	TRAINING
BENJAMIN RYAN	159.50	REIMBURSEMENT
ROGER SANDAU	155.68	REIMB EMPLOYEE EXPENSE
BOFA	155.03	MAC OPERATING EXPENSE
CIVICPLUS	152.53	HARDWARE/SOFTWARE
TECH INC	150.31	SUPPLIES
FONTENELLE FOREST	150.00	PROFESSIONAL SVCS
INFOSAFE SHREDDING LLC	150.00	PROFESSIONAL SVCS
TED'S MOWER SALES & SERVICE INC	143.98	EQUIPMENT/PARTS
ORIENTAL TRADING COMPANY INC	141.31	SUPPLIES
ELBA E CERA	135.00	PROFESSIONAL SVCS
DXP ENTERPRISES INC	133.32	EQUIPMENT/PARTS
PARAMOUNT LINEN & & UNIFORMS	129.48	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	126.18	DODGE OPERATING EXPENSE
MONROE TRUCK EQUIPMENT, INC.	125.94	EQUIPMENT/PARTS
THE WALMAN OPTICAL COMPANY	122.00	SAFETY EQUIP & MAINTENANCE
IOWA DEPARTMENT OF NATURAL RESOURCE	120.00	FEES
OSAGE INDUSTRIES INC	119.77	EQUIPMENT/PARTS
SAVANT CORPORATION	119.00	EQUIPMENT/PARTS
TVH PARTS CO	116.76	SUPPLIES
THE DRADUATE LINCOLN	115.57	DODGE OPERATING EXPENSE
ABLE LOCKSMITHS	110.00	PROFESSIONAL SVCS
AMERICAN NATIONAL BANK	110.00	BANK SERVICES
ABBAY EDWARDS	100.00	PROFESSIONAL SVCS

WILLIAM AND JONI GRIFFIN	100.00	REFUND
RICOH USA INC	92.41	LEASE
ULTIMATE SAFETY CONCEPTS INC	92.34	SAFETY EQUIP & MAINTENANCE
ONE SOURCE THE BACKGROUND CHECK COMPANY	92.30	CONSULTANT
KRIS A. MCPEAKE	85.60	REFUND
VANDER HAAG'S INCORPORATED	79.72	EQUIPMENT/PARTS
PEARCE SERVICES	75.00	REFUND
SPRINT SOLUTIONS INC	57.66	CELL PHONE
US BANK	57.62	CREDIT CARD PURCHASES
NODDLE SERVICES LLC	55.10	RE PARKING GARAGE EXPENSE
NATIONAL CONCRETE CUTTING INC	54.88	REPAIRS & MAINTENANCE
MUTUAL OF OMAHA	54.88	DODGE OPERATING EXPENSE
DALTON PREGON	54.00	PROFESSIONAL SVCS
BANK FEE	50.45	RE PARKING GARAGE EXPENSE
COUNCIL BLUFFS AREA CATHOLIC EDUCATIONS SYSTEMS IN	50.00	BOOKS/PERIODICALS/SUB
JOE NEUMANN	48.58	DODGE OPERATING EXPENSE
MIDSTATES BANK, NA	45.43	BANK SERVICES
AMERITAS LIFE INS CORP	45.29	DODGE OPERATING EXPENSE
DEX MEDIA, INC.	44.67	ADVERTISEMENT
LORETTA GOESCHEL	42.56	REIMB EMPLOYEE EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	39.68	EQUIPMENT/PARTS
GIBBS RENTAL & SALES	38.88	BUSINESS ASSISTANCE PROGRAM
UNITED PARCEL SERVICE	36.55	FREIGHT/POSTAGE
ZIMCO SUPPLY COMPANY	36.25	DODGE OPERATING EXPENSE
JIM HAWK TRUCK TRAILERS INC.	35.96	EQUIPMENT/PARTS
GENIE PEST CONTROL	35.00	DODGE OPERATING EXPENSE
CHRISTINE D ANDERSON	33.60	REIMB EMPLOYEE EXPENSE
ANN COOMBS	25.00	REFUND
BOBBY V PARISH	25.00	REFUND
THERESA DEWITT	22.12	REIMB EMPLOYEE EXPENSE
MIKE SEGOBIA	22.00	REFUND
CORY LUDWIG	17.00	REFUND
FAIRFIELD PUBLIC LIBRARY	16.00	REIMBURSEMENT
DIAMOND MOWERS INC	15.38	REPAIRS & MAINTENANCE
AMERICAN MESSAGING SERVICES LLC	14.30	PHONE/INTERNET SVC
UNION BANK	7.00	DODGE OPERATING EXPENSE
UNION BANK	2.00	DODGE OPERATING EXPENSE
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP		CONTRACT AGREEMENT
<b>Total</b>	<b><u>12,621,888.23</u></b>	

**CITY OF COUNCIL BLUFFS  
EXPENDITURES  
OCTOBER FY22  
(\$'S)**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
10 MEN LLC	32,408.72	PROFESSIONAL SVCS
ABBEY EDWARDS	100.00	PROFESSIONAL SVCS
ABLE LOCKSMITHS	110.00	PROFESSIONAL SVCS
ACUSHNET COMPANY	1,282.18	DODGE OPERATING EXPENSE
ADIDAS	2,273.82	DODGE OPERATING EXPENSE
ADVANCE SOUTHWEST IOWA	31,250.00	PROFESSIONAL SVCS
ADVANCED DATA PROCESSING, INC	12,848.58	AMBULANCE BILLING FEE
AG SOLUTIONS GROUP LLC	212.56	EQUIPMENT/PARTS
AGRIVISION EQUIPMENT GROUP	1,250.62	EQUIPMENT/PARTS
AHLERS & COONEY P.C	566.00	LEGAL SERVICES
ALEGENT CREIGHTON HEALTH	11,832.67	PROFESSIONAL SVCS
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	2,000.00	MEDICAL SUPPLIES
ALEX HILDENSTEIN	400.00	PLUMBING NEW OR REPAIR
ALL COPY PRODUCTS INC	2,436.00	LEASE
ALLIED OIL & TIRE COMPANY	1,682.23	SUPPLIES
AMERICAN MESSAGING SERVICES LLC	14.30	PHONE/INTERNET SVC
AMERICAN NATIONAL BANK	110.00	BANK SERVICES
AMERITAS LIFE INS CORP	45.29	DODGE OPERATING EXPENSE
ANDERSEN CONSTRUCTION CO OF COUNCIL BLUFFS	3,801.00	CONSTRUCTION
ANN COOMBS	25.00	REFUND
AQSEPTENCE GROUP INC	923.61	EQUIPMENT/PARTS
AQUA-CHEM INCORPORATED	1,121.90	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	9,868.71	EQUIPMENT/PARTS
ARROW TOWING	7,002.00	TOWING/STORAGE/AUCTION
B & K MECHANICAL CONTRACTORS LLC	49,025.00	REPAIRS & MAINTENANCE
BAKER & TAYLOR INC	14,145.02	BOOKS/PERIODICALS/SUB
BANK FEE	50.45	RE PARKING GARAGE EXPENSE
BARKER LEMAR AND ASSOCIATES INC	2,791.00	CONSULTANT
BARNHART CRANE & RIGGING	495.00	EQUIPMENT/PARTS
BARRY LARSON & SON INC	26,213.00	CONSTRUCTION
BD TURF CARS	1,143.00	DODGE OPERATING EXPENSE
BENJAMIN RYAN	159.50	REIMBURSEMENT
BGNE INC.	378.05	SUPPLIES
BILL'S WATER CONDITIONING INC	1,316.25	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	5,188.22	NATURAL GAS
BLACKSTONE AUDIO INC	171.95	BOOKS/PERIODICALS/SUB
BLUFFS ELECTRIC INC	17,482.93	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	80,337.07	CONSTRUCTION
BLUFFS TAXI & COURIER	1,187.00	TRANSIT SERVICES
BLUFFS TOOL & MACHINE	376.80	REPAIRS & MAINTENANCE
BOBBY V PARISH	25.00	REFUND
BOBCAT OF OMAHA	896.46	EQUIPMENT/PARTS
BOFA	155.03	MAC OPERATING EXPENSE
BOMGAARS SUPPLY INC	206.06	SUPPLIES
BOUND TO STAY BOUND BOOKS INC	1,203.61	BOOKS/PERIODICALS/SUB
BOUND TREE MEDICAL LLC	7,092.45	MEDICAL SUPPLIES
BRANDON FISCUS	250.00	PROFESSIONAL SVCS
BROWN SUPPLY CO	5,224.50	EQUIPMENT/PARTS
BRYAN PREGON	450.00	PROFESSIONAL SVCS
BUCK'S LLC	378.04	VEHICLE WASH
C & J INDUSTRIAL SUPPLY	453.50	JANITORIAL SERVICE
CAESARS ENTERTAINMENT	187,478.37	MAC OPERATING EXPENSE
CALLAWAY	1,773.24	DODGE OPERATING EXPENSE
CANINE TACTICAL LLC	13,500.00	SAFETY EQUIP & MAINTENANCE
CANON SOLUTIONS AMERICA INC	215.56	COPY/PRINTER MAINTANCE

CARLEY CONSTRUCTION LLC	170,569.55	CONSTRUCTION
CAROLINA SOFTWARE INC	600.00	HARDWARE/SOFTWARE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	371.19	EQUIPMENT/PARTS
CARTTRAC LLC	730.00	DODGE OPERATING EXPENSE
CENGAGE LEARNING INC	369.62	BOOKS/PERIODICALS/SUB
CENTER POINT LARGE PRINT	327.79	BOOKS/PERIODICALS/SUB
CENTURYLINK	813.36	PHONE/INTERNET SVC
CFI TIRE SERVICE	5,117.00	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	4,320.00	TIRE DISPOSAL
CHILD SUPPORT SERVICES DIVISION	514.32	PAYROLL RELATED
CHRISTINE D ANDERSON	33.60	REIMB EMPLOYEE EXPENSE
CHRONOGOLF BY LIGHTSPEED	1,565.14	DODGE OPERATING EXPENSE
CITY GLASS	17,500.00	REPAIRS & MAINTENANCE
CITY OF COUNCIL BLUFFS-DEPENDENT	3,920.28	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	10,337.66	PAYROLL RELATED
CITY PAYROLL	1,994,835.65	PAYROLL
CITY TREASURER	8,469.33	DODGE OPERATING EXPENSE
CIVICPLUS	152.53	HARDWARE/SOFTWARE
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	13,896.86	SERVICE LABOR
CLEAR TITLE & ABSTRACT LLC	195.00	PROFESSIONAL SVCS
CLEVELAND GOLF	2,910.80	DODGE OPERATING EXPENSE
COLLECTION SERVICES CENTER	9,752.32	PAYROLL RELATED
COMPASS UTILITY LLC	432,110.65	CONSTRUCTION
CONSOLIDATED ELECTRICAL DISTR, INC	612.74	SUPPLIES
CONVERGEONE INC	12,650.64	HARDWARE/SOFTWARE
CORNHUSKER INTERNATIONAL TRUCKS	4,112.09	EQUIPMENT/PARTS
CORY LUDWIG	17.00	REFUND
COUNCIL BLUFFS AIRPORT AUTHORITY	332,366.31	AIRPORT AUTH TAX
COUNCIL BLUFFS AREA CATHOLIC EDUCATIONS SYSTEMS IN	50.00	BOOKS/PERIODICALS/SUB
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	176,800.00	CONTRIBUTIONS
COUNCIL BLUFFS SEPTIC SERVICES INC	396.00	PROFESSIONAL SVCS
COUNCIL BLUFFS WATER WORKS	20,118.86	WATER
COUNCIL BLUFFS WINSUPPLY	4,253.98	SUPPLIES
COX BUSINESS SERVICES	275.92	RE PARKING GARAGE EXPENSE
COX BUSINESS SERVICES	126.18	DODGE OPERATING EXPENSE
COX COMMUNICATION INC	19,931.28	PHONE/INTERNET SVC
COX CONTRACTING	16,500.00	CONSTRUCTION
CRAIG S DANIELSON, INC.	4,902.75	CONTRACT AGREEMENT
CRAIG STEVEN DOUGLAS	570.00	TRAINING
CREDIT CARD FEES	2,261.25	DODGE OPERATING EXPENSE
CSI/SSP INC	751.85	PRINTING/BINDING
CUBIC CORPORATION AND SUBSIDIARIES	575.00	HARDWARE/SOFTWARE
CUMMINS INC	2,085.85	EQUIPMENT/PARTS
D & K PRODUCTS	1,600.00	SUPPLIES
D&K PRODUCTS	2,703.95	DODGE OPERATING EXPENSE
DAILY NONPAREIL	1,055.16	ADVERTISEMENT
DALES TRASH SERVICE INC	4,671.00	RENTAL EXPS
DALTON PREGON	54.00	PROFESSIONAL SVCS
DAVID C ANDERSEN	823.00	CONSTRUCTION
DAVID PAUL STUTSMAN	450.00	PROFESSIONAL SVCS
DAVID'S ELECTRIC INC	2,145.50	ELECTRICAL REPAIR
DAVIS EQUIPMENT CORPORATION	780.77	EQUIPMENT/PARTS
DEB FERGUSON	161.08	MAC OPERATING EXPENSE
DEMCO INC	700.96	SUPPLIES
DEX MEDIA, INC.	44.67	ADVERTISEMENT
DIAMOND MOWERS INC	15.38	REPAIRS & MAINTENANCE
DIXON CONSTRUCTION CO.	385,192.60	CONSTRUCTION
DODGE RIVERSIDE GOLF CLUB	876.64	RENTAL EXPS
DOLL DISTRIBUTING	2,162.15	DODGE OPERATING EXPENSE
DOSTALS CONSTRUCTION CO INC	59,500.00	CONSTRUCTION
DOUGLAS COUNTY SHERIFF	160.00	TRAINING

DRAKE-WILLIAMS STEEL INC	1,150.00	REPAIRS & MAINTENANCE
DUKE RENTALS	475.00	RENTAL EXPS
DULTMEIER SALES LLC	741.67	SUPPLIES
DXP ENTERPRISES INC	133.32	EQUIPMENT/PARTS
ECHO GROUP	4,034.69	SUPPLIES
ECOSOLUTIONS INC	2,441.25	SUPPLIES
ECO-STORAGE INVESTMENTS INC	63,650.46	SOLID WASTE DISPOSAL
EDWARDS CHEVROLET-CADILLAC INC	2,095.77	EQUIPMENT/PARTS
EFTPS	551,465.60	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	18,941.50	CONSULTANT
EJS SUPPLY INC	912.80	SUPPLIES
ELANA GRACE ZALAR	216.00	PROFESSIONAL SVCS
ELAVON INC	3,096.89	FEES
ELBA E CERA	135.00	PROFESSIONAL SVCS
ELECTRIC PUMP	4,282.50	EQUIPMENT/PARTS
ELITE HOLDINGS	2,500.00	DODGE OPERATING EXPENSE
EMPLOYERS MUTUAL CASUALTY COMPANY	71,686.95	INSURANCE
ENTERPRISE FM TRUST	699.88	RENTAL EXPS
ERRIN GUNDERSON	2,780.64	MOWING/GROUNDS MAINT
FACTORY MOTOR PARTS	1,394.29	EQUIPMENT/PARTS
FAIRFIELD PUBLIC LIBRARY	16.00	REIMBURSEMENT
FAMILY HOUSING ADVISORY SERVICES, INC.	7,090.00	GRANT REIMBURSEMENT
FASTENAL COMPANY	295.13	SUPPLIES
FELD FIRE	351.22	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	67,262.24	PROFESSIONAL SVCS
FINDAWAY WORLD LLC	2,877.39	DVD/AUDIO/CD
FINTECH	418.49	MAC OPERATING EXPENSE
FIREGUARD, INC.	836.91	EQUIPMENT/PARTS
FIRST NATIONAL BANK P CARDS	3,773.66	DODGE OPERATING EXPENSE
FLEET US LLC	1,350.00	SUPPLIES
FLORIDA STATE DISBURSEMENT UNIT	1,015.38	PAYROLL RELATED
FONTENELLE FOREST	150.00	PROFESSIONAL SVCS
FORTE PAYMENT SYSTEMS INC	1,341.95	EQUIPMENT/PARTS
FOUNDERS SERIES LOCTON CO	4,323.81	DODGE OPERATING EXPENSE
FOX HOLDINGS, INC.	3,750.00	REPAIRS & MAINTENANCE
FROST CONTROL SYSTEMS INC	18,090.00	STREET MAINTENANCE SUPLS
GARAGE DOOR SERVICES	200.00	REPAIRS & MAINTENANCE
GAZAWAY & ASSOCIATED INC	9,308.00	EQUIPMENT/PARTS
GENIE PEST CONTROL	35.00	DODGE OPERATING EXPENSE
GENIE SERVICES LLC	240.00	PEST CONTROL
GIBBS RENTAL & SALES	38.88	BUSINESS ASSISTANCE PROGRAM
GLAZERS	622.80	MAC OPERATING EXPENSE
GRAHAM C JURA	212.24	REIMB EMPLOYEE EXPENSE
GREAT AMERICA FINANCIAL	176.73	DODGE OPERATING EXPENSE
GREATAMERICA FINANCIAL SERVICES CORP	307.56	LEASE
GRP & ASSOCIATES	234.00	SUPPLIES
HAPPY FACES ENTERTAINMENT LLC	400.00	CONSULTANT
HARMS OIL COMPANY	44,375.84	FUEL
HDR ENGINEERING INC	214,016.06	PROFESSIONAL SVCS
HEARTLAND BUSINESS SYSTEMS LLC	177,258.92	HARDWARE/SOFTWARE
HEARTLAND CO-OP	651.00	FUEL
HEARTLAND DOCUMENT SERVICES INC.	1,289.00	JANITORIAL SERVICE
HEARTLAND TIRES & TREADS INC	7,840.61	TIRE REPLACEMENT/REPAIR
HELEN WOODARD	168.00	REIMBURSEMENT
HGM ASSOCIATES INC	119,274.32	CONSULTANT
HOSE & HANDLING INC.	349.89	EQUIPMENT/PARTS
HOTSY EQUIPMENT COMPANY	238.00	REPAIRS & MAINTENANCE
HUFFMAN ENGINEERING INC	5,327.35	CONSTRUCTION
I-80 LIQUOR	2,027.88	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	14,160.00	PAYROLL RELATED
IMPACT7G INC	5,958.07	PROFESSIONAL SVCS

INFOSAFE SHREDDING LLC	150.00	PROFESSIONAL SVCS
IOWA DEPARTMENT OF NATURAL RESOURCE	120.00	FEES
IOWA DEPARTMENT OF REVENUE	348.00	PAYROLL RELATED
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP		CONTRACT AGREEMENT
IOWA DEPT OF REVENUE	119,537.00	PAYROLL RELATED
IOWA DEPT OF REVENUE	6,550.00	MAC OPERATING EXPENSE
IOWA DEPT OF TRANSPORTATION	3,821.30	CONSULTANT
IOWA LAW ENFORCEMENT ACADEMY	300.00	TRAINING
IOWA PRISON INDUSTRIES	6,997.50	SUPPLIES
IOWA WORKFORCE DEVELOPMENT	480.00	FEES
IOWA WORKFORCE DEVELOPMENT	6,656.00	UNEMPLOYMENT
IPERS	212,145.57	PAYROLL RELATED
J & J SMALL ENGINE SERVICE	258.17	EQUIPMENT/PARTS
J&M GOLF	748.19	DODGE OPERATING EXPENSE
JEFFREY T KOUBA	487.05	PROFESSIONAL SVCS
JEO CONSULTING GROUP INC	17,502.50	CONSULTANT
JIM HAWK TRUCK TRAILERS INC.	35.96	EQUIPMENT/PARTS
JOE NEUMANN	48.58	DODGE OPERATING EXPENSE
JONES AUTOMOTIVE	291.57	EQUIPMENT/PARTS
JOY DRYDEN INC.	1,108.80	SUPPLIES
KASPAR NURSERY LLC	8,234.00	LANDSCAPING SUPPLIES
KAY PARK-REC CORP	5,516.50	EQUIPMENT/PARTS
KELTEK, INCORPORATED	637.21	EQUIPMENT/PARTS
KEVIN RENSHAW	1,021.10	LEGAL CLAIM
KIESLER POLICE SUPPLY INC	13,612.50	SUPPLIES
KINGSCOTE CHEMICALS, INC.	2,134.26	SUPPLIES
KONECRANES, INC.	1,170.00	PROFESSIONAL SVCS
KRIHA FLUID POWER COMPANY INC.	408.57	EQUIPMENT/PARTS
KRIS A. MCPEAKE	85.60	REFUND
KRONOS INCORPORATED	2,000.00	HARDWARE/SOFTWARE
LANDSCAPE FORMS INC	6,777.52	EQUIPMENT/PARTS
LANDSCAPES GOLF MANAGEMENT LLC	10,635.38	DODGE OPERATING EXPENSE
LAWSON PRODUCTS INC	3,559.30	SUPPLIES
LINCOLN NATIONAL LIFE INS CO	315.50	DODGE OPERATING EXPENSE
LINDA M CONNER	420.00	CONSULTANT
LOGAN CONTRACTORS SUPPLY INC	5,659.00	SUPPLIES
LORETTA GOESCHEL	42.56	REIMB EMPLOYEE EXPENSE
LSNB AS TRUSTEE FOR POST EMPY HLTH PLAN	4,100.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPY HLTH PLAN	280.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPY HLTH PLAN	4,500.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPY HLTH PLAN	1,250.00	PAYROLL RELATED
LUND ROSS CONSTRUCTION INC	847,315.45	CONSTRUCTION
LYMAN RICHEY SAND & GRAVEL COMPANY	53,633.00	STREET MAINTENANCE SUPLS
LYMAN-RICHEY SAND & GRAVEL	1,111.85	DODGE OPERATING EXPENSE
M & R WELDING	2,173.00	WELDING SUPPLIES/SERVICE
MACQUEEN EQUIPMENT, INC.	700.54	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	5,418.89	COPY/PRINTER MAINTANCE
MARLYS LIEN	162.24	REIMB EMPLOYEE EXPENSE
MARTIN RESOURCE MANAGEMENT	233.10	SUPPLIES
MATERIAL MATTERS INC	1,012.00	HARDWARE/SOFTWARE
MATHESON TRI GAS INC.	240.57	SUPPLIES
MATTHEW PECKHAM	19,300.00	CONSTRUCTION
MAX I WALKER UNIFORM & APPAREL	1,314.84	UNIFORMS
MCINTOSH PLUMBING INC	3,900.00	PLUMBING NEW OR REPAIR
MCMULLEN FORD INC	933.67	EQUIPMENT/PARTS
MECO-HENNE CONTRACTING INC	287,079.05	CONSTRUCTION
MENARD INC.	830.60	SUPPLIES
METOLIUS	1,670.00	DODGE OPERATING EXPENSE
MFPRSI	510,974.43	PAYROLL RELATED
MICHAEL KOPPOLD	500.00	CONTRACT AGREEMENT
MICHAEL O'BRADOVICH	2,400.00	PROFESSIONAL SVCS

MICHAEL TODD AND COMPANY INC	42,536.29	EQUIPMENT/PARTS
MID STATES BANK	177.96	MAC OPERATING EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	39.68	EQUIPMENT/PARTS
MIDAMERICAN ENERGY COMPANY	144,434.05	ELECTRICITY
MIDAMERICAN ENERGY COMPANY	914.66	RE PARKING GARAGE EXPENSE
MIDLANDS HUMANE SOCIETY	10,328.17	CONTRACT AGREEMENT
MIDSTATES BANK, NA	45.43	BANK SERVICES
MIDWEST MEDICAL & SAFETY INC	317.25	MEDICAL SUPPLIES
MIDWEST STORAGE SOLUTIONS INC	32,932.91	EQUIPMENT/PARTS
MIDWEST TAPE, LLC	5,475.24	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	1,878.29	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	1,328.31	DODGE OPERATING EXPENSE
MIKE SEGOBIA	22.00	REFUND
MILLS COUNTY SHERIFF'S DEPARTMENT	3,348.90	GRANT REIMBURSEMENT
MITCHELL AND ASSOCIATES INC	1,850.00	CONSULTANT
MIZUNO	752.90	DODGE OPERATING EXPENSE
MOBOTREX INC	328.00	STREET MAINTENANCE SUPLS
MONROE TRUCK EQUIPMENT, INC.	125.94	EQUIPMENT/PARTS
MUNICIPAL CODE CORPORATION	4,000.00	SUBSCRIPTION
MUNICIPAL EMERGENCY SERVICES INC	3,999.44	EQUIPMENT/PARTS
MUTUAL OF OMAHA	54.88	DODGE OPERATING EXPENSE
MYRON WILDER	450.00	PROFESSIONAL SVCS
NAPA AUTO PARTS	4,183.38	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	54.88	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	70,764.56	PAYROLL RELATED
NEBRASKA AIR FILTER INC	2,060.88	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	496.62	PAYROLL RELATED
NEBRASKA GOLF AND TURF	1,932.38	DODGE OPERATING EXPENSE
NEW VISIONS HOMELESS SERVICES	37,467.37	GRANT REIMBURSEMENT
NMC INC.	5,289.75	EQUIPMENT/PARTS
NODDLE SERVICES LLC	740.13	RE PARKING GARAGE EXPENSE
NODDLE SERVICES LLC	2,294.00	RE PARKING GARAGE EXPENSE
NODDLE SERVICES LLC	336.13	RE PARKING GARAGE EXPENSE
NODDLE SERVICES LLC	55.10	RE PARKING GARAGE EXPENSE
OCLC INC	1,280.98	SUBSCRIPTION
ODEYS INC	2,628.00	EQUIPMENT/PARTS
OLSON BROTHERS CONSTRUCTION	32,946.00	CONSTRUCTION
OMAHA DOOR & WINDOW CO INC	1,984.30	REPAIRS & MAINTENANCE
OMNI ENGINEERING	13,792.82	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	92.30	CONSULTANT
O'REILLY AUTOMOTIVE INC	506.06	EQUIPMENT/PARTS
ORIENTAL TRADING COMPANY INC	141.31	SUPPLIES
OSAGE INDUSTRIES INC	119.77	EQUIPMENT/PARTS
OVERDRIVE INC	2,833.85	BOOKS/PERIODICALS/SUB
PARAMOUNT GAS PRODUCTS LLC	3,162.00	SAFETY EQUIP & MAINTENANCE
PARAMOUNT LINEN & UNIFORMS	129.48	DODGE OPERATING EXPENSE
PASSPORT LABS INC	1,617.50	PARKING FEES
PATRICIA M TOOLES	2,587.61	PROPERTY ACQUISITION
PAYROLL	93,936.60	MAC OPERATING EXPENSE
PAYROLL	72,574.67	DODGE OPERATING EXPENSE
PEARCE SERVICES	75.00	REFUND
PEPSI BEVERAGES	940.22	DODGE OPERATING EXPENSE
PETERSON CONTRACTORS INC	1,200,610.33	CONSTRUCTION
PFM FINANCIAL ADVISORS LLC	28,500.00	PROFESSIONAL SVCS
PITNEY BOWES GLOBAL FINANCIAL LLC	1,543.47	POSTAGE & PRINTING
PITNEY BOWES INC.	3,000.00	POSTAGE & PRINTING
PLAYCORE GROUP INC & SUBSIDIARIES	3,081.76	EQUIPMENT/PARTS
POTTAWATTAMIE COUNTY AUDITOR	42,151.42	FEES
POTTAWATTAMIE COUNTY SHERIFF	10,795.00	INMATE COST
PREMIER	220.20	MAC OPERATING EXPENSE
PREMIER GLAZER'S	404.00	DODGE OPERATING EXPENSE

PRIME COMMUNICATIONS INC	18,050.87	HARDWARE/SOFTWARE
PROJECT ADVOCATES	5,180.00	CONTRACT AGREEMENT
PROTECH COMMERCIAL VEHICLE OUTFITTERS INC	1,686.45	EQUIPMENT/PARTS
PURITAN MANUFACTURING INCORPORATED	230.00	SUPPLIES
RASMUSSEN MECHANICAL SERVICES INC	245.20	EQUIPMENT/PARTS
RDO TRUCK CENTER CO	2,203.49	EQUIPMENT/PARTS
REGENTS OF THE UNIVERSITY OF MINNESOTA	3,054.00	SUPPLIES
RELIANCE STANDARD LIFE INSURANCE CO	21,752.89	PAYROLL RELATED
RICHARD BERGERON	250.00	PROFESSIONAL SVCS
RICHARD WADE	305.83	REIMB EMPLOYEE EXPENSE
RICOH USA INC	92.41	LEASE
RLKM INC	493.83	REPAIRS & MAINTENANCE
ROGER SANDAU	155.68	REIMB EMPLOYEE EXPENSE
ROSANNA M THURMAN	1,690.00	CONSULTANT
ROSE EQUIPMENT, LLC	1,200.59	EQUIPMENT/PARTS
ROTARY INTERNATIONAL COUNCIL BLUFFS	300.00	DUES/MEMBERSHIP
RPL UTILITY LLC	786,497.37	CONSTRUCTION
RSM US LLP	7,875.00	AUDIT
RTG BUILDING SERVICES INC	21,839.33	JANITORIAL SERVICE
RYNE JEFFRIES	40,215.00	CONSTRUCTION
SAFETY GUARD INC	4,505.00	REPAIRS & MAINTENANCE
SAFETY KLEEN SYSTEMS, INC	864.17	SERVICE LABOR
SALES TAX	3,978.00	DODGE OPERATING EXPENSE
SAPP BROTHERS INC	36,331.35	FUEL
SAVANT CORPORATION	119.00	EQUIPMENT/PARTS
SCHINDLER ELEVATOR CORPORATION	361.48	REPAIRS & MAINTENANCE
SCOTT L WHITE	1,000.00	PROFESSIONAL SVCS
SECURITY EQUIPMENT INCORPORATED	4,482.50	ALARM SECURITY
SEING KING/DIGITAL GOLF	7,113.00	DODGE OPERATING EXPENSE
SMARTWAVE TECHNOLOGIES LLC	1,082.88	HARDWARE/SOFTWARE
SNYDER & ASSOCIATES INC	65,637.32	CONSULTANT
SOIL DYNAMICS COMPOSTING FARM INC	693.25	PROFESSIONAL SVCS
SOLARWINDS INC	1,760.64	HARDWARE/SOFTWARE
SOUTHWEST IOWA PLANNING COUNCIL	53,135.84	TRANSIT SERVICES
SPRINT SOLUTIONS INC	57.66	CELL PHONE
ST LUKE'S HEALTH RESOURCES	601.00	CONSULTANT
STAGEPAY SERVICES INC	1,633.80	CONTRACT AGREEMENT
STEPP MANUFACTURING CO INC	2,136.67	EQUIPMENT/PARTS
STERN OIL CO INC	368.42	SUPPLIES
STUART TINLEY LAW FIRM LLP	9,028.01	PROFESSIONAL SVCS
SUBSURFACE SOLUTIONS	6,044.00	EQUIPMENT/PARTS
SUSPENSION SHOP INC	1,963.76	EQUIPMENT/PARTS
SWAGIT PRODUCTIONS LLC	2,750.00	PROFESSIONAL SVCS
SYSCO	5,108.23	DODGE OPERATING EXPENSE
TECH INC	150.31	SUPPLIES
TED'S MOWER SALES & SERVICE INC	143.98	EQUIPMENT/PARTS
THE DAVEY TREE EXPERT COMPANY	17,850.00	TREE WORK
THE DRADUATE LINCOLN	115.57	DODGE OPERATING EXPENSE
THE RETROFIT COMPANIES INC	2,532.75	SERVICE LABOR
THE SCHEMMER ASSOCIATES INC	63,550.18	CONSULTANT
THE SCOTTS MIRACLE-GRO COMPANY	8,782.45	SERVICE LABOR
THE WALMAN OPTICAL COMPANY	122.00	SAFETY EQUIP & MAINTENANCE
THERESA DEWITT	22.12	REIMB EMPLOYEE EXPENSE
THERMAL SERVICES	551.00	REPAIRS & MAINTENANCE
TK ELEVATOR CORPORATION	7,013.26	PROFESSIONAL SVCS
TK ELEVATOR CORPORATION	184.03	RE PARKING GARAGE EXPENSE
TODD VALLEY FARMS INC	1,290.00	SUPPLIES
TODD VALLEY FARMS INC	8,675.00	DODGE OPERATING EXPENSE
TOGETHER INC OF METROPOLITAN OMAHA	20,108.36	BUSINESS ASSISTANCE PROGRAM
TOYNE INC	976.60	EQUIPMENT/PARTS
TRAFFIC CONTROL CORP	16,950.00	EQUIPMENT/PARTS

TRANSIT AUTHORITY OF THE CITY OF OMAHA	78,930.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	34,325.64	SALES TAX
TRU PRO CONSTRUCTION INC	18,180.00	CONSTRUCTION
TVH PARTS CO	116.76	SUPPLIES
TWO RIVERS INSURANCE COMPANY, INC.	962,251.18	EMPLOYEE INSURANCE
U.S. VENTURE, INC.	3,399.00	EQUIPMENT/PARTS
ULTIMATE SAFETY CONCEPTS INC	92.34	SAFETY EQUIP & MAINTENANCE
UMB BANK N.A.	600.00	BOND PAYMENT
UMR	891.76	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	1,149.30	PROFESSIONAL SVCS
UNDERWRITERS LABORATORIES INC	3,429.00	PROFESSIONAL SVCS
UNION BANK	7.00	DODGE OPERATING EXPENSE
UNION BANK	2.00	DODGE OPERATING EXPENSE
UNITED PARCEL SERVICE	36.55	FREIGHT/POSTAGE
UNIVERSITY OF IOWA	230.00	PROFESSIONAL SVCS
US BANK	57.62	CREDIT CARD PURCHASES
VANDER HAAG'S INCORPORATED	79.72	EQUIPMENT/PARTS
VERIZON WIRELESS SERVICES LLC	9,838.60	CELL PHONE
VERMEER SALES & SERVICE INC	2,274.13	EQUIPMENT/PARTS
VICKIE L QUINN	1,225.35	COURT COSTS
VIKING AUTOMATIC SPRINKLER COMPANY	3,664.75	RE PARKING GARAGE EXPENSE
VOGEL TRAFFIC SERVICES INC	2,311.69	EQUIPMENT/PARTS
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	8,590.00	PAYROLL RELATED
VULCAN INDUSTRIES INCORPORATED	16,434.00	SUPPLIES
W.W. GRAINGER, INC.	5,770.16	EQUIPMENT/PARTS
WASTE CONNECTIONS OF IOWA	314,558.67	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	235.00	DODGE OPERATING EXPENSE
WATER ENGINEERING INC	254.57	MOWING/GROUNDS MAINT
WEAR PARTS & EQUIPMENT CO., INC.	13,350.00	EQUIPMENT/PARTS
WEST PUBLISHING CORPORATION	880.01	SUBSCRIPTION
WESTERN ENGINEERING COMPANY INC	21,435.60	CONSTRUCTION
WILLIAM AND JONI GRIFFIN	100.00	REFUND
WILLIAM E CARPENTER JR	165.76	REIMB EMPLOYEE EXPENSE
WINDSTREAM CORPORATION	5,000.00	PHONE/INTERNET SVC
WRANGLER SALES INC	2,600.00	EQUIPMENT/PARTS
YAMAHA	652.24	DODGE OPERATING EXPENSE
YMCA OF GREATER OMAHA	520.00	DUES/MEMBERSHIP
YVONNE HALL	633.00	REFUND
ZIMCO SUPPLY COMPANY	5,289.50	SUPPLIES
ZIMCO SUPPLY COMPANY	36.25	DODGE OPERATING EXPENSE
<b>Total</b>	<b>12,621,888.23</b>	

**City of Council Bluffs**

**Receipts by Fund  
For the Month of October FY22**

General Fund	21,422,175.25
Special Revenue	3,980,456.49
Debt Service	3,886,168.47
Capital Project	7,950,712.47
Enterprise	1,983,262.26
<b>Total Receipts</b>	<b><u>39,222,774.94</u></b>

**Expenditures by Fund  
For the Month of October FY22**

General Fund	6,173,696.59
Special Revenue	723,286.27
Debt Service	0.00
Capital Project	4,985,448.85
Enterprise	738,856.53
<b>Total Expenditures</b>	<b><u>12,621,288.24</u></b>

**Transfer from City Operating Accounts**

to Mid America Center	0.00
to Dodge Riverside	0.00
to RE Parking Garage	14,000.00
<b>Total Transfers</b>	<b><u>14,000.00</u></b>

STATE OF IOWA				
2021		16207800400000		
FINANCIAL REPORT		CITY OF COUNCIL BLUFFS		
FISCAL YEAR ENDED		209 Pearl Street		
JUNE 30, 2021 CITY OF COUNCIL BLUFFS, IOWA		COUNCIL BLUFFS IA 51503-4270		
DUE: December 1, 2021		POPULATION: 62799		
<b>NOTE</b> - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.				
ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
<b>Revenues and Other Financing Sources</b>				
Taxes Levied on Property	49183874		49,183,874	50,754,336
Less: Uncollected Property Taxes-Levy Year	0		0	0
<b>Net Current Property Taxes</b>	49,183,874		49,183,874	50,754,336
Delinquent Property Taxes	931,982		931,982	0
TIF Revenues	5,113,800		5,113,800	5,102,061
Other City Taxes	25,582,285	0	25,582,285	21,891,018
Licenses and Permits	1,255,088	6,225	1,261,313	1,617,970
Use of Money and Property	855,590	27,411	883,001	782,085
Intergovernmental	23,735,535	21,804	23,757,339	32,666,880
Charges for Fees and Service	6,536,814	16,244,565	22,781,379	19,089,632
Special Assessments	181,788	0	181,788	182,591
Miscellaneous	3,264,241	44,529	3,308,770	2,746,098
Other Financing Sources, Including Transfers in	40,112,575	1,968,367	42,080,942	40,363,727
<b>Total Revenues and Other Sources</b>	156,753,572	18,312,901	175,066,473	175,196,398
<b>Expenditures and Other Financing Uses</b>				
Public Safety	38,257,390		38,257,390	38,981,522
Public Works	10,736,618		10,736,618	11,682,767
Health and Social Services	145,562		145,562	205,221
Culture and Recreation	9,943,508		9,943,508	10,459,087
Community and Economic Development	7,692,414		7,692,414	7,815,639
General Government	16,119,409		16,119,409	16,550,758
Debt Service	10,183,052		10,183,052	10,183,053
Capital Projects	27,560,752		27,560,752	39,316,839
<b>Total Governmental Activities Expenditures</b>	120,638,705	0	120,638,705	135,194,886
Business type activities		16,861,630	16,861,630	18,157,344
<b>Total All Expenditures</b>	120,638,705	16,861,630	137,500,335	153,352,230
Other Financing Uses, Including Transfers Out	34,912,152	28,800	34,940,952	35,551,547
<b>Total All Expenditures/and Other Financing Uses</b>	155,550,857	16,890,430	172,441,287	188,903,777
<b>Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses</b>	1,202,715	1,422,471	2,625,186	-13,707,379
Beginning Fund Balance July 1, 2020	66,919,753	163,188,347	230,108,100	230,108,100
Ending Fund Balance June 30, 2021	68,122,468	164,610,818	232,733,286	216,400,721
<b>NOTE</b> - These balances do not include the following, which were not budgeted and are not available for city operations:				
Non-budgeted Internal Service Funds		Pension Trust Funds		
Private Purpose Trust Funds		Agency Funds		
Indebtedness at June 30, 2021		Indebtedness at June 30, 2021		Amount
General Obligation Debt	53,728,829	Other Long-Term Debt		0
Revenue Debt	3,239,000	Short-Term Debt		0
TIF Revenue Debt	0			
		General Obligation Debt Limit		274,870,338

**Council Communication**

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

Mayor's Appointment  
ITEM 3.H.

Council Action: 12/13/2021

**Description**

**Background/Discussion**

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

**COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

Reappoint the following with term expiring 12/31/2025:

Kathryn Schlott  
1019 Arbor Ridge Cir

**HISTORIC PRESERVATION COMMISSION**

Reappoint the following with term expiring 12/31/2024:

Mark Petersen  
608 Oakland Ave

**Recommendation**

**NOTICE TO REDEEM FROM TAX SALE**

TO: Paul M. Dreher a/k/a Paul Martin Dreher and any unknown heirs, devisees, grantees, assignees, successors in interest, and claimants  
1217 4<sup>th</sup> Avenue  
Council Bluffs, IA 51501

Unknown Spouse of Paul M. Dreher a/k/a Paul Martin Dreher, if any  
1217 4<sup>th</sup> Avenue  
Council Bluffs, IA 51501

Parties in Possession of  
1217 4<sup>th</sup> Avenue  
Council Bluffs, IA 51501

Paul M. Dreher a/k/a Paul Martin Dreher and any unknown heirs, devisees, grantees, assignees, successors in interest, and claimants  
PO Box 1741  
Council Bluffs, IA 51502

Unknown Spouse of Paul M. Dreher a/k/a Paul Martin Dreher, if any  
PO Box 1741  
Council Bluffs, IA 51502

Paul M. Dreher a/k/a Paul Martin Dreher and any unknown heirs, devisees, grantees, assignees, successors in interest, and claimants  
1217 5<sup>th</sup> Avenue  
Council Bluffs, IA 51501

Unknown Spouse of Paul M. Dreher a/k/a Paul Martin Dreher, if any  
1217 5<sup>th</sup> Avenue  
Council Bluffs, IA 51501

Gloria Diane Rickersten Dreher a/k/a Gloria Diane Dreher a/k/a Gloria D. Dreher  
PO Box 1741  
Council Bluffs, IA 51502

RE: Iowa District Court in and for Pottawattamie County, Case No.CBCIMG149861, judgement filed November 24, 2014 vs. Paul Martin Dreher.

*Clerk Reid 11-23-21*

Dated this 19 day of November 20 21.

ACC390 LLC AND DUTRAC

By: 

Nathan D. Runde-AT009759

Of

Clemens, Walters, Conlon

Runde & Hiatt, L.L.P.

2080 Southpark Court

Dubuque, IA 52003

Tel: (563)582-2926

Fax: (563)582-2998

Email: [nrunde@cwcmllaw.com](mailto:nrunde@cwcmllaw.com)

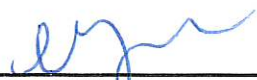
**NOTE:** Do not contact the purchaser at the tax sale or his attorney in order to arrange for payment of the amounts necessary to redeem this property. The only means by which you may redeem this property is through payment of the amounts due through the Pottawattamie County Treasurer, Pottawattamie County Courthouse, Council Bluffs, Iowa, (712) 328-5627.

TO: PERSON IN POSSESSION, 2320 THALLAS ST COUNCIL BLUFFS IOWA 51503 - PERSON IN POSSESSION  
 DAVID HICKS, 2320 THALLAS ST COUNCIL BLUFFS IOWA 51503 - OWNER  
 DAVID HICKS, 4011 WAKEMAN DR COUNCIL BLUFFS IOWA 51501 - OWNER  
 CONNIE HICKS, 2320 THALLAS ST COUNCIL BLUFFS IOWA 51503 - OWNER  
 STATE OF IOWA C/O ATTY GENERAL, 1305 E WALNUT ST DES MOINES IOWA 50319 - FEDERAL TAX LIEN  
 CITY OF COUNCIL BLUFFS C/O CITY CLERK, 209 PEARL ST #103 COUNCIL BLUFFS IOWA 51503 - CITY LIMITS  
 POTTAWATTAMIE COUNTY AUDITOR, 227 S 6TH ST COUNCIL BLUFFS IOWA 51501 - COUNTY AUDITOR  
 LVNV FUNDING LLC C/O CORPORATION SERVICE COMPANY, REGISTERED AGENT, 505 5TH AVE, STE 729 DES  
 MOINES IOWA 50309 - JUDGMENT CREDITOR  
 LVNV FUNDING LLC, 6801 S CIMARRON RD, STE 424-J LAS VEGAS NV 89113 - JUDGMENT CREDITOR  
 JEFFERSON CAPITAL SYSTEMS C/O CORPORATION SERVICE COMPANY, REGISTERED AGENT, 505 5TH AVE, STE  
 729 DES MOINES IOWA 50309 - JUDGMENT CREDITOR  
 JEFFERSON CAPITAL SYSTEMS, 16 MCLELAND RD ST CLOUD MN 56303 - JUDGMENT CREDITOR  
 UNITED STATES OF AMERICA, MERRICK GARLAND, ATTORNEY GENERAL, U.S. DEPARTMENT OF JUSTICE, 950  
 PENNSYLVANIA AVENUE NW WASHINGTON DC 20530 - FEDERAL TAX LIEN  
 UNITED STATES OF AMERICA MARC KRICKBAUM, U.S. ATTORNEY FOR THE DISTRICT OF IOWA, U.S.  
 COURTHOUSE ANNEX, 110 EAST COURT AVENUE, SUITE 286 DES MOINES IOWA 50309 - FEDERAL TAX LIEN  
 UNITED STATES DEPARTMENT OF TREASURY JANET YELLEN, SECRETARY, 1500 PENNSYLVANIA AVE, NW  
 WASHINGTON DC 20220 - FEDERAL TAX LIEN  
 IRS M/S 5900, 30 E 7TH ST, STE 1222 ST PAUL MN 55101 - FEDERAL TAX LIEN  
 ADVISORY CONSOLIDATED RECEIPTS, 201 W RIVERCENTER BLVD, STOP 2850F COVINGTON KY 41011 -  
 FEDERAL TAX LIEN  
 ANY OTHER UNKNOWN PERSONS WITH INTEREST

**NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION**

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

1. The property described in paragraph 2 of this Notice was sold at tax sale on  
 the 17TH day of June, 2019. The purchaser at tax sale was ADAIR 0320 WITH UNION  
 BANK AS SECURED PARTY.
2. The legal description of the property sold is:  
 LOT 15, FILLMORE HILLS, POTTAWATTAMIE COUNTY, IOWA. a/k/a PARCEL #  
 744306329006
3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of  
 the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the  
 Treasurer of POTTAWATTAMIE County.

By   
 Emily Gillispie, agent  
 for ADAIR 0320 WITH UNION BANK AS SECURED PARTY

POTTAWATTAMIE 19-0003

RECEIVED  
 JUN 18 2019  
 POTTAWATTAMIE COUNTY  
 CLERK

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

CITY CLAIM NO. 21-RW-2142

**NOTICE OF CLAIM/LOSS**

NAME OF CLAIMANT: Progressive Northern Insurance Company A/S/O SESSIONS, TIFFANY DAY PHONE: 877-818-0139  
ADDRESS: P.O. BOX 94639 CLEVELAND, OH DOB: \_\_\_\_\_

DATE & TIME OF LOSS/ACCIDENT: 06-21-21 AT 10:30

LOCATION OF LOSS/ACCIDENT: I29 IN COUNCIL BLUFFS

DESCRIPTION OF LOSS/ACCIDENT: OUR INSURED WAS TRAVELING ON I29 IN COUNCIL BLUFFS AND WAS DAMAGED BY AN UNMARKED RAMP CLOSURE. WE ARE SEEKING REIMBURSEMENT FOR OUR INSURED'S VEHICLE DAMAGE

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 7,951.35

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

WAS POLICE REPORT FILED \_\_\_\_\_ YES  NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? \_\_\_\_\_ YES \_\_\_\_\_ NO

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

OTHER RELEVANT INFORMATION: 21 DODGE CHALLENGER - FRONT

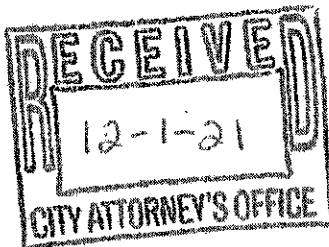
LIST INSURANCE PROVIDER AND COVERAGE: Progressive Northern Insurance Company

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

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

11/17/2021  
DATE

Brittany Waillette 11/17/21  
CLAIMANT'S SIGNATURE



CLERK RCVD

1 DEC'21

AM9:05

## Council Communication

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

Ordinance 6477  
ITEM 4.A.

Council Action: 12/13/2021

### Description

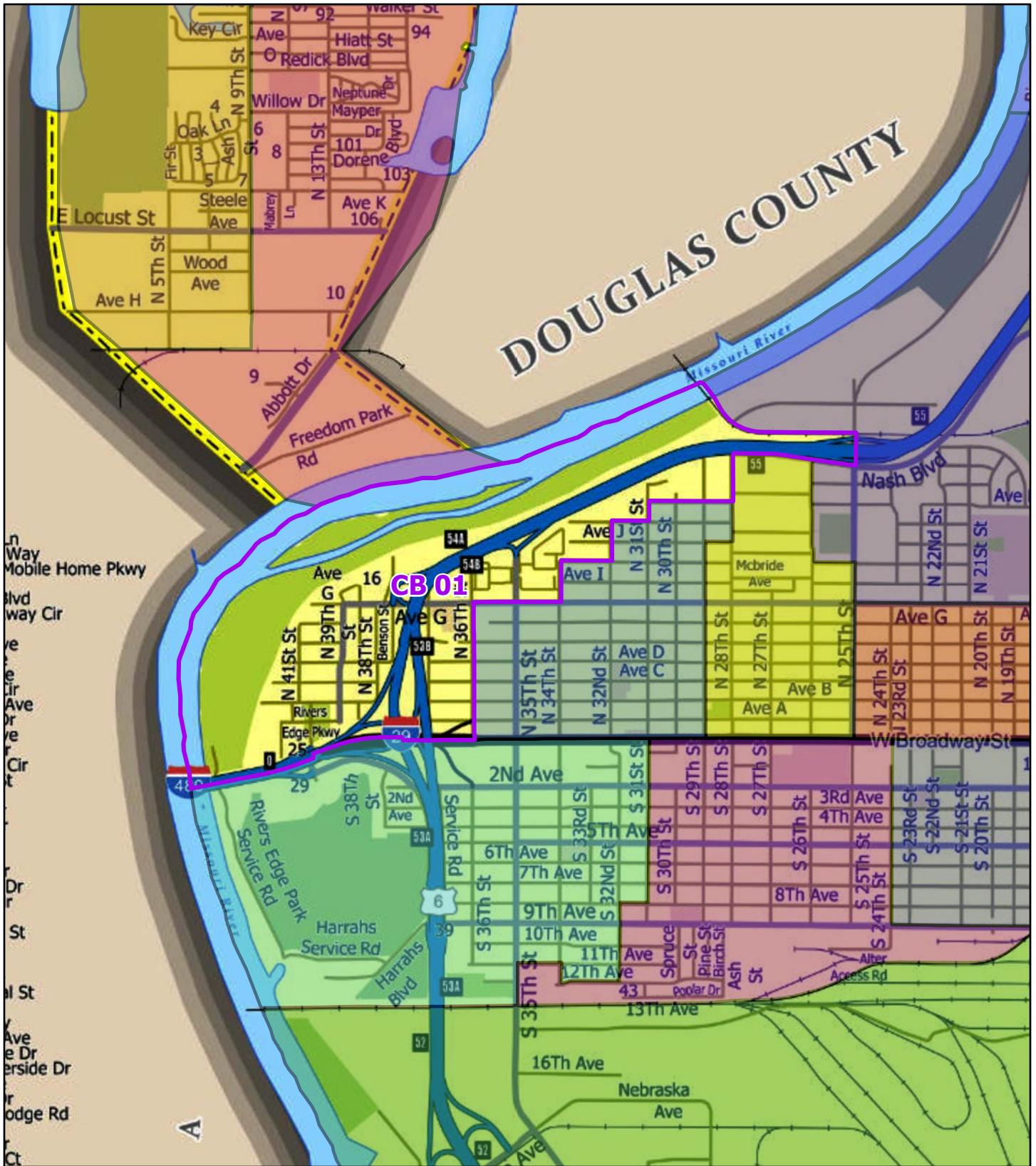
Ordinance to amended Title 1 "Administration and Personnel" of the 2020 Municipal Code, by repealing Chapter 1.90 "Election Precincts" and enacting a new Chapter 1.90 "election Precincts" and setting a public hearing for December 13, 2021.

### Background/Discussion

### Recommendation

### ATTACHMENTS:

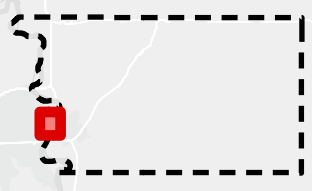
Description	Type	Upload Date
Exhibit A - Maps	Map	12/8/2021
Legal Descriptions	Other	12/8/2021
Ordinance 6477	Ordinance	11/17/2021



DOUGLAS COUNTY

CB 01

# Precinct Name: CB 01

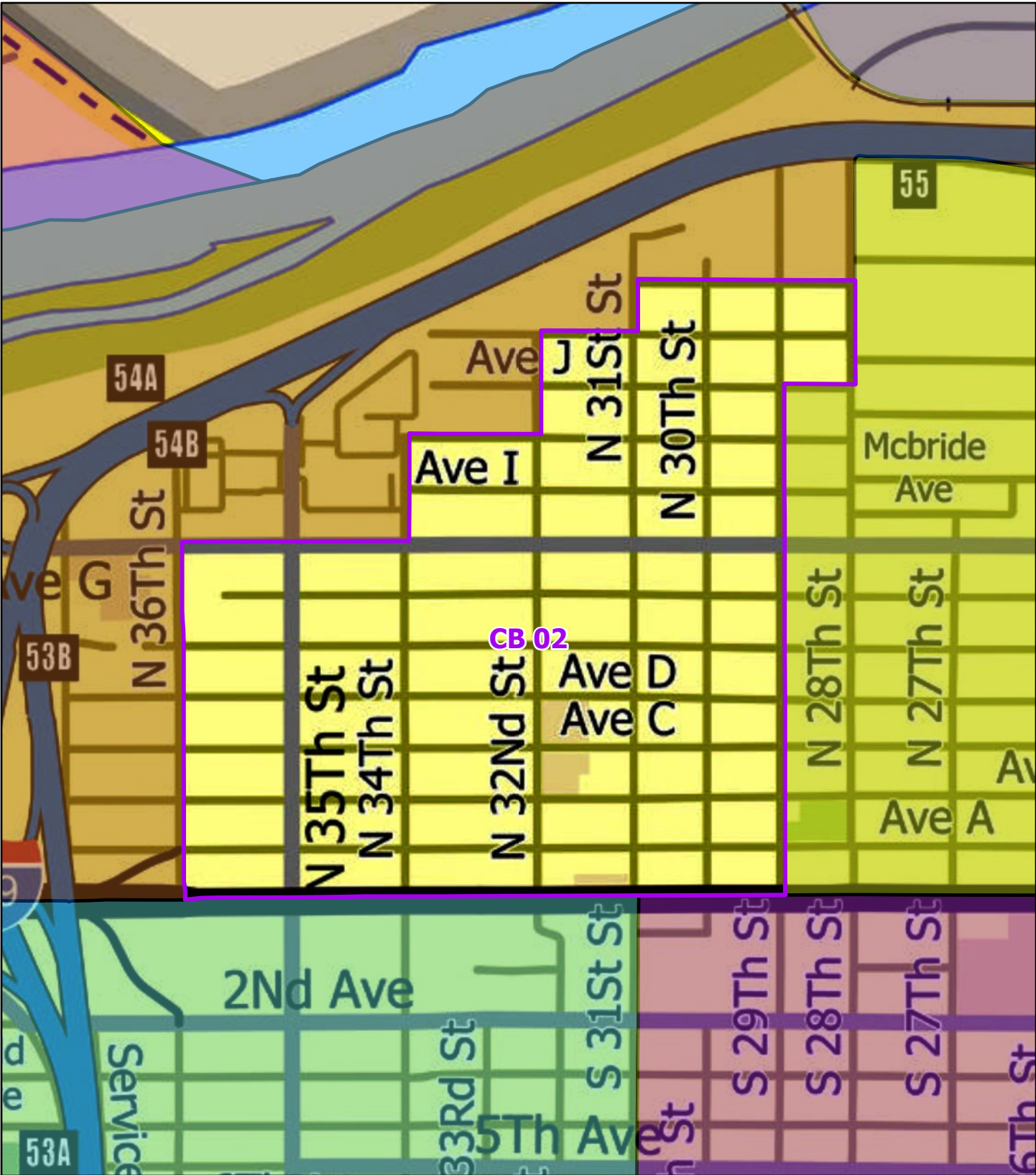


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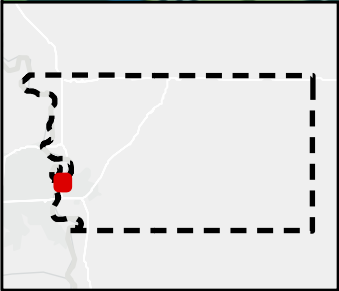
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## Legend

- 2020 Census Voting Precincts



CB 02




## Precinct Name: CB 02

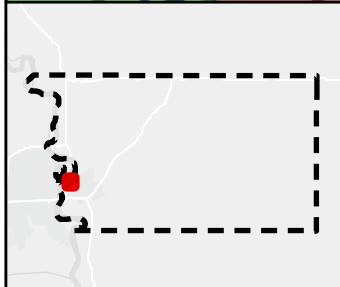
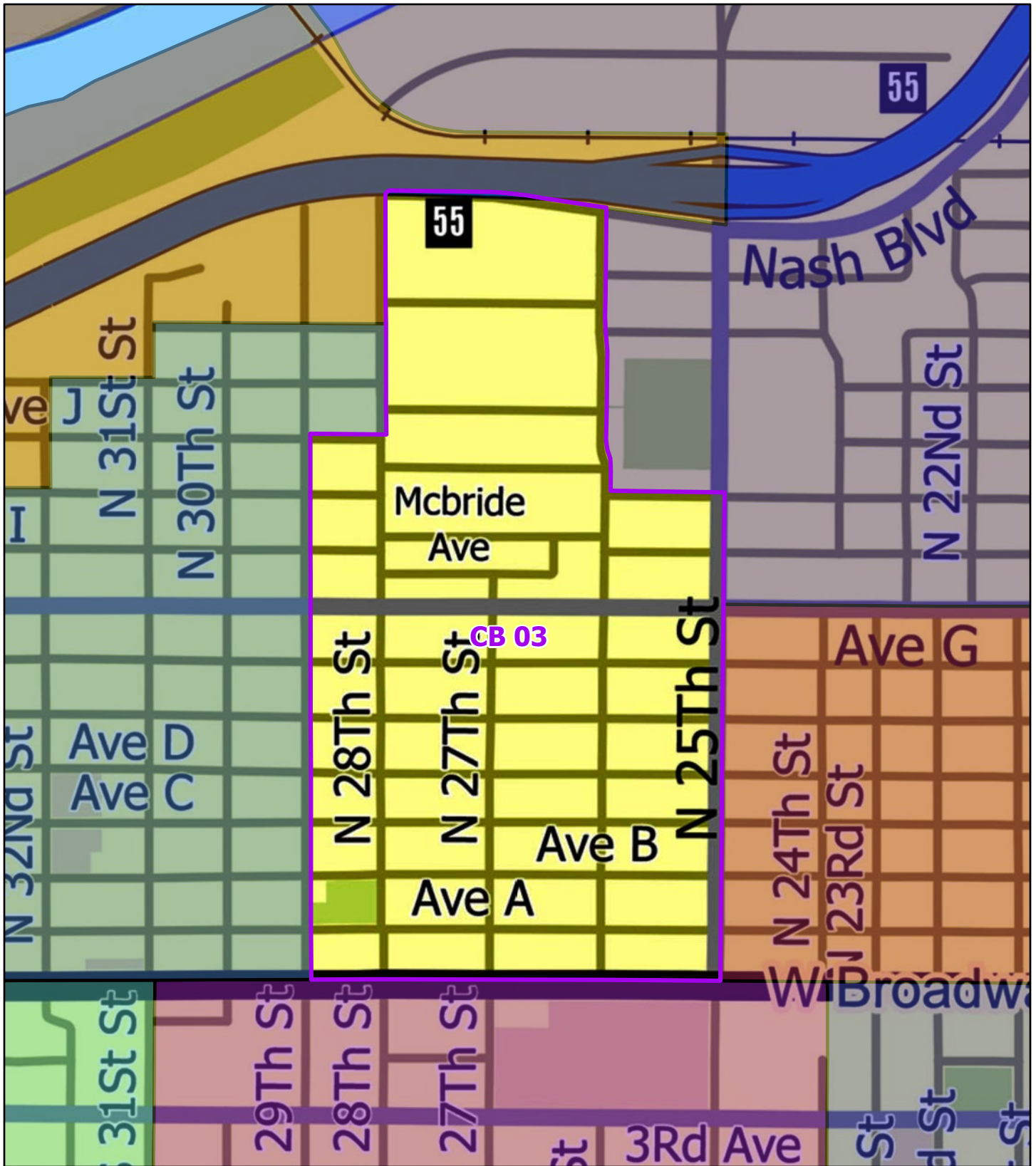


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### Legend

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## Precinct Name: CB 03



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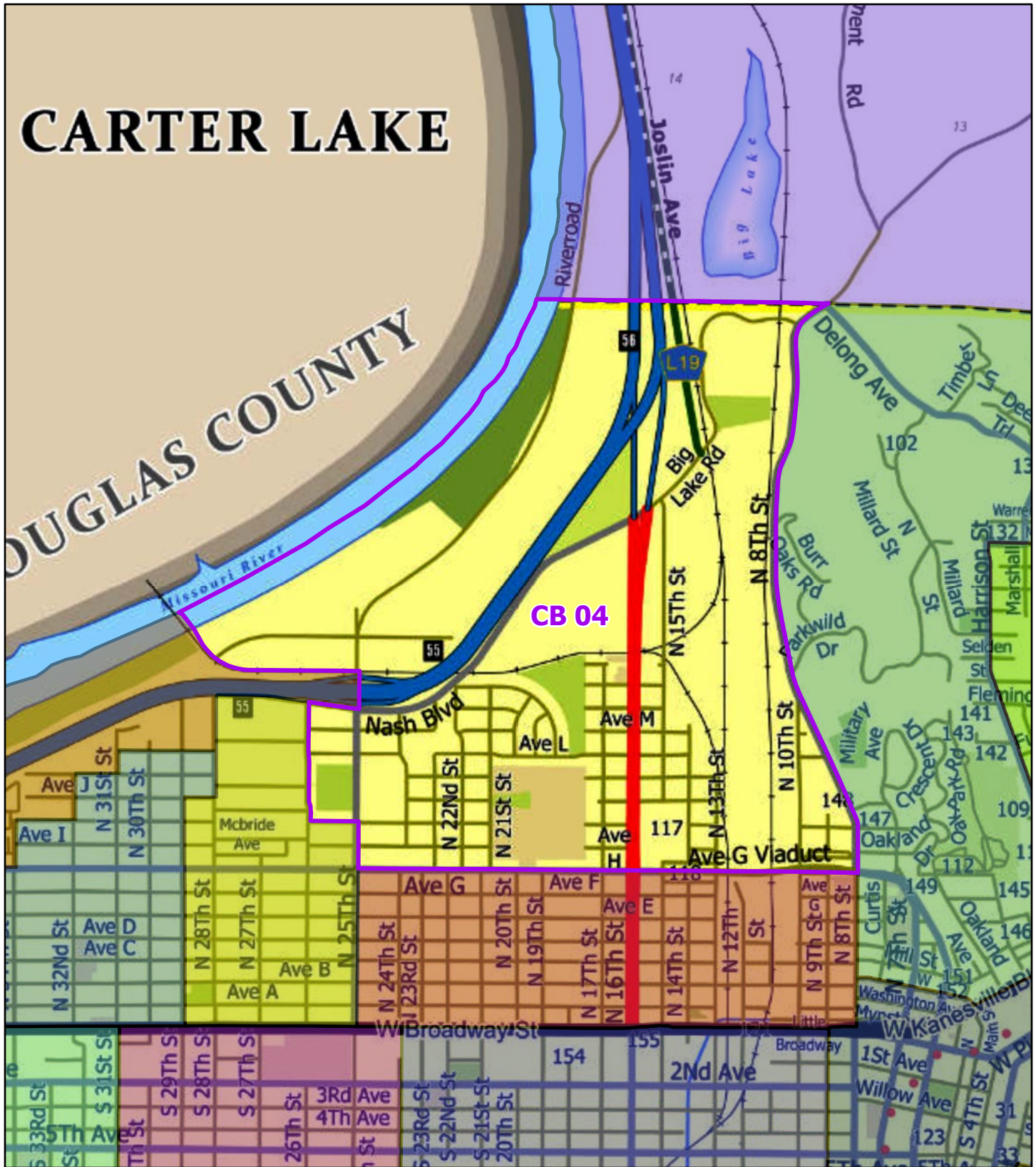
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### Legend

 2020 Census Voting Precincts


# CARTER LAKE

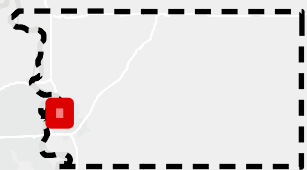
## DOUGLAS COUNTY



## Precinct Name: CB 04

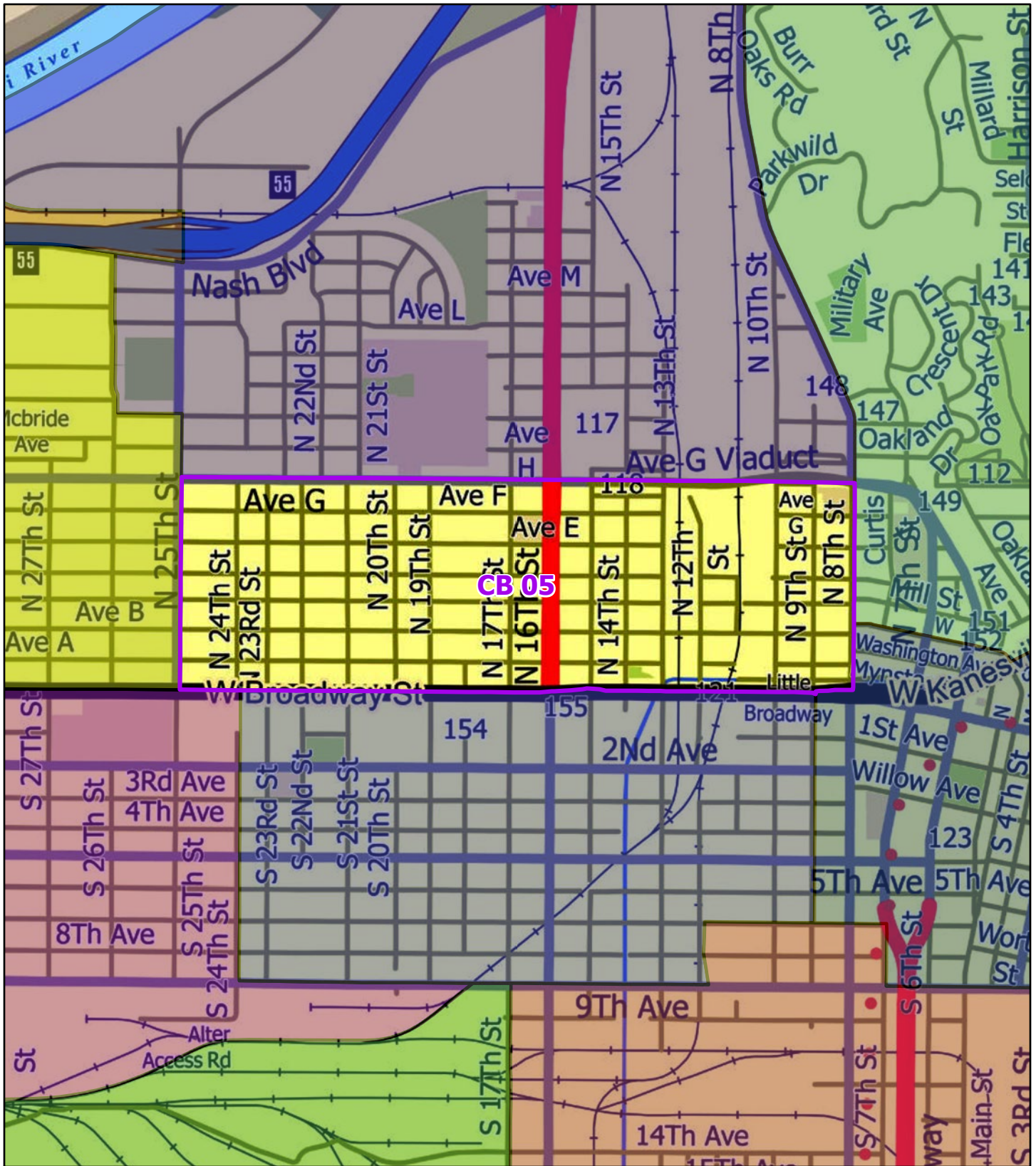
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# Precinct Name: CB 05

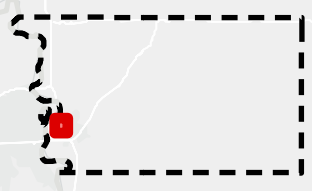
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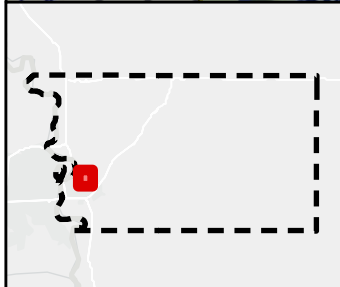
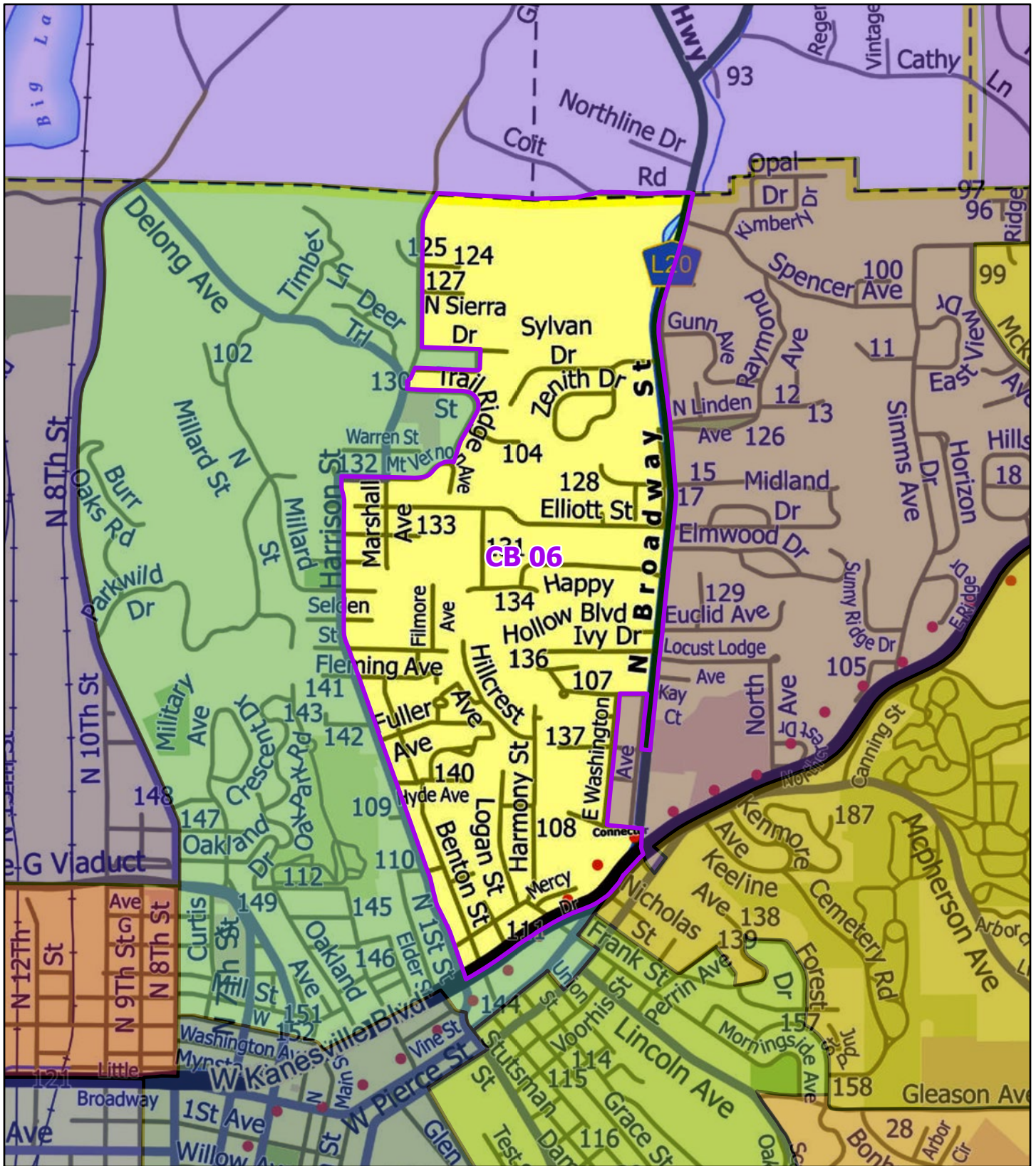
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# Precinct Name: CB 06

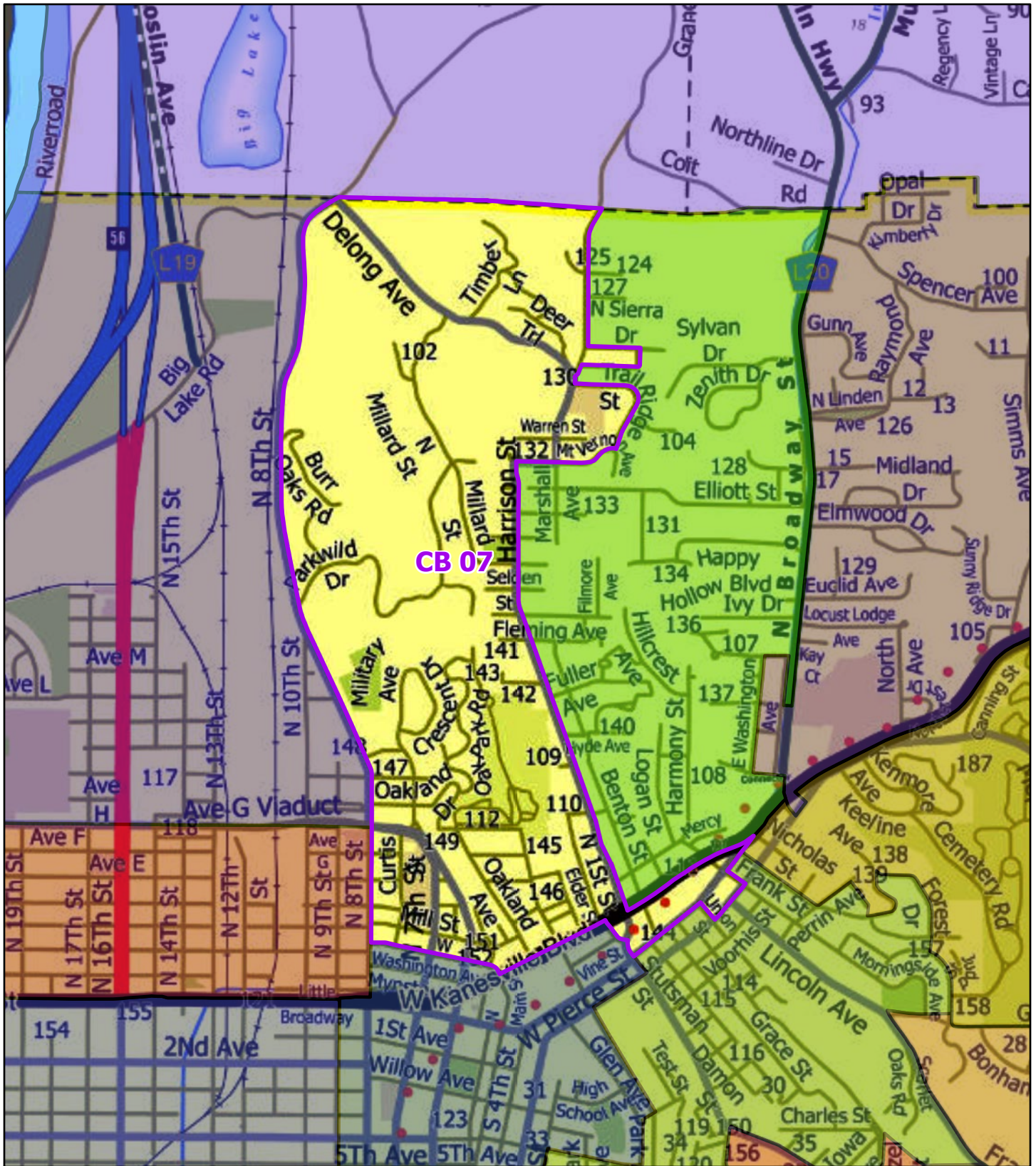


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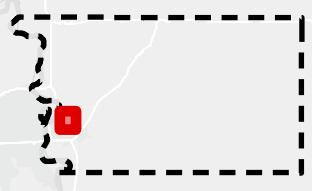


CB 07

# Precinct Name: CB 07

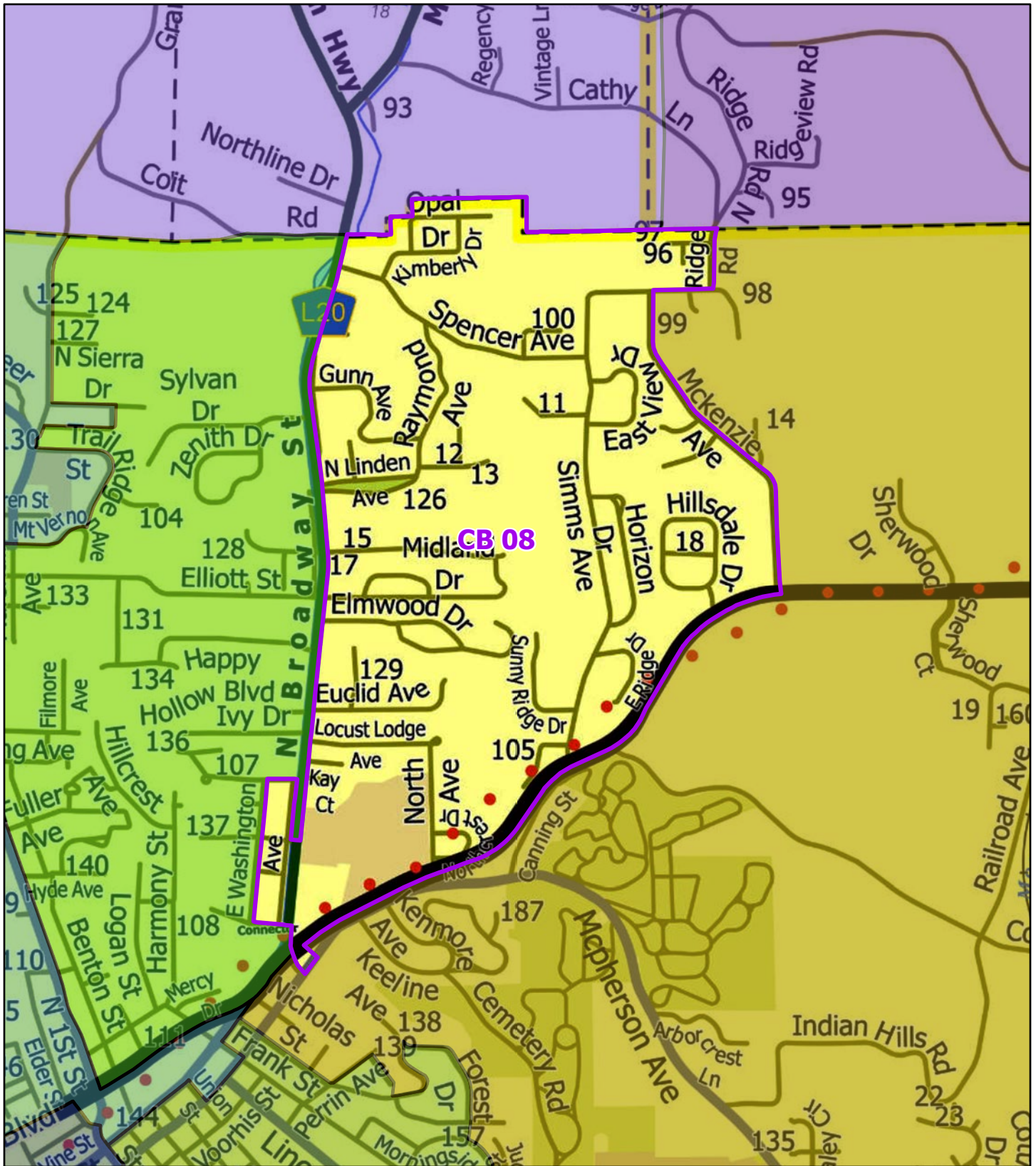
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# Precinct Name: CB 08

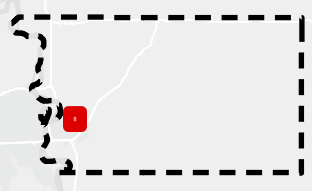
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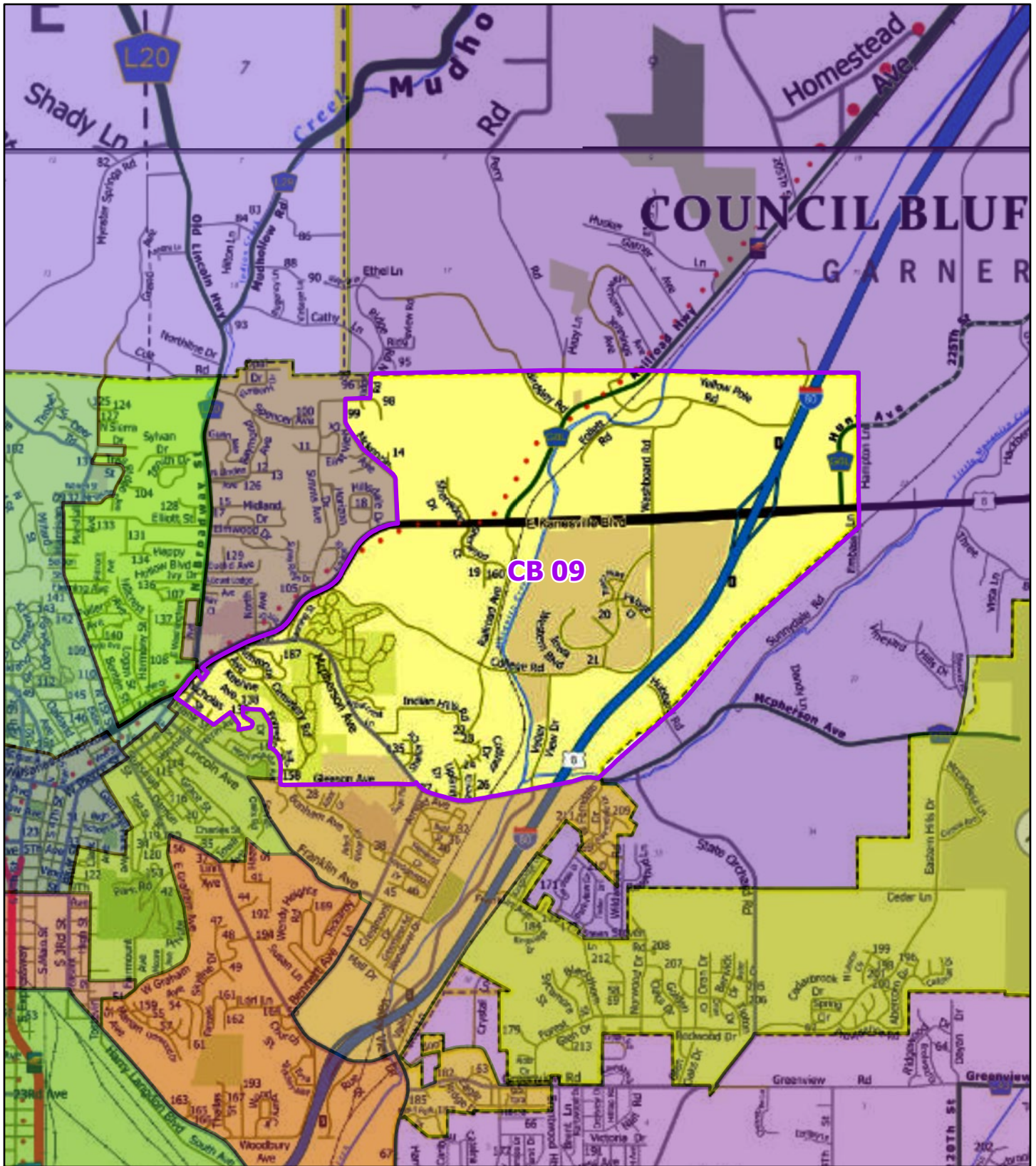
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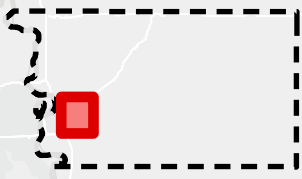


CB 09

# Precinct Name: CB 09

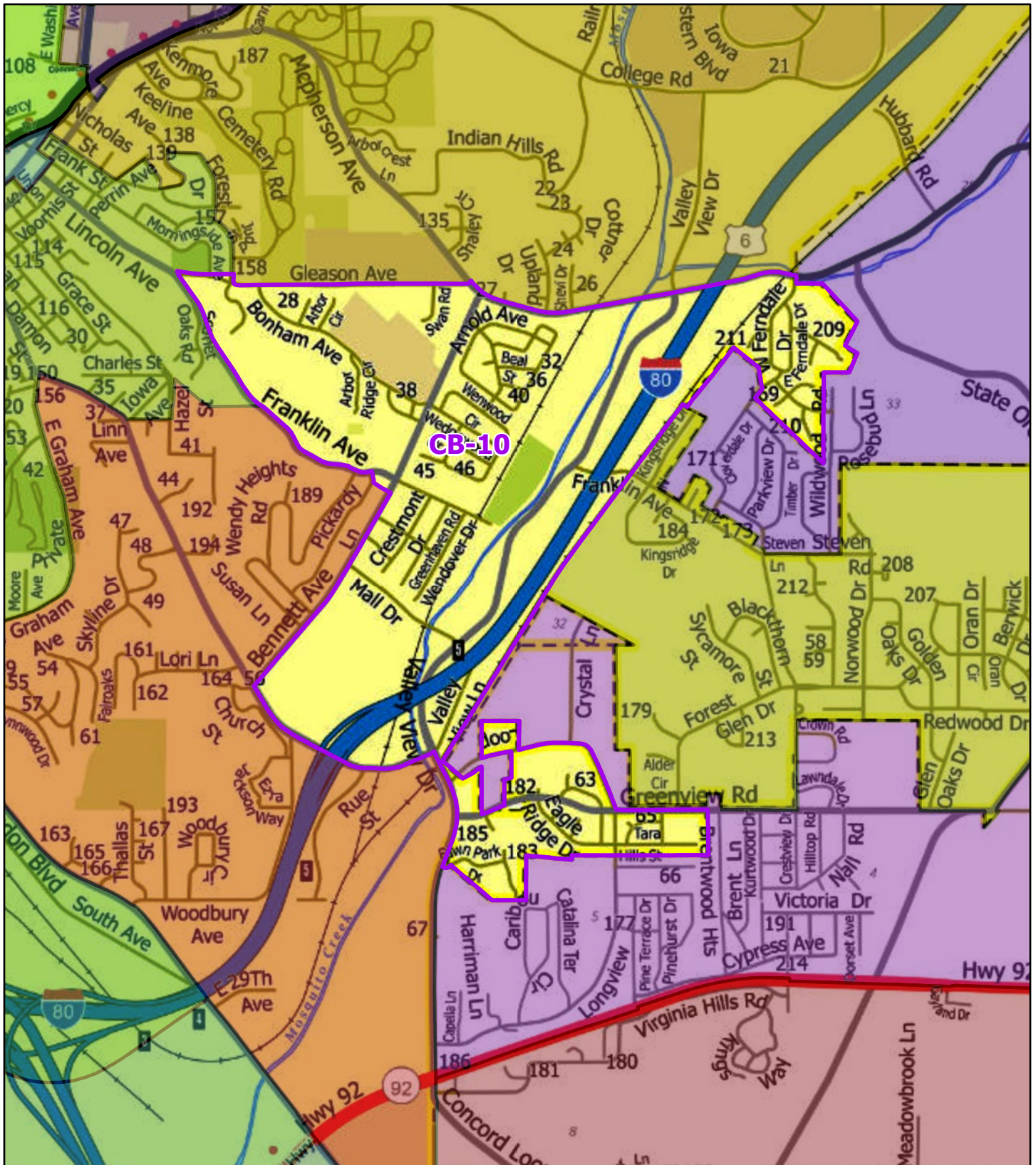
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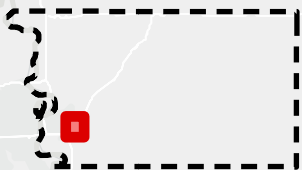


CB-10

# Precinct Name: CB-10

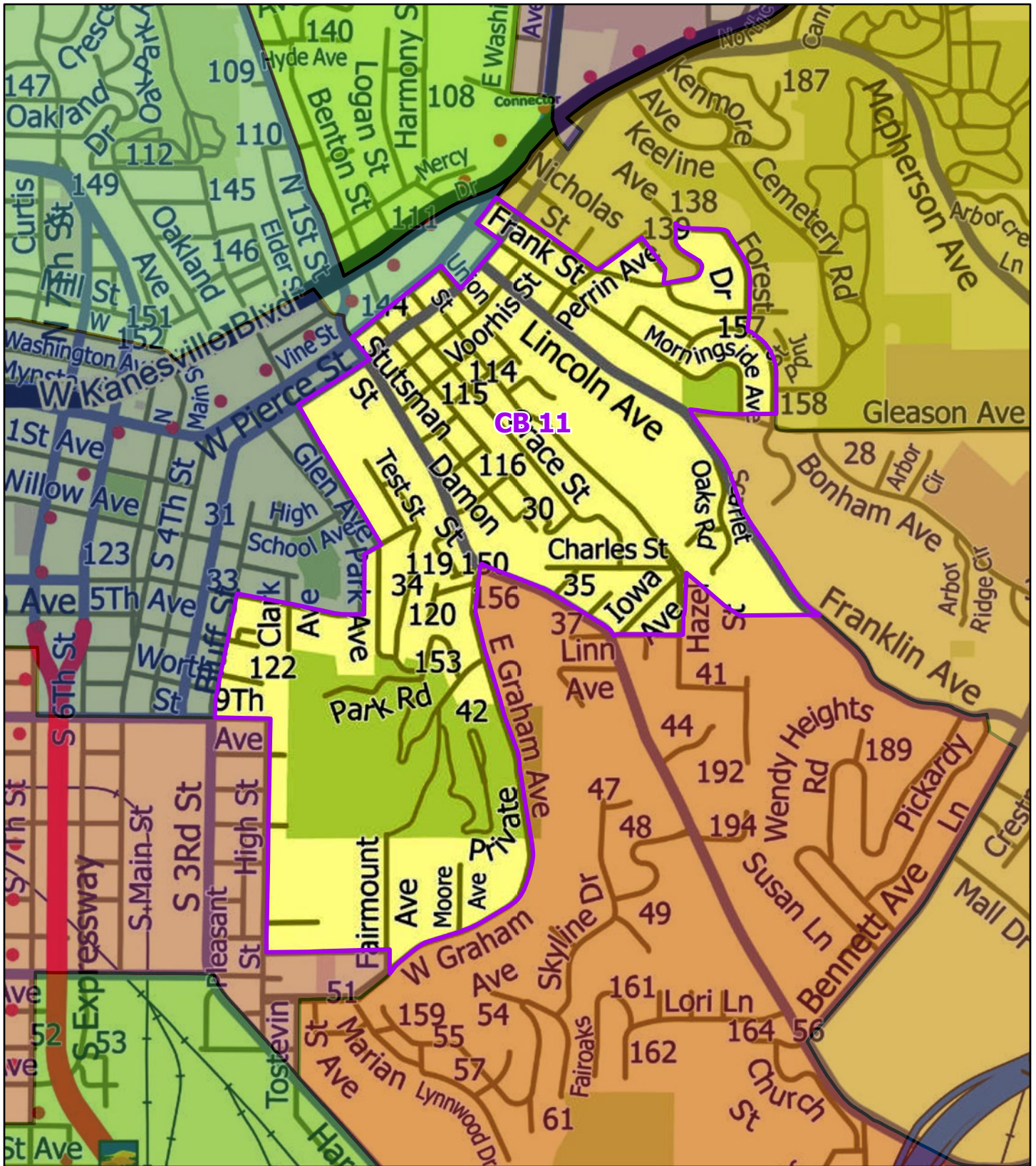
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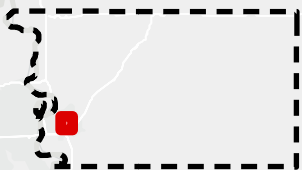


**CB 11**

# Precinct Name: CB 11

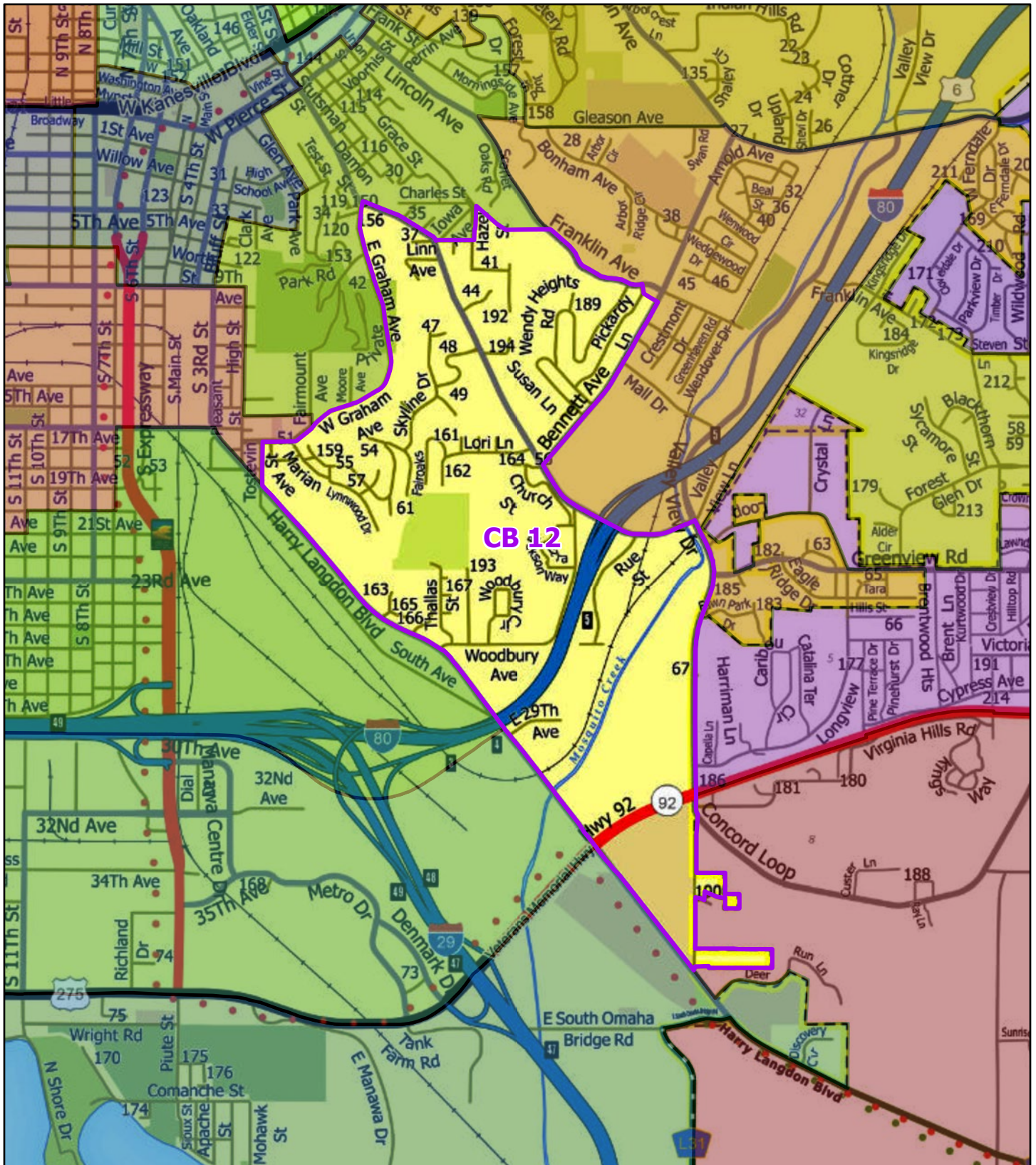
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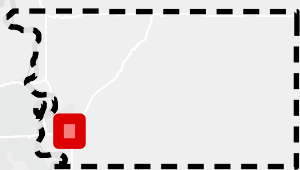


CB 12

# Precinct Name: CB 12

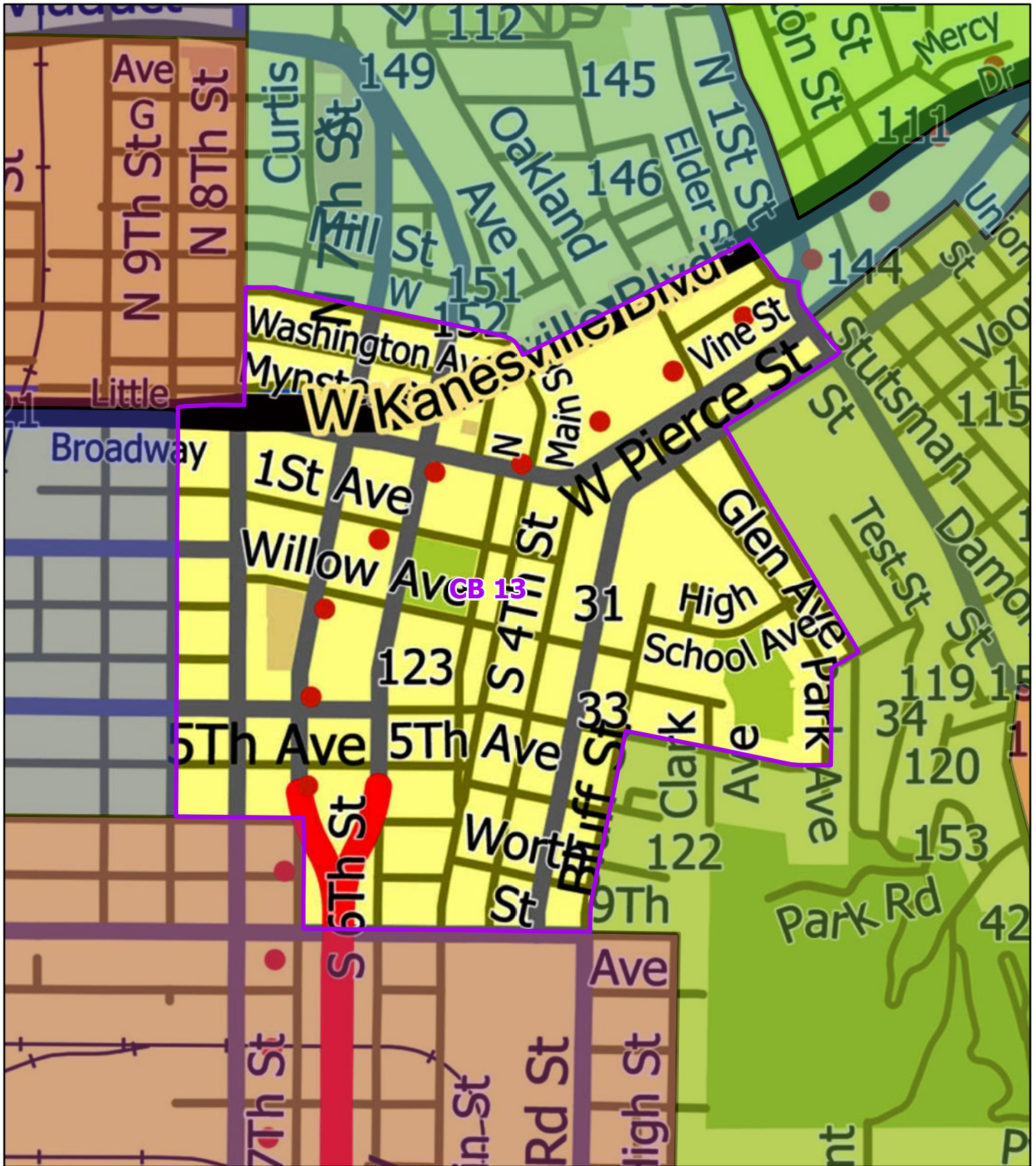
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## Precinct Name: CB 13

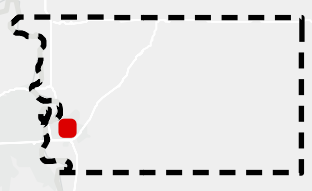
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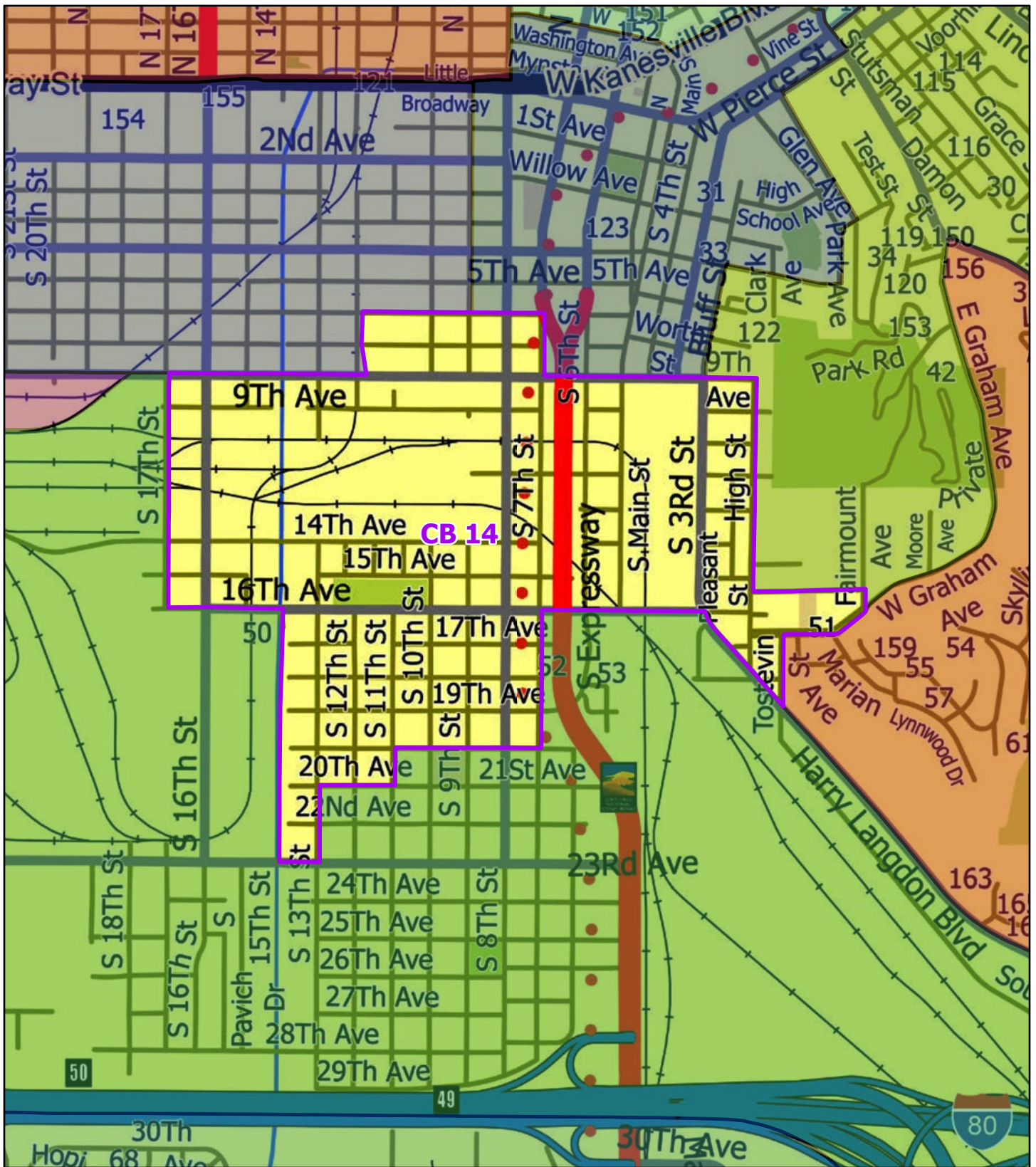
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## Precinct Name: CB 14

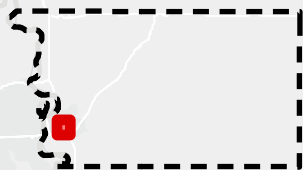
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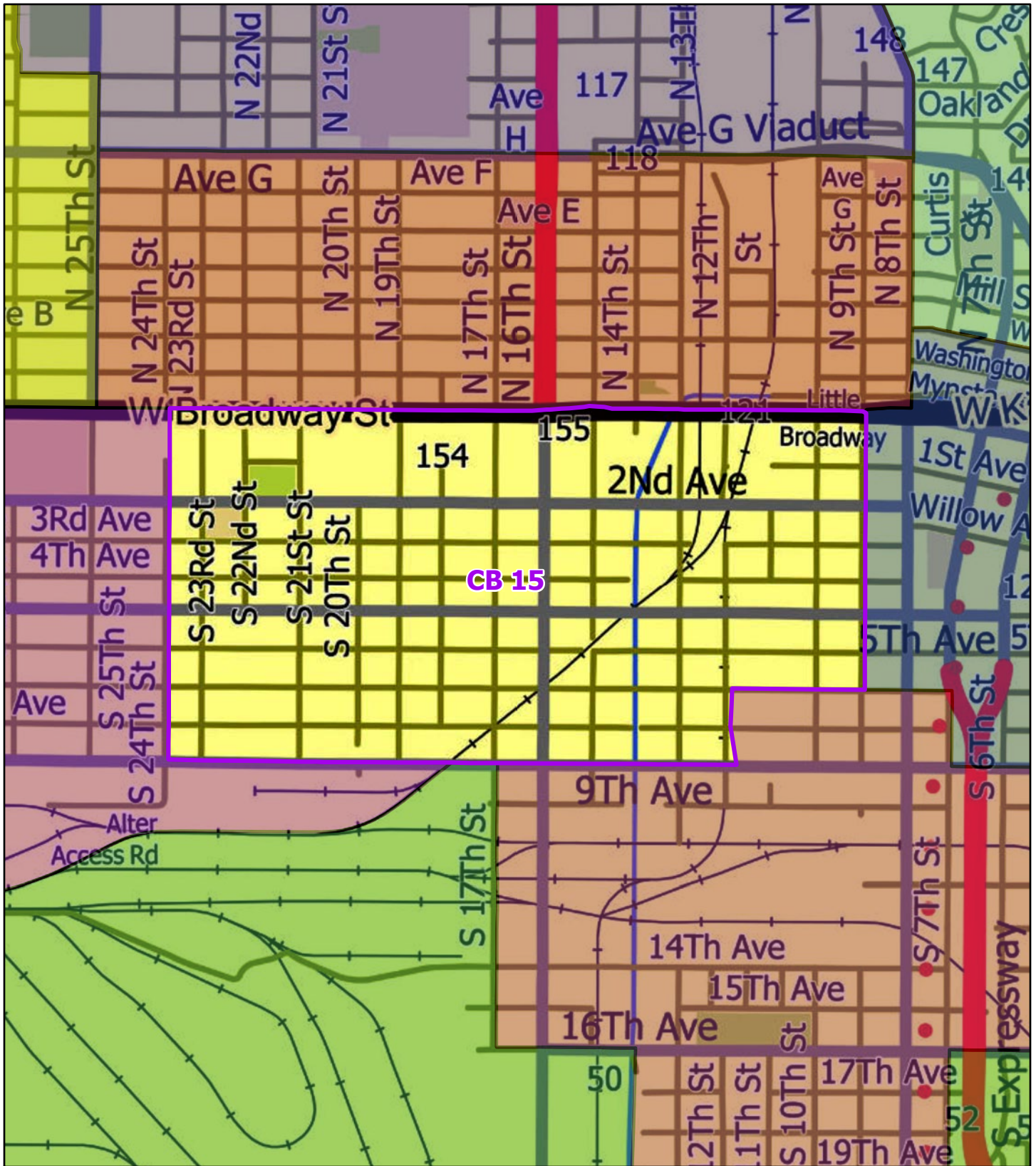
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# Precinct Name: CB 15

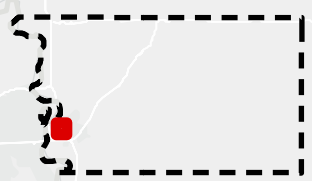
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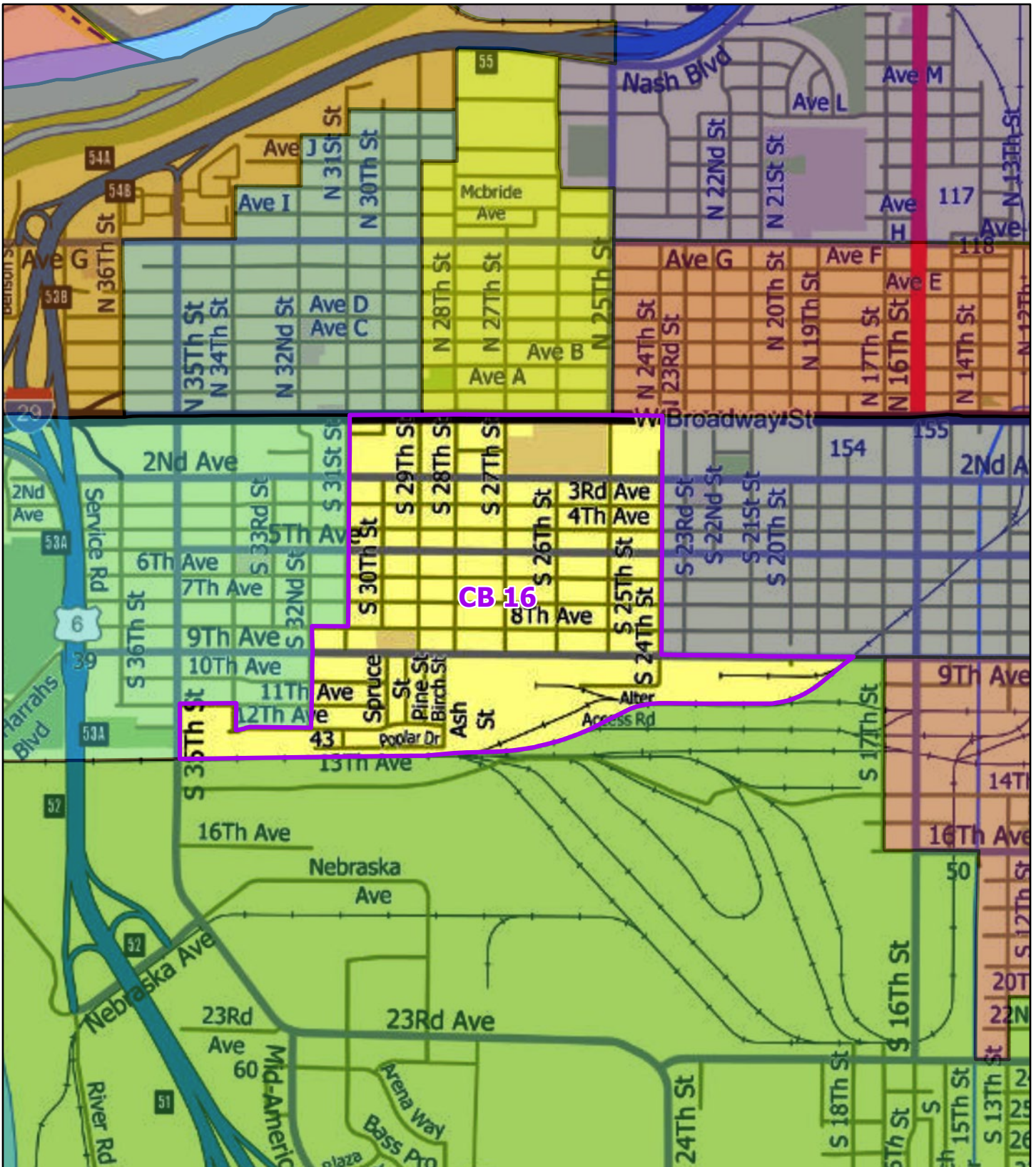
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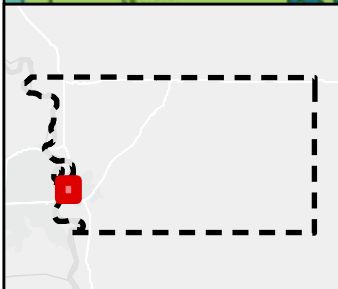
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CB 16




# Precinct Name: CB 16

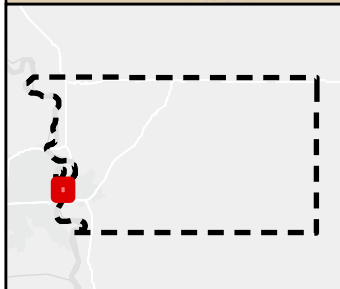
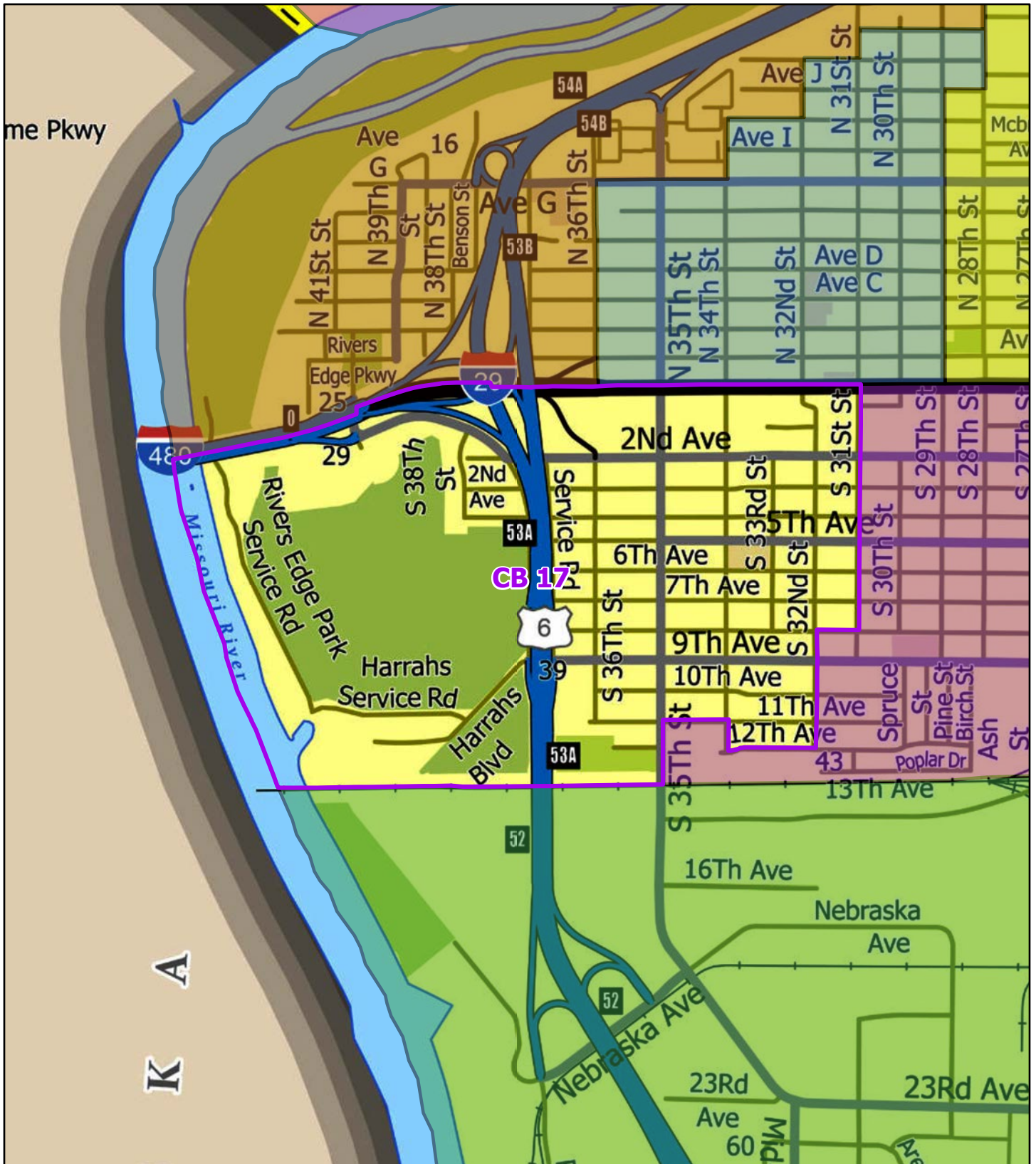


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# Precinct Name: CB 17

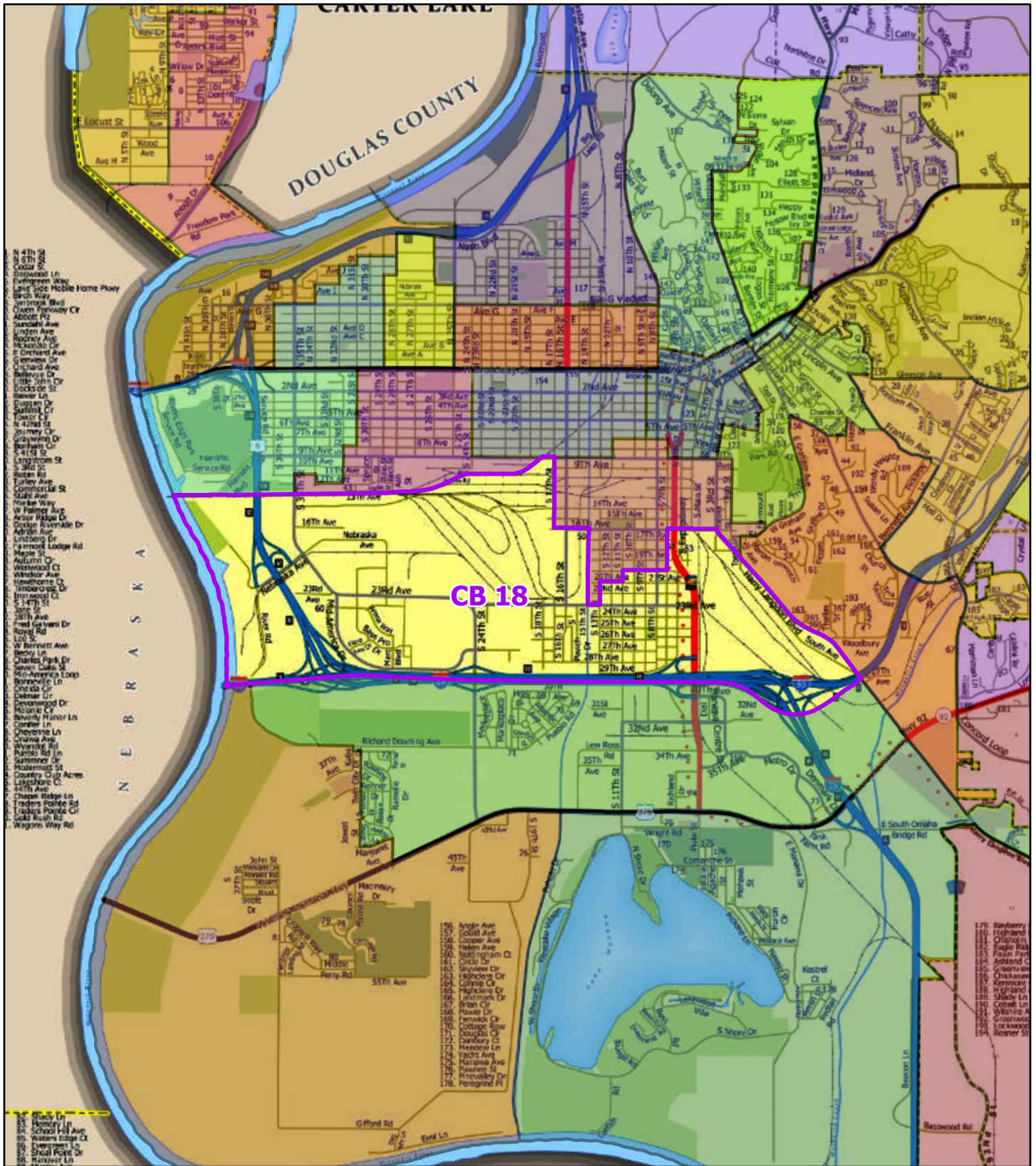


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- N 4th St
- N 5th St
- N 6th St
- N 7th St
- N 8th St
- N 9th St
- N 10th St
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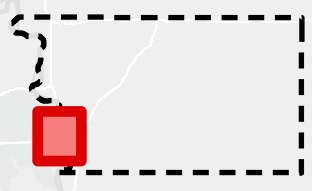
# Precinct Name: CB 18

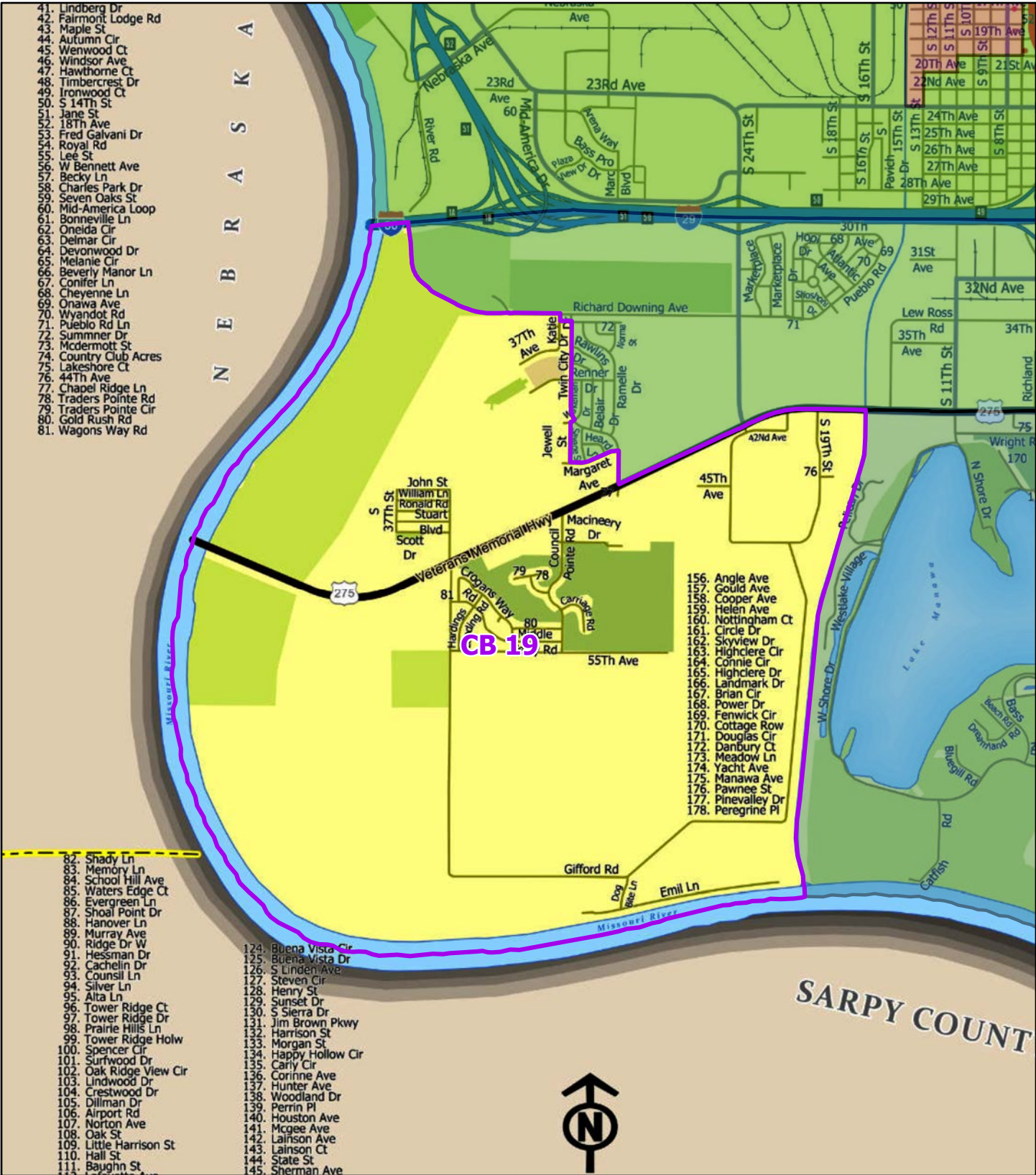
**Legend**  
 2020 Census Voting Precincts

GIS Department  
 223 S 6 St  
 Council Bluffs, IA 51501  
 712.328.4885  
[gis@portcounty-ia.gov](mailto:gis@portcounty-ia.gov)  
[www.gis.portcounty-ia.gov](http://www.gis.portcounty-ia.gov)  
 Map Published: 11/16/2021  
 Aerial Photography  
 Source: Professional GIS

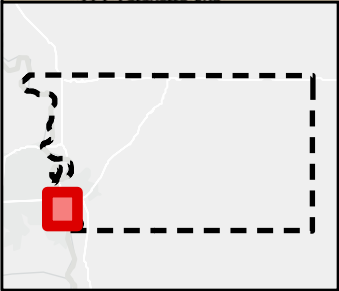


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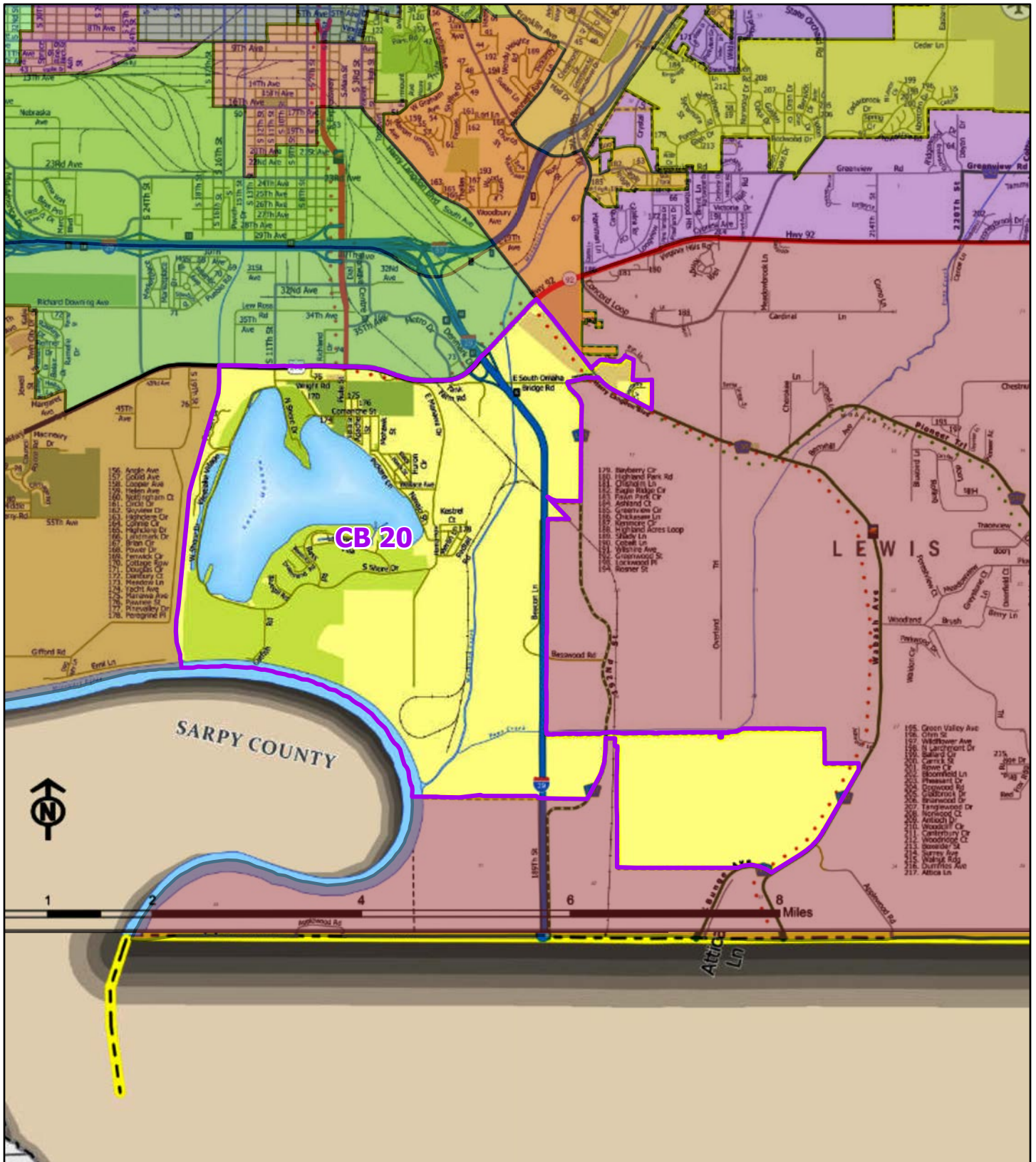
# Precinct Name: CB 19



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[gis@portcounty-ia.gov](http://gis@portcounty-ia.gov)  
[www.gis.portcounty-ia.gov](http://www.gis.portcounty-ia.gov)  
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**Legend**

2020 Census Voting Precincts



**CB 20**

**LEWIS**

**SARPY COUNTY**

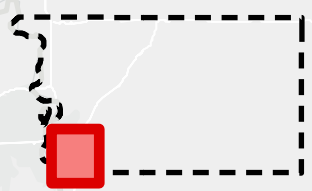
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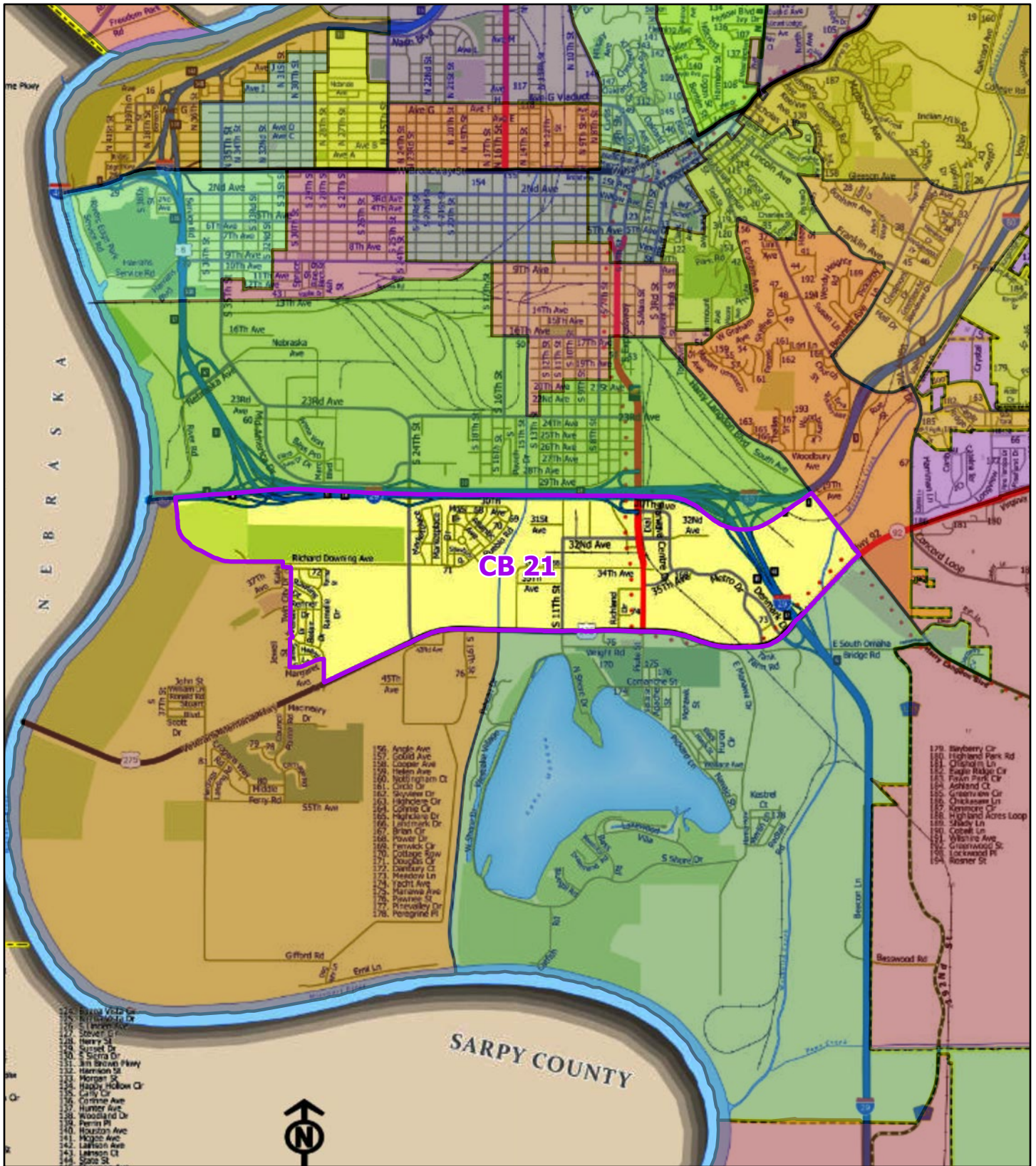
**Legend**  
 2020 Census Voting Precincts



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 Council Bluffs, IA 51501  
 712.328.4885  
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 www.gis.portcounty-ia.gov  
 Map Published: 11/18/2021  
 Aerial Photography  
 Source: PostnetGIS

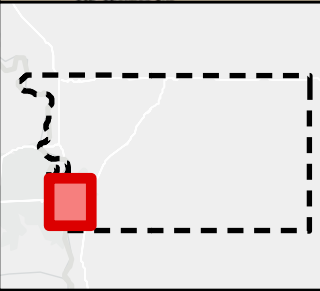
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CB 21

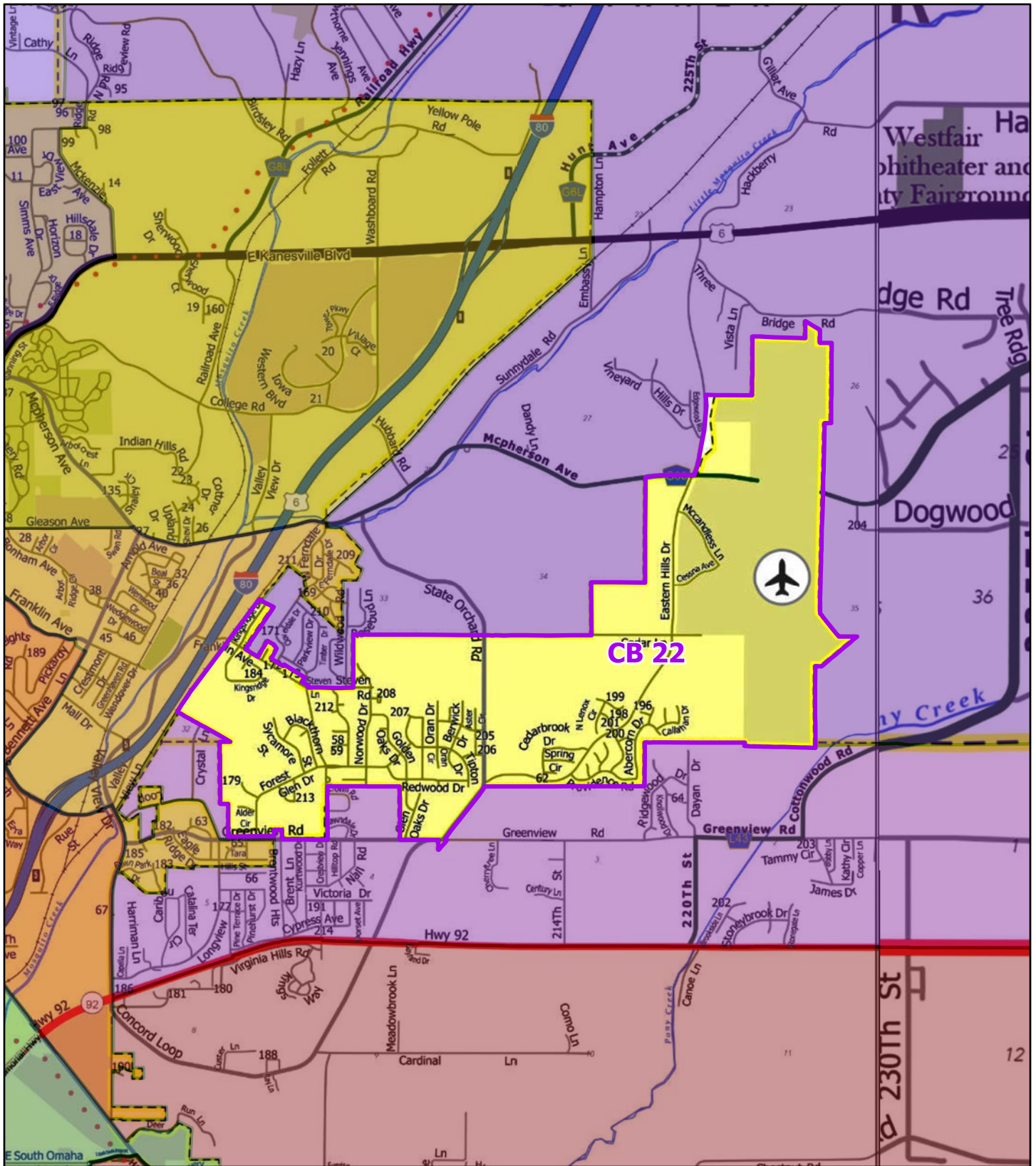
# Precinct Name: CB 21



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**Legend**  
 2020 Census Voting Precincts


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**CB 22**

# Precinct Name: CB 22

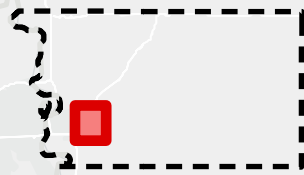
## Legend

 2020 Census Voting Precincts



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 Council Bluffs, IA 51501  
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## COUNCIL BLUFFS IOWA VOTING PRECINCTS 2020 CENSUS

PRECINCT 1. PRECINCT ONE SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF WEST BROADWAY WITH THE WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING EAST ALONG WEST BROADWAY UNTIL IT INTERSECTS WITH N 36<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 36<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE G, THEN PROCEEDING EAST ALONG AVENUE G UNTIL IT INTERSECTS WITH N 34<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 34<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE I, THEN PROCEEDING EAST ALONG AVENUE I UNTIL IT INTERSECTS WITH N 32<sup>ND</sup> STREET, THEN PROCEEDING NORTH ALONG N 32<sup>ND</sup> STREET UNTIL IT INTERSECTS WITH AVENUE K, THEN PROCEEDING EAST ALONG AVENUE K UNTIL IT INTERSECTS WITH N 31<sup>ST</sup> STREET, THEN PROCEEDING NORTH ALONG N 31<sup>ST</sup> STREET UNTIL IT INTERSECTS WITH AVENUE L, THEN PROCEEDING EAST ALONG AVENUE L UNTIL IT INTERSECTS WITH N 28<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 28<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE N, THEN PROCEEDING EAST ALONG AVENUE N UNTIL IT INTERSECTS WITH N 25<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 25<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH THE CHICAGO, CENTRAL & PACIFIC RAILROAD RIGHT-OF-WAY, THEN PROCEEDING NORTHWESTERLY ALONG THE CHICAGO, CENTRAL & PACIFIC RAILROAD RIGHT-OF-WAY UNTIL IT INTERSECTS WITH THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN SOUTHWESTERLY ALONG THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS TO THE POINT OF ORIGIN.

PRECINCT 2. PRECINCT TWO SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF WEST BROADWAY AND N 36<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 36<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE G, THEN PROCEEDING EAST ALONG AVENUE G UNTIL IT INTERSECTS WITH N 34<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 34<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE I, THEN PROCEEDING EAST ALONG AVENUE I UNTIL IT INTERSECTS WITH N 32<sup>ND</sup> STREET, THEN PROCEEDING NORTH ALONG N 32<sup>ND</sup> STREET UNTIL IT INTERSECTS WITH AVENUE K, THEN PROCEEDING EAST ALONG AVENUE K UNTIL IT INTERSECTS WITH N 31<sup>ST</sup> STREET, THEN PROCEEDING NORTH ALONG N 31<sup>ST</sup> STREET UNTIL IT INTERSECTS WITH AVENUE L, THEN PROCEEDING EAST ALONG AVENUE L UNTIL IT INTERSECTS WITH N 28<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 28<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH

AVENUE J, THEN PROCEEDING WEST ALONG AVENUE J UNTIL IT INTERSECTS WITH N 29<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 29<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH WEST BROADWAY, THEN PROCEEDING WEST ALONG WEST BROADWAY UNTIL IT INTERSECTS WITH N 36<sup>TH</sup> STREET BEING THE POINT OF ORIGIN.

PRECINCT 3. PRECINCT THREE SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA, BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF WEST BROADWAY AND N 29<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 29<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE J, THEN PROCEEDING EAST ALONG AVENUE J UNTIL IT INTERSECTS WITH N 28<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 28<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE N, THEN PROCEEDING EASTERLY ALONG AVENUE N UNTIL IT INTERSECTS WITH N 26<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 26<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE I, THEN PROCEEDING EAST ALONG AVENUE I UNTIL IT INTERSECTS WITH N 25<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 25<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH WEST BROADWAY, THEN PROCEEDING WEST ALONG WEST BROADWAY UNTIL IT INTERSECTS WITH N 29<sup>TH</sup> STREET BEING THE POINT OF ORIGIN.

PRECINCT 4. PRECINCT FOUR SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA, BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF AVENUE G AND N 25<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 25<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE I, THEN PROCEEDING WEST ALONG AVENUE I UNTIL IT INTERSECTS WITH N 26<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 26<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE N, THEN PROCEEDING EAST ALONG AVENUE N UNTIL IT INTERSECTS WITH N 25<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 25<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH THE CHICAGO, CENTRAL & PACIFIC RAILROAD RIGHT-OF-WAY, THEN PROCEEDING NORTHWESTERLY ALONG THE CHICAGO, CENTRAL & PACIFIC RAILROAD RIGHT-OF-WAY TO THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING NORTHEASTERLY ALONG THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH THE NORTHERN EAST/WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING EAST ALONG THE NORTHERN EAST/WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH MYNSTER SPRINGS ROAD AND N 8<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 8<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE G, THEN PROCEEDING WEST ALONG AVENUE G UNTIL IT INTERSECTS WITH N 25<sup>TH</sup> STREET BEING THE POINT OF ORIGIN.

PRECINCT 5. PRECINCT FIVE SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA, BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF WEST BROADWAY AND N 25<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG N 25<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH AVENUE G, THEN PROCEEDING EAST ALONG AVENUE G UNTIL IT INTERSECTS WITH N 8<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 8<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH WEST BROADWAY, THEN PROCEEDING WEST ALONG WEST BROADWAY UNTIL IT INTERSECTS WITH N 25<sup>TH</sup> STREET BEING THE POINT OF ORIGIN.

PRECINCT 6. PRECINCT SIX SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF HARRISON STREET WITH E KANESVILLE BOULEVARD, THEN PROCEEDING NORTHEAST ALONG E KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH N BROADWAY ST, THEN PROCEEDING NORTH ALONG N BROADWAY ST UNTIL IT INTERSECTS WITH OAK STREET, THEN PROCEEDING WEST ALONG OAK STREET UNTIL IT INTERSECTS WITH E WASHINGTON AVENUE, THEN PROCEEDING NORTH ALONG E WASHINGTON AVENUE UNTIL IT INTERSECTS WITH NORTON AVENUE, THEN PROCEEDING EAST ALONG NORTON AVENUE UNTIL IT INTERSECTS WITH N BROADWAY STREET, THEN PROCEEDING SOUTH ALONG N BROADWAY STREET UNTIL IT INTERSECTS WITH HUNTER AVENUE, THEN PROCEEDING EAST ALONG HUNTER AVE UNTIL IT INTERSECTS WITH N BROADWAY STREET, THEN PROCEEDING NORTH ALONG N BROADWAY STREET UNTIL IT INTERSECTS WITH THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING WEST ALONG THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH GRAND AVENUE, THEN PROCEEDING SOUTH ALONG GRAND AVENUE UNTIL IT INTERSECTS WITH N SIERRA DRIVE, THEN PROCEEDING EAST ALONG N SIERRA DRIVE UNTIL IT INTERSECTS WITH S SIERRA DRIVE, THEN PROCEEDING SOUTH AND WEST ALONG S SIERRA DRIVE UNTIL IT INTERSECTS WITH GRAND AVENUE, THEN PROCEEDING SOUTH ALONG GRAND AVENUE UNTIL IT INTERSECTS WITH TRAIL RIDGE STREET, THEN PROCEEDING EAST AND SOUTH ALONG TRAIL RIDGE STREET UNTIL IT INTERSECTS WITH MT VERNON DRIVE, THEN PROCEEDING WEST ALONG MT VERNON DRIVE UNTIL IT INTERSECTS WITH HARRISON STREET, THEN PROCEEDING SOUTH ALONG HARRISON STREET UNTIL IT INTERSECTS WITH E KANESVILLE BOULEVARD BEING THE POINT OF ORIGIN.

PRECINCT 7. PRECINCT SEVEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING

AT THE INTERSECTION OF N 8<sup>TH</sup> STREET AND W WASHINGTON AVENUE, THEN PROCEEDING SOUTHEAST ALONG W WASHINGTON AVENUE UNTIL IT INTERSECTS WITH W KANESVILLE BOULEVARD, THEN PROCEEDING NORTHEAST ALONG W KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH N 1<sup>ST</sup> STREET, THEN PROCEEDING SOUTHEAST ALONG N 1<sup>ST</sup> STREET UNTIL IT INTERSECTS WITH E BROADWAY STREET, THEN PROCEEDING NORTHEAST ALONG E BROADWAY STREET UNTIL IT INTERSECTS WITH UNION STREET, THEN PROCEEDING SOUTHEAST ALONG UNION STREET UNTIL IT INTERSECTS WITH E PIERCE STREET, THEN PROCEEDING NORTHEAST ALONG E PIERCE STREET UNTIL IT INTERSECTS WITH FRANK STREET, THEN PROCEEDING NORTHWEST ALONG FRANK STREET UNTIL IT INTERSECTS WITH E BROADWAY STREET, THEN PROCEEDING NORTHEAST ALONG E BROADWAY STREET UNTIL IT INTERSECTS WITH E KANESVILLE BOULEVARD, THEN PROCEEDING SOUTHWEST ALONG E KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH HARRISON STREET, THEN PROCEEDING NORTH ALONG HARRISON STREET UNTIL IT INTERSECTS WITH MT VERNON DRIVE, THEN PROCEEDING EAST ALONG MT VERNON DRIVE UNTIL IT INTERSECTS WITH TRAIL RIDGE STREET, THEN PROCEEDING NORTH AND WEST ALONG TRAIL RIDGE STREET UNTIL IT INTERSECTS WITH GRAND AVENUE, THEN PROCEEDING NORTH ALONG GRAND AVENUE UNTIL IT INTERSECTS WITH S SIERRA DRIVE, THEN PROCEEDING EAST AND NORTH ALONG S SIERRA DRIVE UNTIL IT INTERSECTS WITH N SIERRA DRIVE, THEN PROCEEDING WEST ALONG N SIERRA DRIVE UNTIL IT INTERSECTS WITH GRAND AVENUE, THEN PROCEEDING NORTH ALONG GRAND AVENUE UNTIL IT INTERSECTS WITH THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING WEST ALONG THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH MYNSTER SPRINGS ROAD AND N 8<sup>TH</sup> STREET, THEN PROCEEDING SOUTH ALONG N 8<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH W WASHINGTON AVENUE BEING THE POINT OF ORIGIN.

PRECINCT 8. PRECINCT EIGHT SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF E KANESVILLE BOULEVARD AND N BROADWAY STREET, THEN PROCEEDING NORTH ALONG N BROADWAY STREET UNTIL IT INTERSECTS WITH OAK STREET, THEN PROCEEDING WEST ALONG OAK STREET UNTIL IT INTERSECTS WITH E WASHINGTON AVENUE, THEN PROCEEDING NORTH ALONG E WASHINGTON AVENUE UNTIL IT INTERSECTS WITH NORTON AVENUE, THEN PROCEEDING EAST ALONG NORTON AVENUE UNTIL IT INTERSECTS WITH N BROADWAY STREET, THEN PROCEEDING SOUTH ALONG N BROADWAY STREET UNTIL IT INTERSECTS WITH HUNTER AVENUE, THEN PROCEEDING EAST ALONG HUNTER AVENUE UNTIL IT INTERSECTS WITH N BROADWAY STREET, THEN PROCEEDING NORTH ALONG N BROADWAY STREET UNTIL IT

INTERSECTS WITH THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING EASTERLY ALONG THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH RIDGE ROAD, THEN PROCEEDING SOUTH ALONG RIDGE ROAD UNTIL IT INTERSECTS WITH SIMMS AVENUE, THEN PROCEEDING WEST ALONG SIMMS AVENUE UNTIL IT INTERSECTS WITH MCKENZIE AVENUE, THEN PROCEEDING SOUTHEAST ALONG MCKENZIE AVENUE UNTIL IT INTERSECTS WITH E KANESVILLE BOULEVARD, THEN PROCEEDING SOUTHWEST ALONG E KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH NORTH AVENUE, THEN PROCEEDING SOUTH ALONG NORTH AVENUE UNTIL IT INTERSECTS WITH E PIERCE STREET, THEN PROCEEDING SOUTHWEST ALONG E PIERCE STREET UNTIL IT INTERSECTS WITH N BROADWAY STREET, THEN PROCEEDING NORTH ALONG N BROADWAY STREET UNTIL IT INTERSECTS WITH E KANESVILLE BOULEVARD BEING THE POINT OF ORIGIN.

PRECINCT 9. PRECINCT NINE SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF E KANESVILLE BOULEVARD AND N BROADWAY STREET, THEN PROCEEDING SOUTHEAST ALONG N BROADWAY STREET UNTIL IT INTERSECTS WITH E PIERCE STREET, THEN PROCEEDING NORTHEAST ALONG E PIERCE STREET UNTIL IT INTERSECTS WITH NORTH AVENUE, THEN PROCEEDING NORTH ALONG NORTH AVENUE UNTIL IT INTERSECTS WITH E KANESVILLE BOULEVARD, THEN PROCEEDING NORTHEASTERLY ALONG E KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH MCKENZIE AVENUE, THEN PROCEEDING NORTHWEST ALONG MCKENZIE AVENUE UNTIL IT INTERSECTS WITH SIMMS AVENUE, THEN PROCEEDING EAST ALONG SIMMS AVENUE UNTIL IT INTERSECTS WITH RIDGE ROAD, THEN PROCEEDING NORTH ALONG RIDGE ROAD UNTIL IT INTERSECTS WITH THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING EAST ALONG THE NORTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING SOUTH AND SOUTHWEST ALONG THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH MCPHERSON AVENUE, THEN PROCEEDING WEST ALONG MCPHERSON AVENUE UNTIL IT INTERSECTS WITH GLEASON AVENUE, THEN PROCEEDING WEST ALONG GLEASON AVENUE UNTIL IT INTERSECTS WITH MORNINGSIDE AVENUE, THEN PROCEEDING NORTH ALONG MORNINGSIDE AVENUE UNTIL IT INTERSECTS WITH FOREST DRIVE, THEN PROCEEDING ALONG FOREST DRIVE UNTIL IT INTERSECTS WITH PERRIN PLACE, THEN PROCEEDING NORTHWESTERLY ALONG PERRIN PLACE UNTIL IT INTERSECTS WITH PERRIN AVENUE, THEN PROCEEDING SOUTHWEST ALONG PERRIN AVENUE UNTIL IT INTERSECTS WITH NICHOLAS STREET, THEN PROCEEDING NORTHWEST ALONG NICHOLAS

STREET UNTIL IT INTERSECTS WITH E BROADWAY STREET, THEN PROCEEDING NORTHEAST ALONG E BROADWAY STREET UNTIL IT INTERSECTS WITH E KANESVILLE BOULEVARD, THEN PROCEEDING NORTHEAST ALONG E KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH N BROADWAY STREET BEING THE POINT OF ORIGIN.

PRECINCT 10. PRECINCT TEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF BENNETT AVENUE AND MADISON AVENUE, THEN PROCEEDING NORTHEAST ALONG BENNETT AVENUE UNTIL IT INTERSECTS WITH THE VACATED PORTION OF FRANKLIN AVE, THEN PROCEEDING NORTHWEST ALONG THE VACATED PORTION OF FRANKLIN AVENUE UNTIL IT INTERSECTS WITH FRANKLIN AVENUE, THEN PROCEEDING NORTHWEST ALONG FRANKLIN AVENUE UNTIL IT INTERSECTS WITH LINCOLN AVENUE, THEN PROCEEDING NORTHWEST ALONG LINCOLN AVENUE UNTIL IT INTERSECTS WITH PARK LANE, THEN PROCEEDING EAST ALONG PARK LANE UNTIL IT INTERSECTS WITH MORNINGSIDE AVENUE, THEN PROCEEDING SOUTH ALONG MORNINGSIDE AVENUE UNTIL IT INTERSECTS WITH GLEASON AVENUE, THEN PROCEEDING EAST ALONG GLEASON AVENUE UNTIL IT INTERSECTS WITH MCPHERSON AVENUE, THEN PROCEEDING EAST ALONG MCPHERSON AVENUE UNTIL IT INTERSECTS WITH THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING SOUTHERLY ALONG THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY, THEN PROCEEDING SOUTHWEST ALONG THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY UNTIL IT INTERSECTS WITH THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING SOUTHWEST AND CLOCKWISE ALONG THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH VALLEY VIEW DRIVE, THEN PROCEEDING NORTH ALONG VALLEY VIEW DRIVE UNTIL IT INTERSECTS WITH MADISON AVENUE, THEN PROCEEDING WESTERLY ALONG MADISON AVENUE UNTIL IT INTERSECTS WITH BENNETT AVENUE BEING THE POINT OF ORIGIN.

PRECINCT 11. PRECINCT ELEVEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF FIFTEENTH AVENUE AND HIGH STREET, THEN PROCEEDING NORTH ALONG HIGH STREET UNTIL IT INTERSECTS WITH NINTH AVENUE, THEN PROCEEDING WEST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH S THIRD STREET, THEN PROCEEDING NORTH ALONG S THIRD STREET UNTIL IT INTERSECTS WITH FIFTH AVENUE, THEN PROCEEDING EAST ALONG FIFTH AVENUE UNTIL IT INTERSECTS WITH GLEN AVENUE, THEN PROCEEDING NORTH ALONG GLEN AVENUE UNTIL IT

INTERSECTS WITH POMONA AVENUE, THEN PROCEEDING NORTHEASTERLY ALONG POMONA AVENUE UNTIL IT INTERSECTS WITH PARK AVENUE, THEN PROCEEDING NORTHWESTERLY ALONG PARK AVENUE UNTIL IT INTERSECTS WITH W PIERCE STREET, THEN PROCEEDING NORTHEASTERLY ALONG W PIERCE STREET UNTIL IT INTERSECTS WITH S FIRST STREET, THEN PROCEEDING NORTHWESTERLY ALONG S FIRST STREET UNTIL IT INTERSECTS WITH W BROADWAY STREET, THEN PROCEEDING NORTHEASTERLY ALONG E BROADWAY STREET UNTIL IT INTERSECTS WITH UNION STREET, THEN PROCEEDING SOUTHEASTERLY ALONG UNION STREET UNTIL IT INTERSECTS WITH E PIERCE STREET, THEN PROCEEDING NORTHEASTERLY ALONG E PIERCE STREET UNTIL IT INTERSECTS WITH FRANK STREET, THEN PROCEEDING NORTHWESTERLY ALONG FRANK STREET UNTIL IT INTERSECTS WITH E BROADWAY STREET, THEN PROCEEDING NORTHEAST ALONG E BROADWAY STREET UNTIL IT INTERSECTS WITH NICHOLAS STREET, THEN PROCEEDING SOUTHEAST ALONG NICHOLAS STREET UNTIL IT INTERSECTS WITH PERRIN AVENUE, THEN PROCEEDING NORTHEAST ALONG PERRIN AVENUE UNTIL IT INTERSECTS WITH PERRIN PLACE, THEN PROCEEDING SOUTHEASTERLY ALONG PERRIN PLACE UNTIL IT INTERSECTS WITH FOREST DRIVE, THEN PROCEEDING ALONG FOREST DRIVE UNTIL IT INTERSECTS WITH MORNINGSIDE AVENUE, THEN PROCEEDING SOUTHERLY ALONG MORNINGSIDE AVENUE UNTIL IT INTERSECTS WITH PARK LANE, THEN PROCEEDING WEST ALONG PARK LANE UNTIL IT INTERSECTS WITH LINCOLN AVENUE, THEN PROCEEDING SOUTHEAST ALONG LINCOLN AVENUE UNTIL IT INTERSECTS WITH FRANKLIN AVENUE, THEN PROCEEDING WEST AND NORTH ALONG FRANKLIN AVENUE UNTIL IT INTERSECTS WITH HAZEL STREET, THEN PROCEEDING SOUTH ALONG HAZEL STREET UNTIL IT INTERSECTS WITH E PALMER AVENUE, THEN PROCEEDING WEST ALONG E PALMER AVENUE UNTIL IT INTERSECTS WITH MADISON AVENUE, THEN PROCEEDING NORTHWESTERLY ALONG MADISON AVENUE UNTIL IT INTERSECTS WITH E GRAHAM AVENUE, THEN PROCEEDING SOUTHWESTERLY ALONG E GRAHAM AVENUE UNTIL IT INTERSECTS WITH FAIRMOUNT AVENUE, THEN PROCEEDING NORTH ALONG FAIRMOUNT AVENUE UNTIL IT INTERSECTS WITH FIFTEENTH AVENUE, THEN PROCEEDING WEST ALONG FIFTEENTH AVENUE UNTIL IT INTERSECTS WITH HIGH STREET BEING THE POINT OF ORIGIN.

PRECINCT 12. PRECINCT TWELVE SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF HIGHWAY 92 AND HARRY LANGDON BOULEVARD, THEN PROCEEDING NORTHWEST ALONG HARRY LANGDON BOULEVARD UNTIL IT INTERSECTS WITH TOSTEVIN STREET, THEN PROCEEDING NORTH ALONG TOSTEVIN STREET UNTIL IT INTERSECTS WITH W GRAHAM AVENUE, THEN PROCEEDING EAST AND NORTH ALONG

W GRAHAM AVENUE AND E GRAHAM AVENUE UNTIL E GRAHAM AVENUE INTERSECTS WITH MADISON AVENUE, THEN PROCEEDING SOUTHEAST ALONG MADISON AVENUE UNTIL IT INTERSECTS WITH PALMER AVENUE, THEN PROCEEDING EAST ALONG PALMER AVENUE UNTIL IT INTERSECTS WITH HAZEL STREET, THEN PROCEEDING NORTH ALONG HAZEL STREET UNTIL IT INTERSECTS WITH FRANKLIN AVENUE, THEN PROCEEDING SOUTHEAST ALONG FRANKLIN AVENUE UNTIL IT INTERSECTS WITH THE VACATED PORTION OF FRANKLIN AVENUE, THEN SOUTH ALONG THE VACATED PORTION OF FRANKLIN AVENUE UNTIL IT INTERSECTS WITH BENNETT AVENUE, THEN SOUTHWEST ALONG BENNETT AVENUE UNTIL IT INTERSECTS WITH MADISON AVENUE, THEN PROCEEDING EAST ALONG MADISON AVENUE UNTIL IT INTERSECTS WITH VALLEY VIEW DRIVE, THEN PROCEEDING SOUTH ALONG VALLEY VIEW DRIVE UNTIL IT INTERSECTS WITH THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING SOUTH AND EAST CLOCKWISE ALONG THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH HARRY LANGDON BOULEVARD, THEN PROCEEDING NORTHWEST ALONG HARRY LANGDON BOULEVARD UNTIL IT INTERSECTS WITH HIGHWAY 92 BEING THE POINT OF ORIGIN.

PRECINCT 13. PRECINCT THIRTEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF W KANESVILLE BOULEVARD AND N FIRST STREET, THEN PROCEEDING SOUTHEASTERLY ALONG N FIRST STREET AND S FIRST STREET UNTIL IT INTERSECTS WITH W PIERCE STREET, THEN PROCEEDING SOUTHWESTERLY ALONG W PIERCE STREET UNTIL IT INTERSECTS WITH PARK AVENUE, THEN PROCEEDING SOUTHEASTERLY ALONG PARK AVENUE UNTIL IT INTERSECTS WITH POMONA STREET, THEN PROCEEDING WESTERLY ALONG POMONA STREET UNTIL IT INTERSECTS WITH GLEN AVE, THEN PROCEEDING SOUTH ALONG GLEN AVENUE UNTIL IT INTERSECTS WITH FIFTH AVENUE, THEN PROCEEDING WEST ALONG FIFTH AVENUE UNTIL IT INTERSECTS WITH S THIRD STREET, THEN PROCEEDING SOUTH ALONG S THIRD STREET UNTIL IT INTERSECTS WITH NINTH AVENUE, THEN PROCEEDING WEST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH S 7<sup>TH</sup> STREET, THEN PROCEEDING NORTH ALONG S 7<sup>TH</sup> STREET UNTIL IT INTERSECTS WITH 7<sup>TH</sup> AVENUE, THEN PROCEEDING WEST ALONG 7<sup>TH</sup> AVENUE UNTIL IT INTERSECTS WITH S NINTH STREET, THEN PROCEEDING NORTH ALONG S NINTH STREET UNTIL IT INTERSECTS WITH W BROADWAY STREET, THEN PROCEEDING EAST ALONG W BROADWAY STREET UNTIL IT INTERSECTS WITH N EIGHTH STREET, THEN PROCEEDING NORTH ALONG N EIGHTH STREET UNTIL IT INTERSECTS WITH W WASHINGTON AVENUE, THEN PROCEEDING SOUTHEASTERLY ALONG W WASHINGTON AVENUE UNTIL IT INTERSECTS WITH W KANESVILLE BOULEVARD, THEN PROCEEDING NORTHEASTERLY ALONG W

KANESVILLE BOULEVARD UNTIL IT INTERSECTS WITH N FIRST STREET BEING THE POINT OF ORIGIN.

PRECINCT 14. PRECINCT FOURTEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF NINTH AVENUE AND S SEVENTEENTH STREET, THEN PROCEEDING EAST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH S TWELFTH STREET, THEN PROCEEDING NORTH ALONG S TWELFTH STREET UNTIL IT INTERSECTS WITH SEVENTH AVENUE, THEN PROCEEDING EAST ALONG SEVENTH AVENUE UNTIL IT INTERSECTS WITH S SEVENTH STREET, THEN PROCEEDING SOUTH ALONG SEVENTH AVENUE UNTIL INTERSECTS WITH NINTH AVENUE, THEN PROCEEDING EAST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH HIGH STREET, THEN PROCEEDING SOUTH ALONG HIGH STREET UNTIL IT INTERSECTS WITH FIFTEENTH AVENUE, THEN PROCEEDING EAST ON FIFTEENTH AVENUE UNTIL IT INTERSECTS WITH FAIRMOUNT AVENUE, THEN PROCEEDING SOUTH ALONG FAIRMOUNT AVENUE UNTIL IT INTERSECTS WITH W GRAHAM AVENUE, THEN PROCEEDING SOUTHWESTERLY ALONG W GRAHAM AVENUE UNTIL IT INTERSECTS WITH TOSTEVIN STREET, THEN PROCEEDING SOUTH ALONG TOSTEVIN STREET UNTIL IT INTERSECTS WITH HARRY LANGDON BOULEVARD, THEN PROCEEDING NORTHWESTERLY ALONG HARRY LANGDON BOULEVARD UNTIL IT INTERSECTS WITH SIXTEENTH AVENUE, THEN PROCEEDING WEST ON SIXTEENTH AVENUE UNTIL IT INTERSECTS WITH S SEVENTH STREET, THEN PROCEEDING SOUTH ALONG S SEVENTH STREET UNTIL IT INTERSECTS WITH TWENTIETH AVENUE, THEN PROCEEDING WEST ON TWENTIETH AVENUE UNTIL IT INTERSECTS WITH S ELEVENTH STREET, THEN PROCEEDING SOUTH ALONG S ELEVENTH STREET UNTIL IT INTERSECTS WITH TWENTY-FIRST AVENUE, THEN PROCEEDING WEST ON TWENTY-FIRST AVENUE UNTIL IT INTERSECTS WITH S THIRTEENTH STREET, THEN PROCEEDING SOUTH ALONG S THIRTEENTH STREET UNTIL IT INTERSECTS WITH TWENTY-THIRD AVENUE, THEN PROCEEDING WEST ALONG TWENTY-THIRD AVENUE UNTIL IT INTERSECTS WITH INDIAN CREEK, THEN PROCEEDING NORTH ALONG INDIAN CREEK UNTIL IT INTERSECTS WITH SIXTEENTH AVENUE, THEN PROCEEDING WEST ALONG SIXTEENTH AVENUE UNTIL IT INTERSECTS WITH S SEVENTEENTH STREET, THEN PROCEEDING NORTH ALONG S SEVENTEENTH STREET UNTIL IT INTERSECTS WITH NINTH AVENUE BEING THE POINT OF ORIGIN.

PRECINCT 15. PRECINCT FIFTEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF W BROADWAY STREET AND S TWENTY-FOURTH STREET, THEN PROCEEDING EAST ALONG W BROADWAY STREET UNTIL IT INTERSECTS WITH NINTH STREET, THEN PROCEEDING SOUTH ON NINTH

STREET UNTIL IT INTERSECTS WITH SEVENTH AVENUE, THEN PROCEEDING WEST ALONG SEVENTH AVENUE UNTIL IT INTERSECTS WITH S TWELFTH STREET, THEN PROCEEDING SOUTH ALONG S TWELFTH STREET UNTIL IT INTERSECTS WITH NINTH AVENUE, THEN PROCEEDING WEST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH S TWENTY-FOURTH STREET, THEN PROCEEDING NORTH ALONG S TWENTY-FOURTH STREET UNTIL IT INTERSECTS WITH W BROADWAY STREET BEING THE POINT OF ORIGIN.

PRECINCT 16. PRECINCT SIXTEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF WEST BROADWAY STREET AND S THIRTY-FIRST STREET, THEN PROCEEDING EAST ALONG W BROADWAY STREET UNTIL IT INTERSECTS WITH S TWENTY-FOURTH STREET, THEN PROCEEDING SOUTH ALONG S TWENTY-FOURTH STREET UNTIL IT INTERSECTS WITH NINTH AVENUE, THEN PROCEEDING EAST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH UNION PACIFIC RAILROAD RIGHT-OF-WAY, THEN PROCEEDING SOUTH AND WEST ALONG THE UNION PACIFIC RAILROAD RIGHT-OF-WAY UNTIL IT INTERSECTS WITH S THIRTY-FIFTH STREET, THEN PROCEEDING NORTH ALONG S THIRTY-FIFTH STREET UNTIL IT INTERSECTS WITH ELEVENTH AVENUE, THEN EAST ALONG ELEVENTH AVENUE UNTIL IT INTERSECTS WITH S THIRTY-FOURTH STREET, THEN PROCEEDING SOUTH ALONG S THIRTY-FOURTH STREET UNTIL IT INTERSECTS WITH TWELFTH AVENUE, THEN PROCEEDING EAST ALONG TWELFTH AVENUE UNTIL IT INTERSECTS WITH S THIRTY-SECOND STREET, THEN PROCEEDING NORTH ALONG S THIRTY-SECOND STREET UNTIL IT INTERSECTS WITH EIGHTH AVENUE, THEN PROCEEDING EAST ALONG EIGHTH AVENUE UNTIL IT INTERSECTS WITH S THIRTY-FIRST STREET, THEN PROCEEDING NORTH ALONG S THIRTY-FIRST STREET UNTIL IT INTERSECTS WITH W BROADWAY STREET BEING THE POINT OF ORIGIN.

PRECINCT 17. PRECINCT SEVENTEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF I-480 AND THE WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING EAST ALONG I-480 UNTIL IT INTERSECTS WITH W BROADWAY STREET, THEN PROCEEDING EAST ALONG W BROADWAY STREET UNTIL IT INTERSECTS WITH S THIRTY-FIRST STREET, THEN PROCEEDING SOUTH ALONG S THIRTY-FIRST STREET UNTIL IT INTERSECTS WITH EIGHTH AVENUE, THEN PROCEEDING WEST ALONG EIGHTH AVENUE UNTIL IT INTERSECTS WITH S THIRTY-SECOND STREET, THEN PROCEEDING SOUTH ALONG S THIRTY-SECOND STREET UNTIL IT INTERSECTS WITH TWELFTH AVENUE, THEN PROCEEDING WEST ALONG TWELFTH AVENUE UNTIL IT INTERSECTS WITH S THIRTY-FOURTH STREET, THEN PROCEEDING NORTH ALONG S THIRTY-

FOURTH STREET UNTIL IT INTERSECTS WITH ELEVENTH AVENUE, THEN PROCEEDING WEST ALONG ELEVENTH AVENUE UNTIL IT INTERSECTS WITH S THIRTY-FIFTH STREET, THEN PROCEEDING SOUTH ALONG S THIRTY-FIFTH STREET UNTIL IT INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THEN PROCEEDING WEST ALONG THE UNION PACIFIC RAILROAD RIGHT-OF-WAY UNTIL IT INTERSECTS WITH THE WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING NORTHWEST ALONG THE WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH I-480 BEING THE POINT OF ORIGIN.

PRECINCT 18. PRECINCT EIGHTEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF S TWENTY-FOURTH STREET AND I-80, THEN PROCEEDING WEST ALONG I-80 UNTIL IT INTERSECTS WITH THE WEST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING NORTHERLY ALONG THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, THEN PROCEEDING EASTERLY AND NORTHEASTERLY ALONG THE UNION PACIFIC RAILROAD RIGHT-OF-WAY UNTIL IT INTERSECTS WITH NINTH AVENUE, THEN PROCEEDING EAST ALONG NINTH AVENUE UNTIL IT INTERSECTS WITH S SEVENTEENTH STREET, THEN PROCEEDING SOUTH ALONG S SEVENTEENTH STREET UNTIL IT INTERSECTS WITH SIXTEENTH AVENUE, THEN PROCEEDING EAST ALONG SIXTEENTH AVENUE UNTIL IT INTERSECTS WITH INDIAN CREEK, THEN PROCEEDING SOUTH ALONG INDIAN CREEK UNTIL IT INTERSECTS WITH TWENTY-THIRD AVENUE, THEN PROCEEDING EAST ALONG TWENTY-THIRD AVENUE UNTIL IT INTERSECTS WITH S THIRTEENTH STREET, THEN PROCEEDING NORTH ALONG S THIRTEENTH STREET UNTIL IT INTERSECTS WITH TWENTY-FIRST AVENUE, THEN PROCEEDING EAST ALONG TWENTY-FIRST AVENUE UNTIL IT INTERSECTS WITH S ELEVENTH STREET, THEN PROCEEDING NORTH ALONG S ELEVENTH STREET UNTIL IT INTERSECTS WITH TWENTIETH AVENUE, THEN PROCEEDING EAST ALONG TWENTIETH AVENUE UNTIL IT INTERSECTS WITH S SEVENTH STREET, THEN PROCEEDING NORTH ALONG S SEVENTH STREET UNTIL IT INTERSECTS WITH SIXTEENTH AVENUE, THEN PROCEEDING EAST ALONG SIXTEENTH AVENUE UNTIL IT INTERSECTS WITH HARRY LANGDON BOULEVARD, THEN PROCEEDING SOUTHEAST ALONG HARRY LANGDON BOULEVARD UNTIL IT INTERSECTS WITH I-80, THEN PROCEEDING WESTERLY ALONG I-80 UNTIL IT INTERSECTS WITH S TWENTY-FOURTH STREET BEING THE POINT OF ORIGIN.

PRECINCT 19. PRECINCT NINETEEN SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING

AT THE INTERSECTION OF S TWENTY-FOURTH STREET AND VETERANS MEMORIAL HIGHWAY, THEN PROCEEDING EAST ALONG VETERANS MEMORIAL HIGHWAY UNTIL IT INTERSECTS WITH INDIAN CREEK, THEN PROCEEDING SOUTH ALONG INDIAN CREEK UNTIL IT INTERSECTS WITH THE SOUTH CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING CLOCKWISE ALONG THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH I-80, THEN PROCEEDING ALONG I-80 UNTIL IT INTERSECTS WITH A PRIVATE ROAD, THEN PROCEEDING SOUTH AND EAST ALONG THE PRIVATE ROAD UNTIL IT INTERSECTS WITH RICHARD DOWNING AVENUE, THEN PROCEEDING EAST ALONG RICHARD DOWNING AVENUE UNTIL IT INTERSECTS WITH KATIE DRIVE, THEN PROCEEDING SOUTH ALONG KATIE DRIVE UNTIL IT INTERSECTS WITH THIRTY-FIFTH AVENUE, THEN PROCEEDING EAST ALONG THIRTY-FIFTH AVENUE UNTIL IT INTERSECTS WITH TWIN CITY DRIVE, THEN PROCEEDING SOUTH ALONG TWIN CITY DRIVE UNTIL IT INTERSECTS WITH WAKEMAN DRIVE, THEN WEST ALONG WAKEMAN DRIVE UNTIL IT INTERSECTS WITH JEWELL STREET, THEN PROCEEDING SOUTH ALONG JEWELL STREET UNTIL IT INTERSECTS WITH MARGARET AVENUE, THEN PROCEEDING EASTERLY ALONG MARGARET AVENUE UNTIL IT INTERSECTS WITH TWIN CITY DRIVE, THEN PROCEEDING SOUTH ALONG TWIN CITY DRIVE UNTIL IT INTERSECTS WITH VETERANS MEMORIAL HIGHWAY, THEN PROCEEDING EAST ALONG VETERANS MEMORIAL HIGHWAY UNTIL IT INTERSECTS WITH S TWENTY-FOURTH STREET BEING THE POINT OF ORIGIN.

PRECINCT 20. PRECINCT TWENTY SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF INDIAN CREEK AND VETERANS MEMORIAL HIGHWAY, THEN PROCEEDING EAST ALONG VETERANS MEMORIAL HIGHWAY UNTIL IT INTERSECTS WITH HARRY LANGDON BOULEVARD, THEN PROCEEDING SOUTHEAST ALONG HARRY LANGDON BOULEVARD UNTIL IT INTERSECTS WITH THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING CLOCKWISE ALONG THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH INDIAN CREEK, THEN PROCEEDING NORTH ALONG INDIAN CREEK UNTIL IT INTERSECTS WITH VETERANS MEMORIAL HIGHWAY BEING THE POINT OF ORIGIN.

PRECINCT 21. PRECINCT TWENTY-ONE SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF S TWENTY-FOURTH STREET AND I-80, THEN PROCEEDING EAST ALONG I-80 UNTIL IT INTERSECTS WITH HARRY LANGDON BOULEVARD, THEN PROCEEDING SOUTHEAST ALONG HARRY LANGDON BOULEVARD UNTIL IT INTERSECTS WITH VETERANS

MEMORIAL HIGHWAY, THEN PROCEEDING WEST ALONG VETERANS MEMORIAL HIGHWAY UNTIL IT INTERSECTS WITH TWIN CITY DRIVE, THEN PROCEEDING NORTH ALONG TWIN CITY DRIVE UNTIL IT INTERSECTS WITH MARGARET AVENUE, THEN PROCEEDING SOUTHWEST ALONG MARGARET AVENUE UNTIL IT INTERSECTS WITH JEWELL STREET, THEN PROCEEDING NORTH ALONG JEWELL STREET UNTIL IT INTERSECTS WITH WAKEMAN DRIVE, THEN PROCEEDING EAST ALONG WAKEMAN DRIVE UNTIL IT INTERSECTS WITH TWIN CITY DRIVE, THEN PROCEEDING NORTH ALONG TWIN CITY DRIVE UNTIL IT INTERSECTS WITH THIRTY-FIFTH AVENUE, THEN PROCEEDING WEST ALONG THIRTY-FIFTH AVENUE UNTIL IT INTERSECTS WITH KATIE DRIVE, THEN PROCEEDING NORTH ALONG KATIE DRIVE UNTIL IT INTERSECTS WITH RICHARD DOWNING AVENUE, THEN PROCEEDING WEST ALONG RIGHARD DOWNING AVENUE UNTIL IT INTERSECTS WITH A PRIVATE ROAD, THEN PROCEEDING WEST AND NORTH ALONG THE PRIVATE ROAD UNTIL IT INTERSECTS WITH I-80, THEN PROCEEDING EAST ALONG I-80 UNTIL IT INTERSECTS WITH S TWENTY-FOURTH STREET BEING THE POINT OF ORIGIN.

PRECINCT 22. PRECINCT TWENTY-TWO SHALL CONSIST OF THAT PORTION OF THE CITY OF COUNCIL BLUFFS, IOWA BOUNDED BY A LINE COMMENCING AT THE INTERSECTION OF FRANKLIN AVE AND THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING CLOCKWISE ALONG THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY, THEN PROCEEDING NORTHEAST ALONG THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY UNTIL IT INTERSECTS WITH THE EAST CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS, THEN PROCEEDING EAST AND SOUTH ALONG THE CORPORATE LIMITS OF THE CITY OF COUNCIL BLUFFS UNTIL IT INTERSECTS WITH FRANKLIN AVE BEING THE POINT OF ORIGIN.

ORDINANCE NO. 6477

AN ORDINANCE to amend Title 1 “Administration and Personnel” of the 2020 Municipal Code of Council Bluffs, Iowa, by repealing Chapter 1.90 “Election Precincts” and enacting a new Chapter 1.90 “Election Precincts”.

BE IT ORDAINED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS

**SECTION 1.** That Title 1 “Administration and Personnel” of the 2020 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by repealing Chapter 1.90 “Election Precincts” in its entirety.

**SECTION 2.** That Title 1 “Administration and Personnel” of the 2020 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by enacting a new Chapter 1.90 “Election Precincts”, to read as follows:

CHAPTER 1.90  
“ELECTION PRECINCTS”

Section:

1.90.010 Precincts established.

**1.90.010 Precincts established.** The City of Council Bluffs, Iowa, shall be divided into 22 precincts. The boundaries and precinct numbers thereof shall be as set forth in Exhibit “A” attached hereto.

**SECTION 3. Repealer.** All ordinances or parts or ordinances in conflict with the provisions of this ordinance are hereby repealed. (Ordinance No. 5664, 2001 – Ordinance No. 6138, 2011)

**SECTION 4. Severability Clause.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions, shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 5. Effective Date.** This ordinance shall be in full force and effect from and after January 15, 2022.

PASSED AND APPROVED

December 13, 2021

ATTEST:

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

\_\_\_\_\_  
Mayor

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

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

First Consideration: November 22, 2021  
Second Consideration: December 13, 2021  
Public Hearing: December 13, 2021  
Third Consideration: Request to waive

## Council Communication

Department: Finance

Case/Project No.:

Submitted by: Finance Department /  
Kristi Meckna

Resolution 21-350

ITEM 4.B.

Council Action: 12/13/2021

### Description

Resolution approving the City of Council Bluffs FY23-FY27 Capital Improvement Program (CIP).

### Background/Discussion

The City of Council Bluffs has established this time and place for a public hearing on the approval of the FY23-FY27 CIP.

The purpose of the CIP is to provide the City Council with a framework upon which to base improvement decisions, provide the City staff with direction as to its work effort, and provide the citizens with information about the City's future intentions as it relates to the capital improvement program.

### Recommendation

The Planning Commission found that the proposed FY23-FY27 CIP was consistent with the Bluffs Tomorrow: 2030 Plan. The City is requesting approval of the FY23-FY27 CIP plan with the understanding the primary focus is FY23 projects and the subsequent years will be re-evaluated on an annual basis, determined by future financial availability, strategic needs and timing.

### ATTACHMENTS:

Description	Type	Upload Date
FY23-FY27 CIP	Other	11/30/2021
Resolution 21-350	Resolution	12/8/2021



# City of Council Bluffs

## Capital Improvement Program

Fiscal Years

FY23 through FY27

City Council Public Hearing: December 13, 2021

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR  
BRANDON GARRETT, CHIEF OF STAFF

CITY COUNCIL

MELISSA HEAD  
ROGER SANDAU  
CHAD HANNAN  
JOE DISALVO  
MIKE WOLF  
JODI QUAKENBUSH, CITY CLERK

CITY DEPARTMENTS

MARK HOWARD, CHIEF INFORMATION OFFICER  
DICK WADE, CITY ATTORNEY  
BRANDON GARRETT, COMMUNITY DEVELOPMENT DIRECTOR  
KRISTI MECKNA, FINANCE DIRECTOR  
JUSTIN JAMES, FIRE CHIEF  
STACIE JENSEN, HUMAN RESOURCES DIRECTOR  
ANTONIA KRUPICKA-SMITH, LIBRARY DIRECTOR  
VINCENT MARTORELLO, PARKS AND RECREATION DIRECTOR  
TIM CARMODY, POLICE CHIEF  
MATT COX, PUBLIC WORKS DIRECTOR

## SECTION I – INTRODUCTION

Mission: To continuously improve the quality of life and attractiveness of the City of Council Bluffs.

### 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. Future years of the CIP are 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.

The City recognizes capital items to have a 7-10 year useful life, at minimum.

## 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 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 FY23 – FY27 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 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/1<sup>st</sup> Avenue Corridor, 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 built 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 – Execute improvements to the sanitary sewer, storm sewer, and levee system 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 City’s IDNR NPDES Phase II permit.
- Maintain and improve existing public facilities
- 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 modes of transportation, 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, pedestrian and bicycle 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 and Police Department equipment to ensure current and future levels of service and take advantage of technological advances.

d. Information Technology

Goal – The City will continue to improve the safety and security for IT resources.

Objective – Provide secure mechanisms for expanded user access while maintaining Cybersecurity awareness within the City.

Goal – The City will continue to enhance cost effective common infrastructure services.

Objective – Focus efforts on continuous improvement.

Goal – Support emerging IT areas

Objective – Improve ability of infrastructure to adapt to and integrate architecture into City services with emerging technologies.

Capital Improvement Efforts

- Continue improving the internal network security and increase security awareness within the City user and operations communities.
- Create a secure service infrastructure that enables access anytime from anywhere to any IT resources.
- Implement hardware and software solutions that enable City employees to perform their jobs efficiently and effectively.
- Develop integrated applications designs in order to improve the business process flows of the City.

e. Community Development

Goal – The City will continue to play a leadership role in the strategic development of community growth to expand opportunities for housing, employment, and an expanded tax base.

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

Goal – The City shall encourage further infill development and redevelopment of existing 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.

Objective – Work to expand housing choices by cost, by location, and by type of dwelling.

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 1<sup>st</sup> 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 improvement efforts.
- Work to facilitate development of new growth areas.

f. 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 – To reinvest in existing assets, and to develop new assets and facilities consistent with the City’s mission “to continuously improve the quality of life and attractiveness of the City of Council Bluffs”. In so doing, the Parks and Recreation Department will 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.
- 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.

g. 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.

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

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Maintain and upgrade the City’s maintenance, public safety, operational, and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).
- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center and the surrounding Entertainment District parking lots.

h. Public Library

Goal – Improve access and remove barriers to use of the Library’s resources and services for all residents and patrons and remain flexible in response to changing community needs.

Objective – Expand collections and services to include access to Library resources outside of the downtown building.

Capital Improvement Efforts

- Establish partnerships and collaborations to identify a location and install a kiosk satellite site for drop off and pick up of library materials.
- Identify the ideal level of service for county and contract community residents and determine implementation of that service through a combination of kiosk sites, drop box, materials lockers, or bookmobile services.

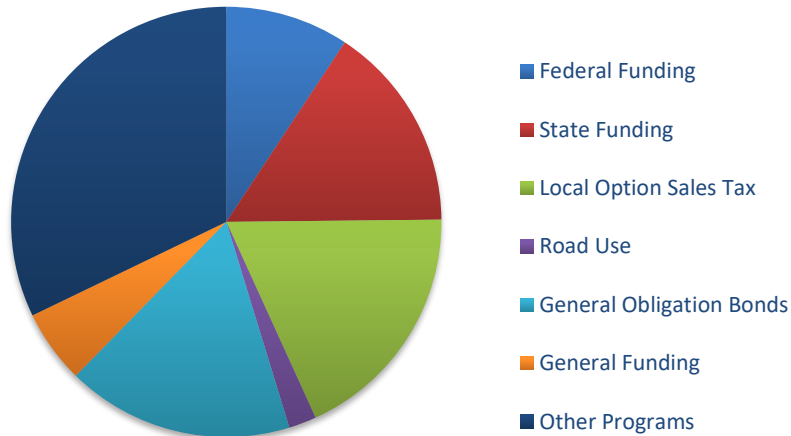
**REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR**

	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>Totals</b>
Federal Funding	\$10,508,751	\$8,300,000	\$50,000	\$700,000	\$6,000,000	\$25,558,751
State Funding	\$3,200,000	\$8,700,000	\$7,640,000	\$2,700,000	\$20,525,000	\$42,765,000
Local Option Sales Tax	\$8,875,000	\$8,875,000	\$10,510,000	\$10,320,000	\$11,925,000	\$50,505,000
Road Use	\$500,000	\$350,000	\$0	\$3,000,000	\$1,875,000	\$5,725,000
General Obligation Bonds	\$6,000,000	\$7,545,000	\$8,160,000	\$17,255,000	\$7,985,000	\$46,945,000
General Funding	\$3,782,000	\$3,015,000	\$2,362,500	\$3,075,000	\$2,950,000	\$15,184,500
Other Programs	\$25,345,000	\$18,925,000	\$14,000,000	\$7,680,000	\$22,525,000	\$88,475,000
<b>Totals</b>	<b>\$58,210,751</b>	<b>\$55,710,000</b>	<b>\$42,722,500</b>	<b>\$44,730,000</b>	<b>\$73,785,000</b>	<b>\$275,158,251</b>

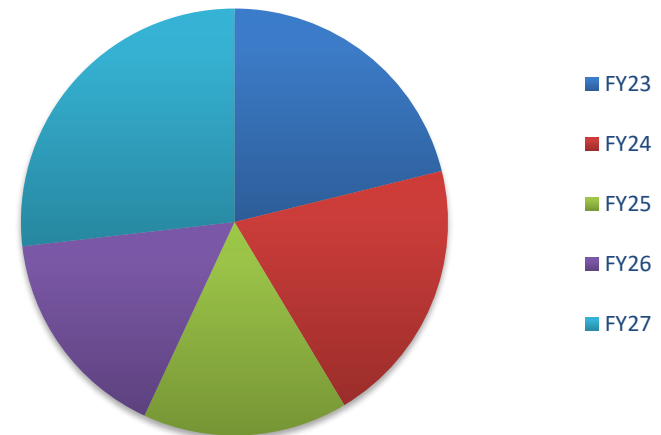
\*Road Use funds are primarily used for road maintenance and improvement. Utilization of Road Use funds increases in FY26 and FY27 due to the planned Gifford Road reconstruction/pavement improvement Phase II, the reconstruction of Richard Downing Blvd, and N. 16<sup>th</sup> St reconstruction/pavement improvements.

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

**Revenue Summary By Funding Source**



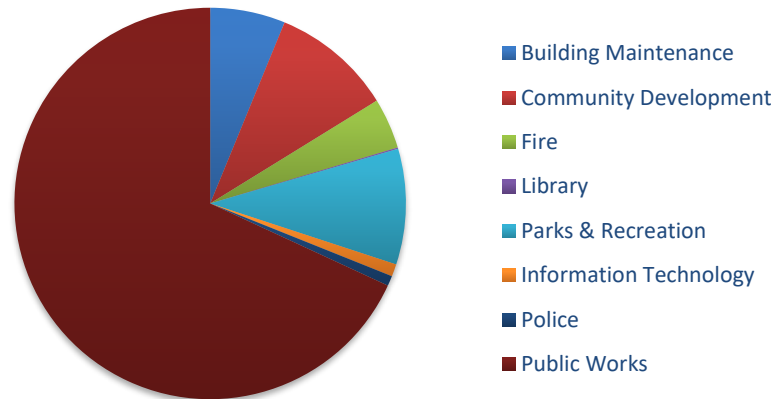
**Revenue Summary By Fiscal Year**



**EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR**

	<b>FY23</b>	<b>FY24</b>	<b>FY25</b>	<b>FY26</b>	<b>FY27</b>	<b>Totals</b>
Building Maintenance	\$8,807,000	\$2,325,000	\$1,462,500	\$2,730,000	\$1,750,000	\$17,074,500
Community Development	\$4,200,000	\$8,550,000	\$2,350,000	\$3,700,000	\$8,700,000	\$27,500,000
Fire	\$1,120,000	\$500,000	\$750,000	\$8,550,000	\$600,000	\$11,520,000
Library	\$0	\$100,000	\$200,000	\$0	\$0	\$300,000
Parks & Recreation	\$3,350,000	\$4,185,000	\$6,460,000	\$5,550,000	\$6,735,000	\$26,280,000
Information Technology	\$700,000	\$500,000	\$500,000	\$500,000	\$600,000	\$2,800,000
Police	\$2,283,751	\$0	\$0	\$0	\$0	\$2,283,751
Public Works	\$37,750,000	\$39,550,000	\$31,000,000	\$23,700,000	\$55,400,000	\$187,400,000
<b>Totals</b>	<b>\$58,210,751</b>	<b>\$55,710,000</b>	<b>\$42,722,500</b>	<b>\$44,730,000</b>	<b>\$73,785,000</b>	<b>\$275,158,251</b>

**Expenditures By Department**



**FY 23**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other			
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$400,000	\$2,407,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000	\$8,807,000	
BM-23-01	MAC Roof Replacement - Phase III	Replace failing roof						\$1,200,000								\$1,200,000	Gaming
BM-23-02	MAC Parking Lot Rehab - Phase IV	Replacement of City owned lots						\$1,000,000								\$1,000,000	Gaming
BM-23-03	MAC Ballroom/Prefunction Lighting	New dimmer controller and lighting						\$207,000								\$207,000	Gaming
BM-23-04	UP Museum Exterior Handrails & Fire Escapes	Replace, repair, and paint exterior handrails and fire escapes					\$200,000									\$200,000	
BM-23-05	City Hall Mechanical Upgrade	Replacement and rehabilitation of building mechanical systems												\$6,000,000		\$6,000,000	Other=TBD
BM-23-06	Bass Pro Parking Lot	Repair Parking Lots					\$100,000									\$100,000	
BM-23-07	Fire Station Vehicle Exhaust Systems	Replace plymovent vehicle exhaust systems at all stations					\$100,000									\$100,000	
<b>Community Development Department</b>			\$975,000	\$0	\$0	\$0	\$1,705,000	\$100,000	\$0	\$0	\$1,000,000	\$0	\$0	\$420,000	\$4,200,000		
CD-23-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies; Trail Phase II, Design Phase III, demo & site clean up					\$1,505,000				\$1,000,000			\$295,000	\$2,800,000	Other=2021B GO Bonds	
CD-23-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/faqade grants					\$200,000								\$200,000		
CD-23-03	22nd Avenue/South 6th Street	Infrastructure	\$900,000												\$900,000	Arne/ARPA	
CD-23-04	Affirmatively Furthering Fair Housing (AFFH) study	required study for Federal CDBG program	\$75,000					\$100,000							\$175,000	CDBG/Gaming	
CD-23-06	Sanitary Sewer Study	Plan for new growth areas												\$125,000	\$125,000	Other=Sewer	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$1,120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,120,000		
FD-23-01	SCBA Replacement	Self Contained Breathing Apparatus					\$620,000								\$620,000		
FD-23-02	Truck 22 Replacement	Repair or replace damaged truck					\$500,000								\$500,000		
<b>Police Department</b>			\$2,283,751	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,283,751		
PD-23-01	City Radio Project	Upgrade and replacement of portable and mobile radions in the City	\$2,283,751												\$2,283,751	ARPA	
<b>IT</b>			\$0	\$0	\$0	\$0	\$20,000	\$680,000	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000		
IT-23-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security						\$80,000							\$80,000	Gaming	
IT-23-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$20,000	\$150,000							\$170,000	GO Bonds/Gaming	
IT-23-03	Mobile Technology	MDTs and tablets						\$100,000							\$100,000	Gaming	
IT-23-04	Software Licensing	Software renewals; permit/licensing software implementation						\$350,000							\$350,000	Gaming	
<b>Parks and Recreation Department</b>			\$0	\$0	\$0	\$0	\$2,755,000	\$0	\$595,000	\$0	\$0	\$0	\$0	\$0	\$3,350,000		
PR-23-01	City Wide Parking Lot Upgrades	The Design And Engineering Of Parking Lot Upgrades For Sunset, Katelman, Roberts, And Valley View							\$85,000						\$ 85,000	Parks Admin Operating	
PR-23-02	City Wide Trail Upgrades	Lake Manawa Trail					\$485,000								\$ 485,000		
PR-23-03	Fall Color Corridor Phase III	Develop Design And Construction Drawings For Phase III - 16Th Ave To South Expressway							\$15,000						\$ 15,000	Parks Admin Operating	
PR-23-04	Aquatics Modernization And Repair	Improvements To Pirate Cove Building Structure And Chlorination System					\$100,000								\$ 100,000		
PR-23-05	Bahnsen Park Replica Baseball Field (Yankee Stadium)	Develop A Replica Field (Dimensions And Layout) Of Yankee Stadium (Stan Bahnsen Played For The Yankees)					\$300,000								\$ 300,000		
PR-23-06	Roberts Park Sports Court Rehabilitation	New Asphalt Surface, Repair Sub Base, Acrylic Surfacing, New Fence, Ada Access					\$95,000								\$ 95,000		
PR-23-07	Park Monument Sign Replacement	Replace Existing Monument/ Entry Signs In The Parks							\$25,000						\$ 25,000	Parks Admin Operating	
PR-23-08	Sunset Park Master Plan	Develop A Master Plan For Future Development In Sunset Park							\$85,000						\$ 85,000	Parks Admin Operating	
PR-23-09	Spring Color Corridor	Designing Of A Spring Color Corridor Using Spring Blooming Trees And Shrubs							\$95,000						\$ 95,000	Parks Admin Operating	
PR-23-10	Peterson Park Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$345,000								\$ 345,000		
PR-23-11	Manawa City Park Upgrade Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$405,000								\$ 405,000		
PR-23-12	Roberts Park Restroom And Shelter Renovation - Phase I	Design And Engineering, Develop Construction Costs For New Restroom And Shelter							\$65,000						\$ 65,000	Parks Admin Operating	
PR-23-13	Valley View Dog Park, Phase II	Construct A New Dog Park					\$300,000								\$ 300,000		
PR-23-14	Council Bluffs Recreation Complex Facility Maintenance Yard Improvements	Improvements To Existing Facility To Include Security Fence, Outdoor Storage And Parking Lot Modifications					\$375,000								\$ 375,000		
PR-23-15	Eastern Hills Trail Stop Park, Phase II - Parking Lot Construction	Construct Parking Lot					\$350,000								\$ 350,000		
PR-23-16	Fairmount Park Design Development Phase I	Develop Design And Engineering Drawings							\$150,000						\$ 150,000	Parks Admin Operating	
PR-23-17	First Avenue Trailhead Park And Playground - Phase I	Design And Engineering Of A New Trail Park And Playground With New Restroom							\$75,000						\$ 75,000	Parks Admin Operating	

**FY 23**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations			Other
<b>Public Works Department</b>			<b>\$7,250,000</b>	<b>\$3,200,000</b>	<b>\$8,875,000</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,925,000</b>	<b>\$37,750,000</b>	
PW-23-01	Infrastructure Maintenance	Emergency Repairs			\$200,000										\$200,000	
PW-23-04	Infrastructure Management	Stormwater Detention Study - West End flooding			\$200,000										\$200,000	
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	FMP
	Geotech MR_6	Seepage improvements to Missouri River Levee											\$14,750,000	\$14,750,000		Other TBD
	M2.1 Seepage	Seepage improvements to Missouri River Levee		\$350,000											\$350,000	FMP
	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	FMP
PW-23-08	30th Ave Sewer Rehab - Phase I	San. Sewer - Indian Creek to S. 11th St											\$750,000	\$750,000		Other = Sewer
PW-23-09	E Manawa Sewer Rehab - Phase XI	Pavement, sewer			\$800,000								\$450,000	\$1,250,000		Other = Sewer
PW-23-10	Gifford Road Reconstruction - Phase I	Pavement resurfacing, S. 35th St south of Vets Hwy to 55th Ave				\$500,000								\$500,000		
PW-23-11	28th St Storm Sewer Rehab - Phase III	Pavement, sewer			\$2,000,000									\$2,000,000		
PW-23-12	Trailridge Street Reconstruction	Pavement, sewer - Grand Ave to Mount Vernon			\$1,150,000								\$375,000	\$1,525,000		Other = Sewer
PW-23-13	Benton Street Bridge over Indian Creek	Anticipated IDOT bridge funds		\$1,000,000	\$650,000									\$1,650,000		
PW-23-14	Sewer Rehab - Insitu Lining	Sanitary Sewer, 25th Ave, 11th St, 7th St											\$450,000	\$450,000		Other = Sewer
PW-23-15	Vine Street Parking Lot Expansion	Construct additional parking west of existing lot (25 stalls)											\$250,000	\$250,000		Other = Downtown TIF
PW-23-16	Pump Station Rehab	Replace pump at River Road Storm Station			\$275,000									\$275,000		
PW-23-17	Pump Station Rehab	Air Scrubber upgrades at 6th Ave and 21st & K Sanitary Stations			\$500,000									\$500,000		
PW-23-19	Land Acquisition for Recycling Center	Purchase additional land for potential facility expansion											\$550,000	\$550,000		Other = Refuse
PW-23-20	Perry Road Culvert Replacement	Storm sewer and road repair			\$600,000									\$600,000		
PW-23-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000									\$900,000		
PW-23-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000									\$500,000		
PW-23-23	I-80 Standby Generator	Backup power for sanitary sewer pump station	\$500,000											\$500,000		ARPA
PW-23-24	WPCP Centrifuge Replacement	Replace two units for biosolids separation	\$900,000											\$900,000		ARPA
PW-23-25	Kanesville Sanitary Sewer Extension	Railroad Ave to I-80, sewer improvements to support growth	\$1,250,000										\$350,000	\$1,600,000		ARPA, Other = Development cost share
PW-23-26	College Road Reconstruction	Pavement, sewer - Railroad Ave to Kanesville	\$4,600,000											\$4,600,000		ARPA
<b>Total</b>			<b>\$10,508,751</b>	<b>\$3,200,000</b>	<b>\$8,875,000</b>	<b>\$500,000</b>	<b>\$6,000,000</b>	<b>\$3,187,000</b>	<b>\$595,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,345,000</b>	<b>\$58,210,751</b>	

FY 24

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		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$2,325,000	\$0	\$0	\$0	\$0	\$2,325,000	
BM-24-01	MAC Parking Lot Rehab - Phase V	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming / or GO Bonds
BM-23-02	MAC Arena Upgrades - Phase I	Replace south retractable seating						\$660,000					\$660,000	Gaming / or GO Bonds
BM-24-03	MAC Cooling Towers	Replace existing cooling towers due to age and condition						\$500,000					\$500,000	Gaming / or GO Bonds
BM-24-04	MAC Parking Lot LED Lighting	Replace current fixtures with LED fixtures						\$90,000					\$90,000	Gaming
BM-24-05	Dodge Park Clubhouse Exterior Doors	Replace exterior doors on Clubhouse						\$75,000					\$75,000	Gaming
<b>Library</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$100,000	
LB-24-01	Material Vending Machine	Off-site material vending machine located in the west end.								\$100,000			\$100,000	
<b>Community Development Department</b>			\$4,050,000	\$0	\$0	\$350,000	\$3,500,000	\$50,000	\$600,000	\$0	\$0	\$0	\$8,550,000	
CD-24-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site prep	\$50,000					\$50,000					\$100,000	
CD-24-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000	IWF
CD-24-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-24-04	Comp Plan Update	Studies					\$400,000						\$400,000	
CD-24-05	30th Avenue Reconstruction	Reconstruction of intersection & sidewalks of S. Expressway at former tracks				\$350,000							\$350,000	
CD-24-06	East Manawa Development	Acquisition, planning, design, infrastructure	\$4,000,000				\$2,000,000						\$6,000,000	ARPA
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
FD-24-01	Engine 21	Replacement of Engine					\$500,000						\$500,000	
<b>IT</b>			\$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	
<b>Parks and Recreation Department</b>			\$0	\$0	\$0	\$0	\$3,045,000	\$640,000	\$500,000	\$0	\$0	\$0	\$4,185,000	
PR-24-01	City Wide Parking Lot Upgrades	Completed Upgrades To Sunset, Katelman, Roberts. The Design And Engineering Of Upgrades To CBRC					\$610,000	\$40,000					\$650,000	
PR-24-02	City Wide Trail Upgrades	City Wide Trail Upgrades					\$485,000	\$0					\$485,000	
PR-24-03	City Wide Site Furnishings	City Wide Site Furnishings					\$0	\$25,000					\$25,000	
PR-24-05	Spring Color Corridor Construction - Phase I	Spring Color Corridor Construction - Phase I					\$150,000	\$150,000					\$300,000	
PR-24-06	Fairmount Park Phase I Improvements	Fairmount Park Phase I Improvements					\$500,000	\$0	\$500,000				\$1,000,000	
PR-24-07	Roberts Park Restrooms And Shelter	Roberts Park Restrooms And Shelter					\$450,000	\$0					\$450,000	
PR-24-08	Roberts Park Pickle Ball Court Complex	Roberts Park Pickle Ball Court Complex					\$300,000	\$75,000					\$375,000	
PR-24-09	Fairmount Park Design Development Phase II	Fairmount Park Design Development Phase II					\$0	\$175,000					\$175,000	
PR-24-10	Bahnsen Park Replica Ballfield Project	Bahnsen Park Replica Ballfield Project					\$300,000	\$0					\$300,000	
PR-24-11	Fall Color Corridor-Phase III	Fall Color Corridor-Phase III					\$250,000	\$100,000					\$350,000	
PR-24-12	Iowa West Foundation Trailhead Improvements - Phase I	Iowa West Foundation Trailhead Improvements - Phase I					\$0	\$75,000					\$75,000	
<b>Public Works Department</b>			\$4,250,000	\$8,700,000	\$8,875,000	\$0	\$0	\$0	\$0	\$0	\$0	\$17,725,000	\$39,550,000	
PW-24-01	Infrastructure Maintenance	Emergency Repairs					\$250,000						\$250,000	
PW-24-04	Infrastructure Management	Evaluation study / analysis TBD					\$200,000						\$200,000	
PW-24-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements					\$150,000						\$150,000	
PW-24-06	Levee Certification Projects	Program Management					\$250,000						\$250,000	
		Geotech MC_3					\$1,250,000						\$1,250,000	
		Freeboard MC_1		\$2,200,000								\$14,300,000	\$16,500,000	FMP
PW-24-08	30th Ave Sewer Rehab - Phase II	Sewer										\$750,000	\$750,000	Other = Sewer
PW-24-09	E Manawa Sewer Rehab - Phase XII	Pavement, sewer					\$700,000					\$300,000	\$1,000,000	Other = Sewer
PW-24-10	West Graham Reconstruction	Pavement, sewer	\$2,500,000				\$625,000					\$625,000	\$3,750,000	STBG-SWAP, Other = Sewer
PW-24-11	28th Street Storm Rehab - Phase IV	Pavement, sewer					\$1,050,000					\$450,000	\$1,500,000	Other = Sewer
PW-24-12	S 23rd Street Sewer Rehab - Phase I	Pavement, sewer - 6th Ave to 3rd Ave					\$700,000					\$300,000	\$1,000,000	Other = Sewer
PW-24-13	Hillcrest Reconstruction - Phase I	Pavement, sewer					\$850,000						\$850,000	
PW-24-15	Street Rehab - Pavement resurfacing	Pavement - multiple locations					\$750,000						\$750,000	
PW-24-17	Pump Station Rehab	6th Ave PS Controls					\$500,000						\$500,000	
PW-24-18	WPCP Flood Protection	Risk reduction improvements for critical infrastructure		\$4,000,000								\$1,000,000	\$5,000,000	ARPA ? SRF ?
PW-24-20	IDOT Payment for Nebraska Ave Storm	Payment 1 of 1					\$200,000						\$200,000	
PW-24-21	IDOT Payment for N.28th St Storm	Payment 2 of 3					\$900,000						\$900,000	
PW-24-22	IDOT Payment for UPRR Bridge	Payment 2 of 5					\$500,000						\$500,000	
PW-24-23	SCADA Upgrade - Phase III	Pump station communication	\$1,500,000										\$1,500,000	ARPA
PW-24-24	S. 192nd Sanitary Sewer Improvements	Sewer Extension and Pump Station for future development	\$2,750,000										\$2,750,000	ARPA
<b>Total</b>			<b>\$8,300,000</b>	<b>\$8,700,000</b>	<b>\$8,875,000</b>	<b>\$350,000</b>	<b>\$7,545,000</b>	<b>\$3,015,000</b>	<b>\$1,100,000</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$17,725,000</b>	<b>\$55,710,000</b>	

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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		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$1,462,500	\$0	\$0	\$0	\$0	\$1,462,500	
BM-25-01	MAC Arena Upgrades - Phase II	Replace north retractable seating						\$660,000					\$660,000	Gaming / or GO Bonds
BM-25-02	MAC Concession Stands	Replace existing concession areas						\$300,000					\$300,000	Gaming
BM-25-03	MAC Building Sound System	Replace existing sound system						\$182,500					\$182,500	Gaming
BM-25-04	MAC Arena Folding Chairs	Replace arena folding chairs						\$120,000					\$120,000	Gaming
BM-25-05	MAC Staging	Replace existing stage						\$100,000					\$100,000	Gaming
BM-25-06	UP Museum Roof Top Mechanical	Replace two roof top units						\$100,000					\$100,000	Gaming
<b>Library</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$200,000	
LB-25-01	Book Mobile	Fleet vehicle to transport materials and resources to schools and contract communities.								\$200,000			\$200,000	
<b>Community Development</b>			\$50,000	\$0	\$0	\$0	\$2,000,000	\$50,000	\$250,000	\$0	\$0	\$0	\$2,350,000	
CD-25-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site prep, studies	\$50,000					\$50,000					\$100,000	
CD-25-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$600,000		\$250,000				\$850,000	
CD-25-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-25-04	Downtown Master Plan	Last plan was 2003					\$200,000						\$200,000	
CD-25-05	East Manawa Development	Acquisition, planning, design, infrastructure					\$1,000,000						\$1,000,000	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$500,000	\$250,000	\$0	\$0	\$0	\$0	\$750,000	
FD-25-01	Rescue 30	Apparatus Replacement					\$500,000						\$500,000	
FD-25-02	Medic 5 Replacement	Apparatus Replacement						\$250,000					\$250,000	
<b>IT</b>			\$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	
<b>Parks and Recreation Department</b>			\$0	\$0	\$0	\$0	\$4,760,000	\$600,000	\$1,100,000	\$0	\$0	\$0	\$6,460,000	
PR-25-01	City Wide Parking Lot Upgrades	Completed Upgrades To Cbrc Parking Lots , Design And Engineer Sternhill, Lewis And Clark, Kim, Roberts					\$1,925,000	\$35,000					\$1,960,000	
PR-25-02	City Wide Trail Upgrades	Continue Improvements Fair And Good Rated Sidewalks Within The City					\$200,000	\$200,000					\$400,000	
PR-25-03	City Wide Site Furnishings	Replace Site Furnishings Through Park System					\$0	\$25,000					\$25,000	
PR-25-04	Westwood Park Replica Ballfield (Wrigley)	Construct A Replica Ball Field Of Wrigley Field					\$450,000						\$450,000	
PR-25-05	Fairmount Park Orad And Parking Lot Design And Engineering	Upgrade Existing Road And Parking Lots In Fairmount Park					\$0	\$85,000					\$85,000	
PR-25-06	Iowa West Trailhead Foundation Construction	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features. With Shleter		\$0			\$350,000	\$0	\$350,000				\$700,000	
PR-25-07	Valley View Park Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$540,000	\$0					\$540,000	
PR-25-08	Roberts Park Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$545,000	\$0					\$545,000	
PR-25-09	Bayliss Park Restroom	Design And Engineering Of Permanent Restroom					\$0	\$30,000					\$30,000	
PR-25-10	Fairmount Park Phase II Improvements	Construction Of Priority Improvements					\$750,000	\$0	\$750,000				\$1,500,000	
PR-25-11	Fairmount Park Design Development Phase III	Develop Design And Engineering Drawings					\$0	\$150,000					\$150,000	
PR-25-12	Twin City Park Improvements - Phase I	Design And Engineering Drawings					\$0	\$75,000					\$75,000	
<b>Public Works Department</b>			\$0	\$7,640,000	\$10,510,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$12,450,000	\$31,000,000	
PW-25-01	Infrastructure Maintenance	Emergency Repairs			\$200,000								\$200,000	
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			\$100,000								\$100,000	
PW-25-06	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-25-07	State Orchard Road Reconstruction	EHD to Steven Rd			\$2,200,000								\$2,200,000	
PW-25-08	30th Ave Sewer Rehab - Phase III	Sewer										\$750,000	\$750,000	Other = Sewer
PW-25-09	E Manawa Sewer Rehab - Phase XIII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-25-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$1,400,000							\$600,000	\$2,000,000	Other = Sewer
PW-25-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-25-13	Hillcrest Reconstruction - Phase II	Pavement, sewer			\$600,000							\$250,000	\$850,000	Other = Sewer
PW-25-15	South Expressway Reconstruction, Phase II	Pavement, sewer		\$2,240,000	\$1,260,000								\$3,500,000	STBG-SWAP
PW-25-16	Sewer Rehab - Insitu Lining	Sanitary Sewer										\$500,000	\$500,000	Other = Sewer
PW-25-17	Pump Station Rehab	Southwest Trash Rack Replacement			\$500,000								\$500,000	
PW-25-18	WPCP Admin Building	Facility Replacement for Admin and Lab		\$3,200,000								\$800,000	\$4,000,000	SRF ? Other = Sewer
PW-25-19	Greenview Trail Extension	Longview to Forrest Glen/Whispering Oaks					\$400,000						\$400,000	
PW-25-20	IDOT Payment for Madison Avenue Storm	Payment 1 of 1			\$750,000								\$750,000	
PW-25-21	IDOT Payment for N.28th St Storm	Payment 3 of 3			\$900,000								\$900,000	
PW-25-22	IDOT Payment for UPRR Bridge	Payment 3 of 5			\$500,000								\$500,000	
<b>Total</b>			\$50,000	\$7,640,000	\$10,510,000	\$0	\$8,160,000	\$2,362,500	\$1,350,000	\$200,000	\$0	\$12,450,000	\$42,722,500	

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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		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$2,730,000	\$0	\$0	\$0	\$0	\$2,730,000	
BM-26-01	MAC Boilers	Replace existing boilers due to age and condition						\$1,300,000					\$1,300,000	Gaming / or GO Bonds
BM-26-02	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$580,000					\$580,000	Gaming
BM-26-03	City Hall Exterior Repair	Repair window lintels, clean and seal exterior walls						\$200,000					\$200,000	Gaming
BM-26-04	UP Museum Exterior Repair	Clean and seal exterior walls and capstones						\$120,000					\$120,000	Gaming
BM-26-05	UP Museum Windows and Doors	Replace all windows and doors						\$450,000					\$450,000	Gaming
BM-26-06	Central Fire Station Exterior Repair	Clean and seal exterior walls						\$80,000					\$80,000	Gaming
<b>Community Development Department</b>			\$700,000	\$0	\$0	\$0	\$2,400,000	\$0	\$600,000	\$0	\$0	\$0	\$3,700,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000	
CD-26-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-26-03	25th Ave and S. 17th Block	Acquisitions/infrastructure	\$700,000					\$300,000					\$1,000,000	
CD-26-04	East Manawa Development	Acquisition, planning, design, infrastructure					\$1,000,000						\$1,000,000	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$8,550,000	\$0	\$0	\$0	\$0	\$0	\$8,550,000	
FD-26-01	Engine 41	Apparatus Replacement					\$550,000						\$550,000	
FD-26-02	Fire Station 7 (New Station)	Additional Station in Southwest quadrant of the City					\$8,000,000						\$8,000,000	
<b>IT</b>			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-26-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
<b>Parks, Recreation and Public Property Department</b>			\$0	\$0	\$0	\$0	\$3,805,000	\$345,000	\$1,350,000	\$0	\$0	\$50,000	\$5,550,000	
PR-26-01	City Wide Parking Lot Upgrades	Completed Upgrades To Stemhill, Lewis And Clark, Kinn, Kimball Desgin And Engineer Iowa West Foundation Trailhead, Bahnsen, Broadway Skate Park					\$525,000	\$35,000					\$560,000	
PR-26-02	City Wide Trail Upgrades	Continue Improvements Poor And Fair Rated Sidewalks Within The City					\$250,000	\$250,000					\$500,000	
PR-26-03	City Wide Site Furnishings	Replace Site Furnishings Through Park System					\$0	\$25,000					\$25,000	
PR-26-04	Cochran Park Sports Court Improvements	Improvements And New Surfacing To Tennis And Basketball Court					\$100,000	\$0					\$100,000	
PR-26-05	Big Lake Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$655,000	\$0				\$50,000	\$705,000	
PR-26-06	Fairmount Park Improvements Phase III	Construction Of Priority Improvements					\$850,000	\$0	\$850,000				\$1,700,000	
PR-26-07	Bayliss Park Restroom	Construct/ Install New Permanent Restroom					\$425,000	\$0					\$425,000	
PR-26-08	Bahnsen Park Restroom Replacement Project	Design And Engineering Phase					\$0	\$35,000					\$35,000	
PR-26-09	Bahnsen Park Replica Ballfield Project	Develop Field Into A Fenway Park Replica Field					\$500,000	\$0					\$500,000	
PR-26-10	Fairmount Park Improvements Phase IV	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$500,000	\$0	\$500,000				\$1,000,000	
<b>Public Works Department</b>			\$0	\$2,700,000	\$10,320,000	\$3,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$5,680,000	\$23,700,000	
PW-26-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-26-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-26-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	\$2,700,000		\$1,300,000								\$4,000,000	FMP
PW-26-07	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to South			\$1,400,000						\$200,000		\$1,600,000	Other = Sewer
PW-26-08	3rd Avenue Sewer Rehab	Pavement, sewer - 2500 Block			\$420,000						\$180,000		\$600,000	Other = Sewer
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-26-10	Gifford Road Reconstruction - Phase II	Pavement resurfacing				\$1,000,000							\$1,000,000	
PW-26-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-26-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-26-13	30th Avenue Reconstruction	Pavement - Entrance to Power Center at S Expressway			\$450,000								\$450,000	
PW-26-14	Pump Station Rehab	TBD			\$500,000								\$500,000	
PW-26-15	Sewer Extension	Sanitary sewer improvements (Airport or other)					\$2,000,000						\$2,000,000	
PW-26-16	Richard Downing Blvd Reconstruction	Pavement, storm sewer					\$2,000,000						\$2,000,000	
PW-26-17	Pump Station Rehab	TBD									\$500,000		\$500,000	Other = Sewer
PW-26-18	Avenue B	Pavement, sewer - 8th St. to 13th St.			\$1,400,000						\$600,000		\$2,000,000	Other = Sewer
PW-26-19	WPCP Digestor Lids	Repair/Replace Digestor Lids									\$3,000,000		\$3,000,000	Other = Sewer
PW-26-22	IDOT Payment for UPRR Bridge	Payment 4 of 5			\$500,000								\$500,000	
PW-26-23	IDOT Payment for Madison Avenue Storm	Payment 1 of 1			\$750,000								\$750,000	
<b>Total</b>			\$700,000	\$2,700,000	\$10,320,000	\$3,000,000	\$17,255,000	\$3,075,000	\$1,950,000	\$0	\$0	\$5,730,000	\$44,730,000	

**FY 27**

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		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$1,750,000	\$0	\$0	\$0	\$0	\$1,750,000	
BM-27-01	MAC Carpet Replacement	Replace carpet in ballroom/refunction, locker rooms, office areas, and club						\$800,000					\$800,000	Gaming
BM-27-02	MAC Outdoor Signage	Replace exterior building logo and building LED displays						\$750,000					\$750,000	Gaming
BM-27-03	MAC Banquet Furniture	New banquet chairs, soft seating, tables, and bar furniture						\$200,000					\$200,000	Gaming
<b>Community Development Department</b>			\$6,000,000	\$0	\$0	\$0	\$2,100,000	\$0	\$600,000	\$0	\$0	\$0	\$8,700,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000	
CD-26-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-26-03	East Manawa Development	Acquisition, planning, design, infrastructure					\$1,000,000						\$1,000,000	
CD-26-04	Stormwater Project at S. 38th and 2nd Avenue	Acquisition, demolition, regional stormwater facility	\$6,000,000										\$6,000,000	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$350,000	\$250,000	\$0	\$0	\$0	\$0	\$600,000	
FD-27-01	Aerial Refurbish of Standby Aerial	Refurbish of Apparatus					\$350,000						\$350,000	
FD-27-02	Medic 4 Replacement	Apparatus Replacement						\$250,000					\$250,000	
<b>IT</b>			\$0	\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0	\$600,000	
IT-27-01	IT Hardware/Software	IT Hardware/Software						\$600,000					\$600,000	
<b>Parks, Recreation and Public Property Department</b>			\$0	\$0	\$0	\$0	\$5,535,000	\$350,000	\$850,000	\$0	\$0	\$0	\$6,735,000	
PR-27-01	City Wide Parking Lot Upgrades	Completed Upgrades To Iowa West Foundation Trailhead, Bahnsen, Broadway Skate Park					\$545,000						\$545,000	
PR-27-02	City Wide Trail Upgrades	Continue Improvements Fair And Good Rated Sidewalks Within The City					\$250,000	\$250,000					\$500,000	
PR-27-03	Fairmount Park Improvements Phase IV	Construction Of Priority Improvements					\$850,000		\$850,000				\$1,700,000	
PR-27-04	Twin City Park Improvements	New Playground, Ballfields, Extended Parking Lot And Access Drive					\$1,500,000						\$1,500,000	
PR-27-05	Malmore Park And Playground Improvements	New Playground, Shelter, Landscaping					\$500,000						\$500,000	
PR-27-06	Graham Park Playground Improvements	New Playground, Shelter, Landscaping					\$485,000						\$485,000	
PR-27-07	Valley View Park Master Plan	Develop Plan For Park Impvements - New Baseball Fields, Sports Court, Parking And Access Road					\$0	\$100,000					\$100,000	
PR-27-08	Bahnsen Park Restroom Upgrade	Construct/ Install New Restroom					\$425,000						\$425,000	
PR-27-09	Fairmount Park Road And Parking Lot Upgrade	Upgrade Road And Parking Lots					\$980,000						\$980,000	
<b>Public Works Department</b>			\$0	\$20,525,000	\$11,925,000	\$1,875,000	\$0	\$0	\$0	\$0	\$0	\$0	\$21,075,000	\$55,400,000
PW-27-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-27-04	Infrastructure Management	Evaluation study/ analysis TBD			\$150,000								\$150,000	
PW-27-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-27-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	\$2,700,000		\$1,300,000								\$4,000,000	FMP
PW-27-07	4th Avenue Sewer Rehab	Pavement, sewer - 3200 Block			\$525,000							\$225,000	\$750,000	Other = Sewer
PW-27-08	30th Ave Sewer Rehab - Phase IV	Sewer			\$750,000								\$750,000	
PW-27-09	E Manawa Sewer Rehab - Phase XV	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-27-10	Valley View Sewer Rehab	Sanitary sewer			\$1,000,000								\$1,000,000	
PW-27-11	28th Street Storm Rehab - Phase VII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-27-12	S 23rd Street Sewer Rehab - Phase IV	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-27-13	N. 16th Street Reconstruction	Pavement - Ave G to Nash Blvd	\$4,825,000			\$1,875,000							\$6,700,000	STBG-SWAP
PW-27-14	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$950,000							\$400,000	\$1,350,000	Other = Sewer
PW-27-15	N 17th St Sewer Rehab-Phase I	Pavement, sewer			\$700,000								\$1,000,000	Other = Sewer
PW-27-16	Sewer Rehab - Insitu Lining	Sanitary Sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-27-17	Pump Station Rehab	TBD										\$500,000	\$500,000	Other = Sewer
PW-27-18	WPCC Granular Activated Sludge Pilot	Pilot study for future plant expansion			\$500,000								\$500,000	
PW-27-19	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$1,000,000								\$1,000,000	
PW-27-20	Kanesville Blvd Reconstruction	Reconstruct Tj'd roadway		\$13,000,000								\$17,000,000	\$30,000,000	IDOT payment for TJ
PW-27-21	W. Pierce Street Reconstruction	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-27-22	IDOT Payment for UPRR Bridge	Payment 5 of 5			\$500,000								\$500,000	
<b>Total</b>			\$6,000,000	\$20,525,000	\$11,925,000	\$1,875,000	\$7,985,000	\$2,950,000	\$1,450,000	\$0	\$0	\$0	\$21,075,000	\$73,785,000

**Resolution 21-350**

A Resolution approving the City of Council Bluffs FY23-FY27 Capital Improvement Program (CIP)

- WHEREAS, the Capital Improvement Program (CIP) provides 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,
- WHEREAS, the City of Council Bluffs is required to hold a public hearing on the proposed FY23-FY27 CIP prior to the adoption of the CIP schedule, and
- WHEREAS, the City of Council Bluffs is required to publish and post the proposed budget at least ten and no more than twenty days from the public hearing.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

Approval of the City of Council Bluffs FY23-FY27 Capital Improvement Program (CIP).

ADOPTED  
AND  
APPROVED

December 13, 2021

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

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

## Council Communication

Department: Public Works Admin  
Case/Project No.: 2021-168  
Submitted by: Tony Fiala, Solid  
Waste Management Superintendent

Resolution 21-351  
ITEM 4.C.

Council Action: 12/13/2021

### Description

Resolution approving the plans and specifications for the Recycling Center Scale Purchase and Installation Project Phase I A. Project #2021-168

### Background/Discussion

The current scale was installed in 1997, the year the Recycling Center was opened. It is near the end of its useful life.

In the first few years of operation, annual traffic averaged 16,000 vehicles. In 2020, nearly 54,000 vehicles utilized the facility.

The purchase and installation of this scale will allow for the redesign of the facility entrance. The redesign will open both gates for separate inbound and outbound traffic through each gate. This new scale will function as the inbound traffic scale while utilizing the existing scale for outbound traffic.

Phase two of the project is the removal of the old 1997 scale and replacement with a new outbound scale.

These two projects will enhance safety by eliminating issues caused by crossing traffic patterns and reduce bottlenecks at the entrance of the facility.

The estimated construction cost for this project is \$150,000. The project is included in the Recycling Center Operating Budget.

The project schedule is as follows:	Hold Public Hearing	December 13, 2021
	Bid Letting	January 12, 2022
	Award	January 24, 2022
	Construction End	June 24, 2022

### Recommendation

Approval of this resolution. This project will enhance safety by eliminating issues caused by crossing traffic patterns and reduce bottlenecks at the entrance of the facility.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	12/2/2021
Resolution 21-351	Resolution	12/8/2021

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT,  
AND COST ESTIMATE FOR THE  
RECYCLING CENTER SCALE PURCHASE  
AND INSTALLATION PROJECT PHASE 1A  
PROJECT #2021-168**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa, for the Recycling Center Scale Improvement Purchase and Installation Project Phase I A; and

WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on December 13, 2021.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the Recycling Center Scale Improvement Purchase and Installation Project Phase I A and the City is hereby authorized to advertise for bids for said project.

ADOPTED  
AND  
APPROVED \_\_\_\_\_, 2021

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

ATTEST: \_\_\_\_\_  
Jodi Quakenbush, City Clerk

**RESOLUTION NO. 21-351**

**RESOLUTION APPROVING THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT,  
AND COST ESTIMATE FOR THE  
RECYCLING CENTER SCALE PURCHASE  
AND INSTALLATION PROJECT PHASE 1A  
PROJECT #2021-168**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa, for the Recycling Center Scale Improvement Purchase and Installation Project Phase I A; and

WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on December 13, 2021.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the Recycling Center Scale Improvement Purchase and Installation Project Phase I A and the City is hereby authorized to advertise for bids for said project.

**ADOPTED  
AND  
APPROVED**

December 13, 2021

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

ATTEST:

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

## Council Communication

Department: Public Works Admin  
Case/Project No.: 2021-169  
Submitted by: Tony Fiala, Solid  
Waste Management Superintendent

Resolution 21-352  
ITEM 4.D.

Council Action: 12/13/2021

### Description

Resolution approving the plans and specifications for the Recycling Center Entrance Drainage and Paving Project Phase I B. Project #2021-169

### Background/Discussion

Currently stormwater at the entrance to the facility flows underneath the existing scale. This drainage is detrimental to the life of the current scale foundation and other structures that would be placed in the area.

In conjunction with the purchase and installation of a new second scale, it is necessary to improve stormwater drainage and paving at the entrance of the facility. These improvements will provide adequate drainage for the scale in this phase and future phases of the project. The additional paving will provide access to the new scale ramps and approaches.

Phase two of the project is the removal of the old 1997 scale and replacement with a new outbound scale and associated paving.

These two projects will enhance safety by eliminating issues caused by crossing traffic patterns and reduce bottlenecks at the entrance of the facility.

The estimated construction cost for this project is \$69,440. The project is included in the Recycling Center Operating Budget.

The project schedule is as follows:	Hold Public Hearing	December 13, 2021
	Bid Letting	January 12, 2022
	Award	January 24, 2022
	Construction End	June 24, 2022

### Recommendation

Approval of this resolution. This project will address stormwater drainage issues at the Recycling Center.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-352	Resolution	12/8/2021

**RESOLUTION NO. 21-352**

**RESOLUTION APPROVING THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT,  
AND COST ESTIMATE FOR THE  
RECYCLING CENTER ENTRANCE  
DRAINAGE AND PAVING PROJECT PHASE I B  
PROJECT #2021-169**

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa, for the Recycling Center Scale Entrance Drainage and Paving Project Phase I B; and

WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on December 13, 2021.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the Recycling Center Scale Entrance Drainage and Paving Project Phase I B and the City is hereby authorized to advertise for bids for said project.

**ADOPTED  
AND  
APPROVED**

December 13, 2021

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

ATTEST:

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

## Council Communication

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

Resolution 21-353  
ITEM 4.E.

Council Action: 12/13/2021

### Description

Resolution approving the authorization for right-of-way acquisition in connection with the Steven Road West, Norwood Drive to State Orchard Road. Project #PW22-16

### Background/Discussion

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

This project is the final segment associated with the East Beltway project.

The East Beltway project has improved the transportation network in eastern Council Bluffs by completing Eastern Hills Drive between US Highway 6 and Iowa Highway 92, while providing improved connections to developments along Greenview Road and State Orchard Road.

The Steven Road West project will construct a new Steven Road segment from Norwood Drive to State Orchard Road. The continuity for the local transportation system will support future land development, increases the capacity of existing roads to accommodate traffic demands and improves emergency access.

The project is eligible for Federal funding from remaining earmarks of \$1.2M and the City's allocation of STBG funds. Federal funds will support 80% of the improvement costs, and the remaining 20% of construction costs will be paid by the City using sales tax funds.

New right-of-way will be required for the roadway. There are nine total parcels impacted by the project. Five parcels will require partial acquisitions, six parcels will require permanent easements, and nine parcels will require temporary construction easements.

### Recommendation

Approval of this resolution. This project will complete the last segment of the East Beltway.

### ATTACHMENTS:


Description	Type	Upload Date
Map	Map	12/2/2021
Resolution 21-353	Resolution	12/8/2021

PW 22-16  
STEVEN ROAD WEST  
NORWOOD DR TO STATE ORCHARD ROAD



PROJECT LOCATION

**Legend**

 PW22-16

**RESOLUTION  
NO 21-353**

**RESOLUTION APPROVING THE  
AUTHORIZATION OF THE RIGHT-OF-WAY PROCESS  
IN CONNECTION WITH THE  
STEVEN ROAD WEST, NORWOOD DRIVE TO STATE ORCHARD ROAD  
PROJECT #PW22-16**

WHEREAS, the City wishes to make improvements known as the Steven Road West, Norwood Drive to State Orchard Road Project within the city, as therein described; and

WHEREAS, Right-of-way acquisition is required for the construction and maintenance of said improvements; and

WHEREAS, the City will negotiate with property owners in accordance with State and Federal regulations in order to secure the necessary right-of-way and easements for the project; and

WHEREAS, A notice of Public Hearing was published as required by law, and a public hearing was held on December 13, 2021.

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

That the authorization for the right-of-way process is approved for the Steven Road West, Norwood Drive to State Orchard Road project.

AND BE IT FURTHER RESOLVED

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

ADOPTED  
AND  
APPROVED

December 13, 2021

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

ATTEST:

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

## Council Communication

Department: Community  
Development  
Case/Project No.: OTB-21-013  
Submitted by: Haley Weber,  
Planner

Resolution 21-354  
ITEM 4.F.

Council Action: 12/13/2021

### Description

Resolution to dispose of City property described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition. Location: Property formerly addressed as 1103 7th Avenue. OTB-21-013

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Attachment A - Case Map	Map	12/3/2021
Attachment B - Applicant Submittal	Other	12/3/2021
Resolution 21-354	Resolution	12/8/2021

**Council Communication**

<p>Department: Community Development</p> <p>CASES #OTB-21-013</p> <p>Applicant: Avalos Construction LLC 1622 Avenue F Council Bluffs, IA 51501</p>	<p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p>Set Public Hearing: 11/22/2021</p> <p>Public Hearing: 12/13/2021</p>
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**Subject/Title**

Request of Avalos Construction LLC to purchase property legally described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 1103 7<sup>th</sup> Avenue.

**Background/Discussion**

The Community Development Department has received an offer from Avalos Construction LLC to purchase surplus City-owned property legally described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa. The subject property is zoned R-3/Low-Density Multifamily Residential District and is classified as ‘transitional dispose’ and ‘buildable’. The subject property is not located within a flood zone.

The applicant proposes to acquire the subject property to build a single-family dwelling. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at its most recent assessed land value, which is \$12,900.00. The applicant has offered \$12,900.00 to purchase the property, and has submitted the required 10% down payment (\$1,290.00) and \$50.00 application fee.

The subject property was acquired by the City of Council Bluffs on November 17, 2020 via 657A. As stated in the adopted *Inventory and Disposal Policy for Surplus City Property*, the property would not be eligible for a forgivable mortgage as it has not been actively marketed on the Surplus Property list for more than the required 24 months.

The City has incurred a total of \$16,044.98 in Permits and Inspections Division costs for the subject property.

The subject property is zoned R-3/Low Density Multifamily Residential District and measures 41’ x 130’ (5,330 square feet), which exceeds the minimum lot size requirements for the R-3/Low Density Multifamily Residential District. The applicant has not submitted any conceptual house plans to the City for review at this time. However, based on the size of the parcel, the applicant shall be able to construct a new single-family residential dwelling on the subject property that meets or exceeds the City’s minimum single-family residential dwelling size requirements (20 feet wide with a minimum 500 square feet ground floor area).

**Recommendation**

The Community Development Department recommends disposing of property legally described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:



1. The purchase price, including the submitted \$1,290.00 down payment, shall be \$12,900.00; and
2. The applicant shall close on the subject property within 60 days of the date of Council’s decision.

**Attachments**

Attachment A: Location/Zoning Map  
Attachment B: Application submittal

Prepared by: Haley Weber, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-21-013 - LOCATION/ZONING MAP

-  Subject Property Case #OTB-21-013
-  Parcels

0 20 40  
1 inch = 42 feet



Last Amended: 10/21/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

**DISCLAIMER**  
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map or 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

APPLICATION TO PURCHASE CITY PROPERTY

Submit To: Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

THE UNDERSIGNED (hereby designated as Buyers) hereby offer to buy the real estate situated in Council Bluffs, Pottawattamie County, Iowa, generally described as follows:

1103 7th Ave.

Buyers are applying to purchase this property for the following purpose(s):

Build a single family home

Buyers offer a total sum of \$ 12,900.00

Buyers submit a down payment in the sum of \$ 1,290.00 + \$50 Non-refundable Administrative Fee.

In consideration of the information above, Buyers hereby certify and agree to the following:

- (a) Buyers shall submit a down payment of 10% of the last assessed or appraised value for a buildable lot, OR 10% of a value established by the Street Property Fee Schedule for non-buildable remnant parcels.
(b) The down payment shall be refunded if the offer is not accepted by the City Council, however, if the buyer does not purchase the property within the specified timeframe (60 days, unless otherwise approved), or withdraws their offer, the down payment is not refundable. The administrative fee is not refundable under any circumstances.
(c) City personnel shall review all applications submitted and make any recommendations deemed appropriate with respects to acceptance, rejection or modification (if any), however, approval of this application shall be in the sole discretion of the Council Bluffs City Council.
(d) Title shall be taken subject to applicable zoning restrictions, and Buyer understands and attests that their proposed use would conform with all permitted uses in that zoning classification. Any proposed use deemed to be non-conforming shall result in forfeiture of this application.
(e) City shall quit claim its title interest to the Buyer by City Deed, subject to any and all applicable easements, covenants, servient estates and any other appurtenant restrictions to the land.
(f) Buyers are not subject to any liens, delinquent taxes, unpaid property violations or other outstanding costs and/or fines associated with property ownership and maintenance.
(g) Buyers shall finance the purchase of the property by any one of the following means (please circle):
a. Cash
b. Certified Check
c. Third Party Mortgage
d. City Financing with Mortgage/Promissory Note
(h) All subsequent taxes shall be paid by Buyers.
(i) All subsequent special assessments shall be paid by Buyers.
(j) Upon payment of the purchase price as provided in paragraph (g), the City shall convey title by City Deed and shall pay all filing fees associated with recording the deed with the Pottawattamie County Recorder.

Adalberto Avalos 10-21-21
Buyer Signature Date

Buyer Signature Date

Avalos Construction LLC
Print Name

Print Name

Address 1622 Ave F.C. Bluff, Ia. 51501

Address

Phone (712) 326-8314

Phone

Email

Email

Internal Use Only

- X Buildable Lot
Remnant Parcel
Previously Vacated ROW

10-21-21 Date Received
Case #Assigned OTB-21-013
Payment with Offer

Offer Sufficient for Review
Approved for Processing:

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

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**RESOLUTION NO. 21-354**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOT 1, BLOCK 10, MCMAHON, COOPER, AND JEFFERIS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** the City has previously expressed its intent to dispose of City owned property legally described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa.

**WHEREAS,** a public hearing has been held in this matter on December 13, 2021 at 7:00 p.m.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

Avalos Construction LLC, and all successors in interest: Property legally described Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$12,900.00. Property closing shall occur within 60 days of the date of approval.

**BE IT FURTHER RESOLVED**

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder.

ADOPTED  
AND  
APPROVED: December 13, 2021.

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

ATTEST: \_\_\_\_\_  
Jodi Quakenbush City Clerk

## Council Communication

Department: Community  
Development  
Case/Project No.: OTV-21-014  
Submitted by: Brandon Siracuse,  
Planner

Resolution 21-355  
ITEM 4.G.

Council Action: 12/13/2021

### Description

Resolution to dispose of City property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman's First Addition. Location: property formerly addressed as 110 Stutsman Street. OTB-21-014

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Attachment A - Case Map	Map	12/3/2021
Resolution 21-355	Resolution	12/8/2021

**Council Communication**

<p>Department: Community Development</p> <p>CASES #OTB-21-014</p> <p>Applicant: Miguel and Jamie Torres 3418 3<sup>rd</sup> Avenue Council Bluffs, IA 51501</p>	<p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p>Set Public Hearing: 11/22/2021</p> <p>Public Hearing: 12/13/2021</p>
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**Subject/Title**

Request of Miguel and Jamie Torres to purchase property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman’s First Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 110 Stutsman Street

**Background/Discussion**

The Community Development Department has received an offer from Miguel and Jamie Torres to purchase surplus city-owned property legally described above. The subject property is classified as ‘transitional dispose’ and ‘non-buildable.’ The City of Council Bluffs acquired the subject property on February 22, 2018 via a 657A Petition through the Iowa District Courts. The applicant proposes to purchase the subject property to provide space to build a garage for the adjacent property they own at 112 Stutsman Street.

According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at a value established by the most recent fee schedule for street/alley vacations, which is \$306.00. The applicant has offered \$306.00 to purchase the property, and has submitted a \$45.00 down payment and \$50.00 nonrefundable application fee. The remaining \$261.00 will be paid to the City at the time of closing, if the applicant’s offer to buy is accepted and approved by City Council.

The City has incurred a total of \$11,930.00 in Building Division costs for the subject property.

The subject property is zoned R-3/Low Density Multifamily Residential District and measures 20 feet wide by 92 feet deep (1,840 square feet), which does not meet the minimum lot size requirements for the R-3/Low Density Multifamily District. The applicant owns the property at 112 Stutsman Street and plans to bring the lots under common ownership. The two properties combined measure 50 feet wide by 92 feet deep (4,600 square feet). This still does not meet minimum lot size requirements for the R-3/Multifamily Residential District, but the combined properties would be buildable under common ownership, as per CBMC 15.26.020 “Nonconforming Lots.” The subject property lies in Flood Zone X.

**Recommendation**

The Community Development Department recommends disposing of property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman's First Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:



1. The purchase price shall be \$306.00 with the remaining balance (\$261.00) due at the time of closing;  
and
2. The applicant shall close on the subject property within 60 days of the date of Council's decision.

**Attachments**

Attachment A: Location/Zoning Map

Prepared by: Brandon Siracuse, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-21-013 - LOCATION/ZONING MAP

-  OTB-21-014 Subject Property
-  Parcels

0 40 80  
1 inch = 83 feet

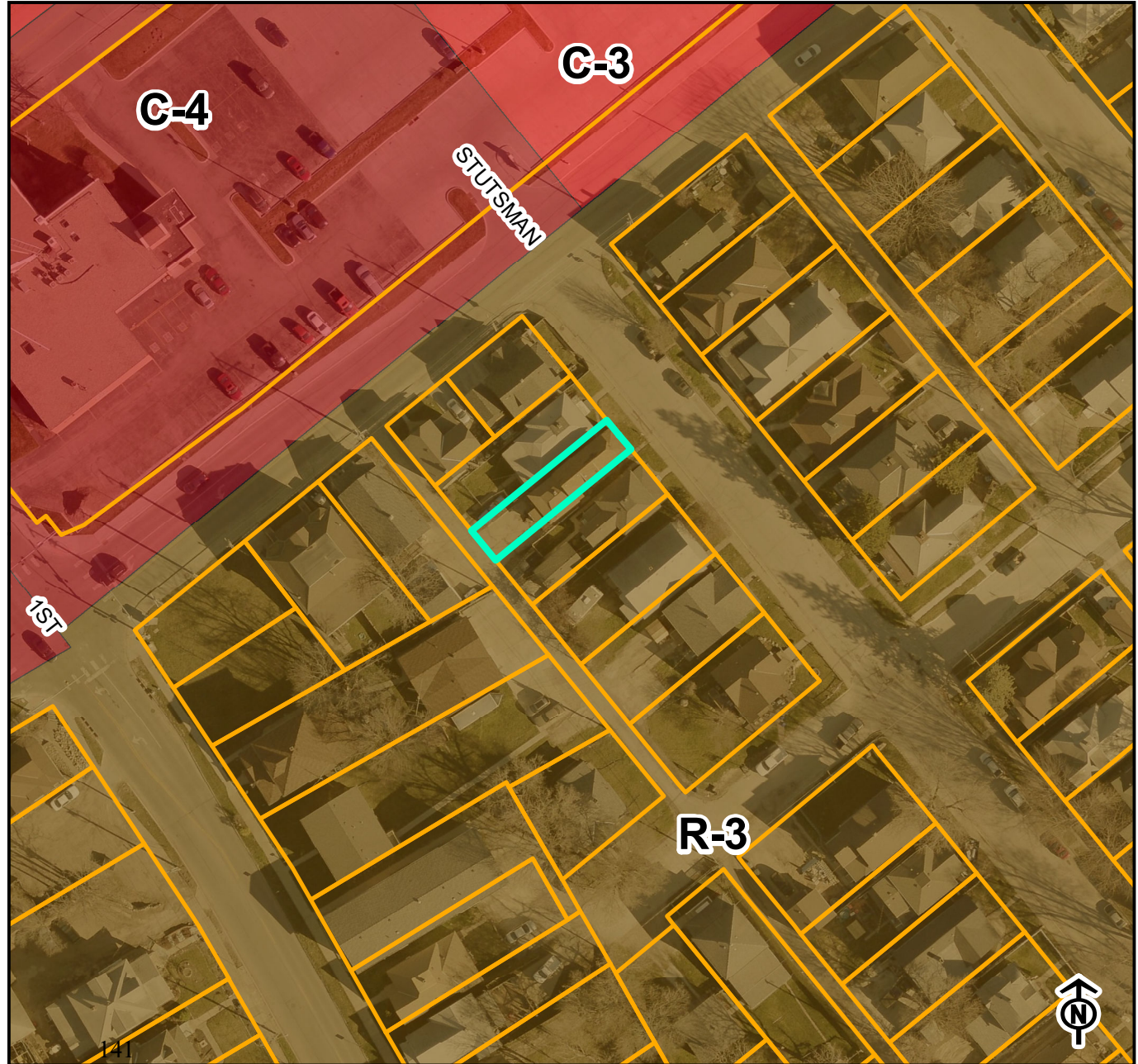


Last Amended: 11/3/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

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

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**RESOLUTION NO. 21-355**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS THE NORTH 10 FEET OF LOT 6 AND THE SOUTH 10 FEET OF LOT 7, BLOCK 3, STUTSMAN’S FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** the City has previously expressed its intent to dispose of City owned property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman’s First Addition, City of Council Bluffs, Pottawattamie County, Iowa.

**WHEREAS,** a public hearing has been held in this matter on December 13, 2021 at 7:00 p.m.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City’s interest in the above-described property as follows:

Miguel and Jamie Torres, and all successors in interest: Property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman’s First Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$306.00 with the remaining balance beyond the \$45.00 down payment being due prior to conveyance of the property to the above-mentioned party. Property closing shall occur within 60 days of the date of approval.

**BE IT FURTHER RESOLVED**

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder.

ADOPTED  
AND  
APPROVED: December 13, 2021.

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

ATTEST: \_\_\_\_\_  
Jodi Quakenbush City Clerk

## Council Communication

Department: Parks and Recreation  
Case/Project No.: Fall Color  
Corridor, Phase II - Project R22-10  
Submitted by: Vincent M  
Martorello

Resolution 21-356  
ITEM 4.H.

Council Action: 12/13/2021

### Description

Resolution approving the plans and specifications for the Fall Color Corridor, Phase II - Project R22-10

### Background/Discussion

The Fall Color Corridor was approved in FY 21. Phase I was completed in 2021 with the installation of over 100 trees. The Council approved Phase II in the FY 22 Capital Improvement Program for \$100,000.00. Phase II of the Fall Color Corridor will include the planting of the remaining deciduous trees, evergreen trees and installing gravel paths. Also included are educational signs and tree species signs. Patrons will be able to walk along the trail and gravel paths learning about the different species.

The Fall Color Corridor accomplished our goal of providing our community with unique destination stops along our trail system and provides an opportunity for users to stay out on the trails for a longer period of time as they visit these type of trail amenities.

### Recommendation

Approve resolution and authorize the Mayor to initiate the project by issuing bids.

### ATTACHMENTS:

Description	Type	Upload Date
DESIGN SET	Other	12/3/2021
COST OPINION	Other	12/3/2021
SIGN EXHIBIT EXAMPLE	Other	12/3/2021
TREE TAG EXAMPLE	Other	12/3/2021
Resolution 21-356	Resolution	12/8/2021



# Fall Color Corridor Plantings PHASE 2 - Fall 2021

City of Council Bluffs, Iowa  
Department of Parks, Recreation, and Public Property

- THE FOLLOWING SPECIFICATIONS SHALL APPLY TO THIS PROJECT:  
THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS 2019, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2019. COPIES OF THE URBAN STANDARDS MAY BE OBTAINED FROM: CTRE PAUL WIEGAND, P.E. DIRECTOR ISU RESEARCH PARK 2901 S. LOOP DRIVE, SUITE 3100 AMES, IA. 50010-8632 (515)-294-5542 OR THE DOCUMENTS CAN BE REVIEWED AT <http://councilbluffs-ia.gov/index.aspx?nid=372>.
- THE UTILITIES SHOWN ARE FROM LOCATES OR DRAWINGS PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.  
  
THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) AT LEAST 48 HOURS IN ADVANCE OF THE ACTUAL START DATE OF CONSTRUCTION. THE CONTRACTOR IS TO DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES IN THE FIELD. THE CONTRACTOR IS TO USE DUE CAUTION IN WORKING OVER AND AROUND ALL UTILITY LINES. BREAKS IN UTILITIES DUE TO THE CONTRACTOR'S ACTIONS, LABOR, AND EQUIPMENT ARE TO BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER OR ENGINEER.  
  
OTHER EXISTING UNDERGROUND INSTALLATIONS AND STRUCTURES ARE INDICATED ON THE DRAWINGS ACCORDING TO THE INFORMATION FURNISHED TO THE ENGINEER BY OTHERS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE ALL EXISTING UNDERGROUND INSTALLATIONS AND STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE BY PROSPECTING IN ADVANCE OF EXCAVATIONS.  
  
FOR YOUR INFORMATION, THE FOLLOWING TELEPHONE NUMBER CAN BE USED WHEN REQUESTING LOCATIONS FOR UTILITIES THAT ARE MEMBERS OF THE IOWA ONE CALL SYSTEM 1-800-292-8989.
- THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES. FIELD VERIFICATION FOR ALL UTILITIES IS REQUIRED AND SHALL BE INCIDENTAL TO THE PROJECT.  
  
CONTRACTOR SHALL NOT DISTURB THE EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. IF A DIRECT CONFLICT EXISTS AFTER FIELD VERIFICATION, THE ENGINEER RESERVES THE RIGHT TO REVISE THE PLAN TO ELIMINATE THE CONFLICT WITH THE EXISTING UTILITIES WITHOUT ADJUSTMENTS TO THE CONTRACT.
- THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A CONSTRUCTION RECORD DRAWING INDICATING ALL CHANGES IN GEOMETRY, GRADES, ELEVATIONS OR MATERIAL ON THE PROJECT PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE THIS PROJECT AND IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES ASSOCIATED WITH THESE PERMITS.
- THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES ON SITE THAT CONFLICT WITH THE PROPOSED SITE CONSTRUCTION.
- ALL CONCRETE, GRAVEL, AND RUBBLE REMOVED AS PART OF THIS PROJECT, SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. ALL REMOVED ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE AND SHALL NOT BE INCORPORATED INTO THE WORK.
- THE CONTRACTOR SHALL KEEP CULVERTS, STORM SEWER LINES AND STRUCTURES CLEAN AND FREE OF ANY DEBRIS THAT IS A RESULT OF CONSTRUCTION OPERATIONS. ANY CLEANING OR REMOVAL OF CONSTRUCTION DEBRIS THAT ENTERS AS A RESULT OF CONSTRUCTION OPERATIONS, SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE STEPS TO CONTROL SOIL EROSION AND FUGITIVE DUST DURING CONSTRUCTION. IF NECESSARY, CHECK DAMS, SEDIMENT TRAPS OR ADDITIONAL INLET PROTECTION (NOT INDICATED ON THE PLANS) SHALL BE USED TO RETAIN SILT AND PREVENT SILT FROM ENTERING THE SEWER SYSTEM OR LEAVING THE SITE.
- THE CONTRACTOR SHALL ADEQUATELY BARRICADE WORK AREAS DURING CONSTRUCTION TO INSURE PUBLIC SAFETY.
- THE CONTRACTOR SHALL CONTROL CONSTRUCTION DEBRIS, HAZARDOUS WASTE SPILLS, AND CONCRETE TRUCK WASHOUT AREA(S). THE CONTRACTOR SHALL CLEAN-UP AND DISPOSE OF ALL WASTE PROPERLY OFF-SITE AT AN APPROVED DISPOSAL FACILITY. NO CONSTRUCTION MATERIAL WASTES OR UNUSED MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED WITHIN THE PROJECT LIMITS.
- PROTECT ALL BUILDINGS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, POLES, FENCES, SHRUBS, TREES, SIGNS, UTILITY BOXES, ETC. THAT ARE NOT DESIGNATED FOR REMOVAL. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- IT IS THE INTENT OF THIS CONTRACT THAT ALL AREAS AFFECTED BY CONSTRUCTION BE A FINISHED AND COMPLETE PRODUCT. THEREFORE, CONTRACTOR SHALL PATCH, REPAIR, AND ADJUST AS REQUIRED TO ACHIEVE THIS FINISHED PRODUCT. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WORK AFFECTED OR DAMAGED BY DEMOLITION TO MATCH NEW CONSTRUCTION.

### PLANTING NOTES:

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE OWNER.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C.
- LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. ALL SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE LOCATIONS OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE LOCATION OF PLANT MATERIALS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- PROVIDE SHREDDED HARDWOOD MULCH IN ALL PLANT SAUCERS AND PLANTING BEDS TO A 4-INCH MINIMUM DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
- OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND/OR QUANTITY.
- FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL DEMOLISHED AND/OR REMOVED ITEMS SHALL BE HAULED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR.
- AS PREVIOUSLY NOTED, ANY DAMAGE TO EXISTING CONCRETE TRAIL OR TURF AREAS SHALL BE REPAIRED TO MATCH SURROUNDING AREAS OR NEW CONCRETE TRAIL AS DEFINED BY CITY STANDARDS. ANY RUTS IN TURF SHALL BE FILLED WITH GOOD CLEAN TOPSOIL AND SEEDED WITH FESCUE SEED BLEND THAT MATCHES EXISTING (CONTACT CITY TO DETERMINE SEED MIX).

### WATERING REQUIREMENTS NOTES:

- LANDSCAPE CONTRACTOR SHALL PROVIDE THOROUGH WATERING AT TIME OF PLANTING AND MAINTAIN WATERING UNTIL FINAL ACCEPTANCE.

### CONCRETE & PATH INSTALLATION

- CONTRACTOR SHALL PLAN TO USE "BUGGY" TO GET CONCRETE TO PAD LOCATIONS. CONCRETE TRUCKS WILL NOT BE ALLOWED ON TRAIL.
- CONTRACTOR SHALL ALSO COORDINATE WITH OWNER ON VEHICLES TO BRING IN MATERIAL FOR GRANULAR PATHS. DO NOT DISTURB TURF OR EXISTING TRAIL. SEE NOTES REGARDING REPAIRING DAMAGE TO EXISTING AREAS.

### PROJECT COMPLETION

- PROJECT TO BE COMPLETED BY JUNE 15, 2022.

### SCHEDULE OF SHEETS

SHEET FC0.0 COVER SHEET, NOTES  
SHEET FC1.0 OVERALL PROJECT LIMITS, SCHEDULE  
SHEET FC1.1 ENLARGED LANDSCAPE PLANS



**PROJECT LOCATION**

VICINITY MAP

NO SCALE

STATE OF IOWA

TODD M. MAIELLARO

00559

PROFESSIONAL LANDSCAPE ARCHITECT

I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

*Todd M. Maiellaro* 11/03/21  
DATE

TODD M. MAIELLARO  
LICENSE NO. 00559

My license renewal date is JUNE 30, 2023.

Pages or sheets covered by this seal:  
**ALL SHEETS**

11"x17" SHEET REDUCED TO HALF SCALE

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hngm

ASSOCIATES, INC.

640 FIFTH AVENUE, COUNCIL BLUFFS, IOWA  
PHONE: (712) 323-0530

drawn	date
designed	revision
approved	date
NOV 2021	date

FALL COLOR CORRIDOR PLANTINGS - PHASE 2  
 PHASE TWO PLANTINGS - SPRING 2020  
 CITY OF COUNCIL BLUFFS, IOWA  
 DEPARTMENT OF PARKS, RECREATION, AND PUBLIC PROPERTY  
 COVER SHEET & GENERAL NOTES

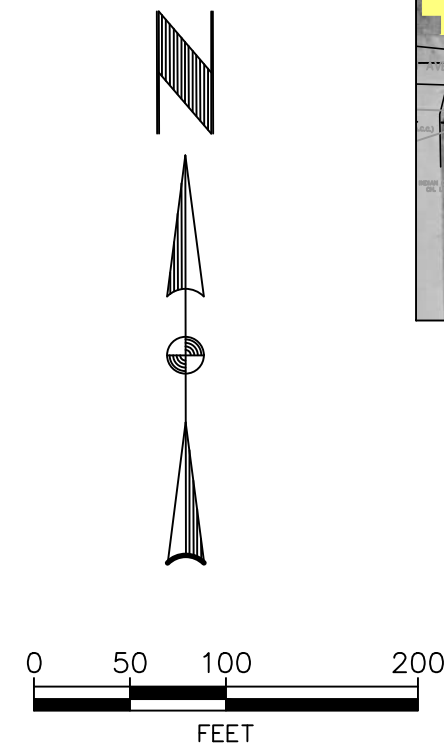
project no.  
**150919A**

sheet  
**FC0.0**

FILENAME: \\SRV16\Shared\Blue\_Team\Projects\150919A Fall Color Corridor Plantings Ph. 2\Engineering\Drawings\150919A landscape package base.dwg DATE PLOTTED: 11/3/2021 3:20 PM DRAWN BY: ZEH PLOT SCALE: 1:1



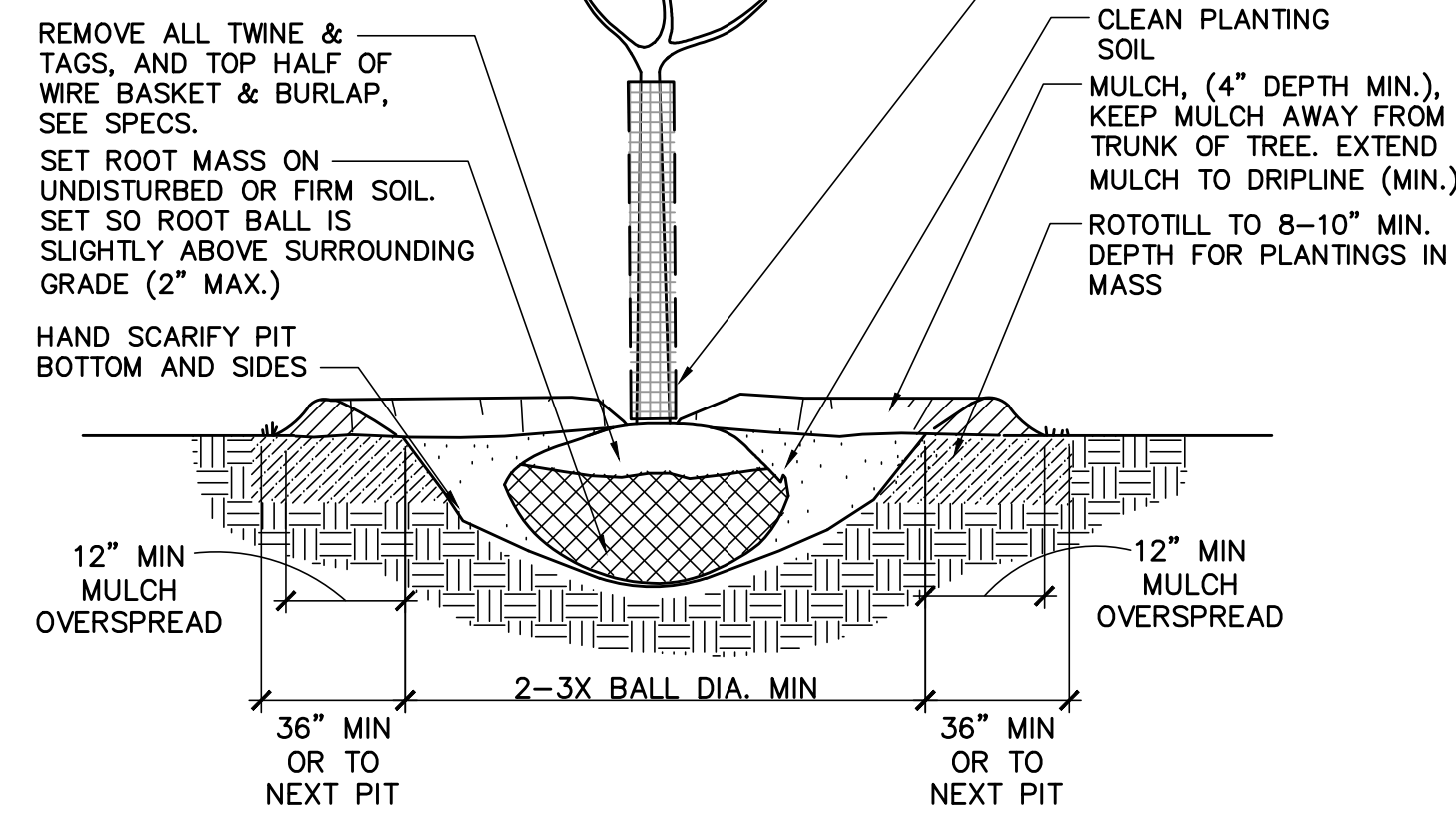
**1 OVERALL PROJECT LIMITS**  
SCALE: 1" = 100'-0"



**PLANTING SCHEDULE**

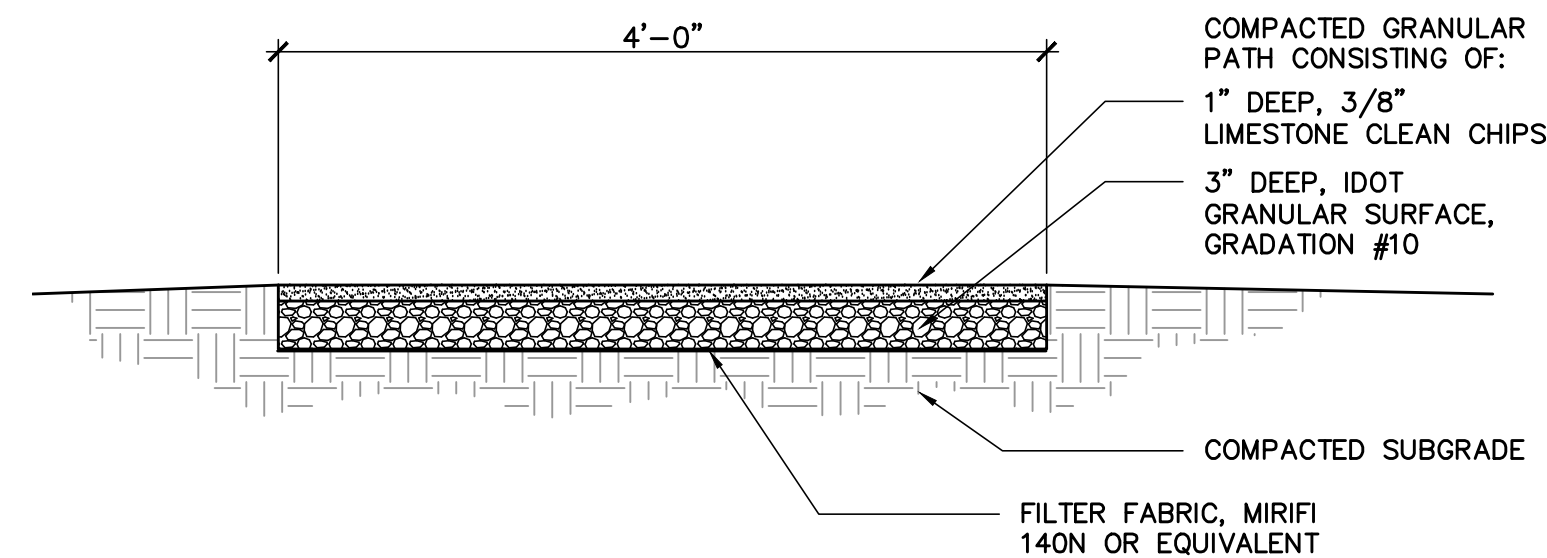
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	COLOR
<b>CONIFER TREES</b>						
CS	3	<i>Picea pungens</i>	Colorado Spruce	6' HEIGHT	B&B	
CBS	6	<i>Picea pungens glauca</i>	Colorado Blue Spruce	6' HEIGHT	B&B	
WF	4	<i>Abies concolor</i>	White Fir	6' HEIGHT	B&B	
DF	7	<i>Pseudotsuga menziesii</i>	Douglas Fir	6' HEIGHT	B&B	
LC	7	<i>Cupressus x leylandii</i>	Leyland Cypress	6' HEIGHT	B&B	
EL	4	<i>Larix decidua</i>	European Larch	6' HEIGHT	B&B	
<b>ORNAMENTAL TREES</b>						
RB	1	<i>Cercis canadensis</i>	Eastern Redbud	2" CAL.	B&B	
RBC	1	<i>Malus 'Red Baron'</i>	Red Baron Crabapple	2" CAL.	B&B	
JTL	3	<i>Syringa reticulata</i>	Japanese Tree Lilac	2" CAL.	B&B	

**NOTES:**  
PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.  
TREE GUARD TO BE WHITE CORRUGATED PIPE THAT SHOULD EXTEND UP TO LOWER BRANCHES, TYP.



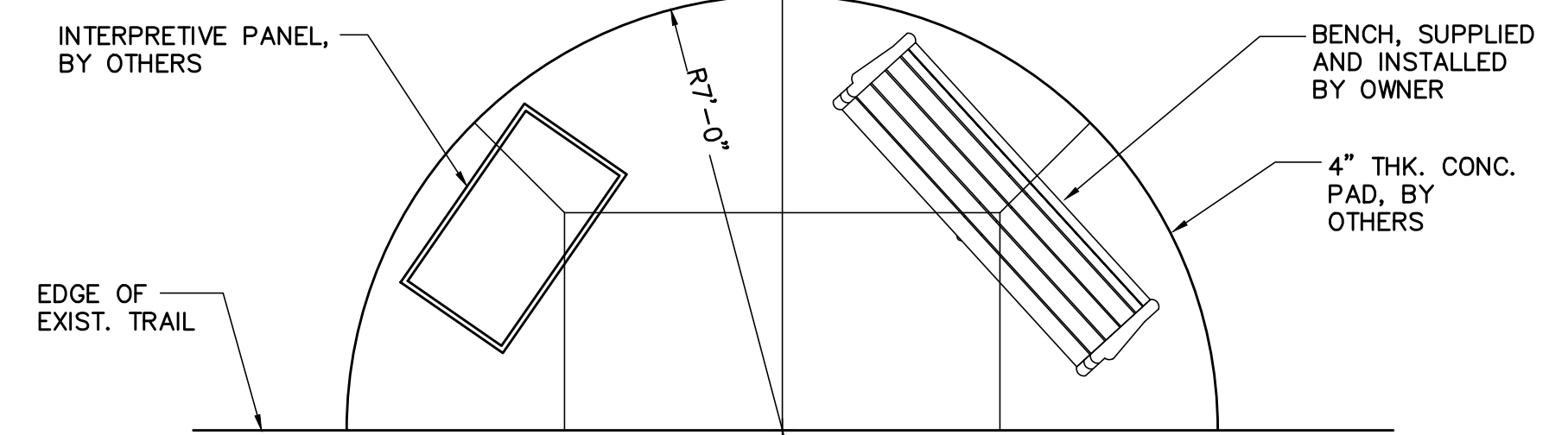
**2 TREE PLANTING DETAIL**  
NO SCALE

**NOTES:**  
-CONTRACTOR TO STAKE CENTERLINE OF PATH FOR APPROVAL PRIOR TO CONSTRUCTING.  
-APPROX. LENGTHS OF EACH PATH SEGMENT IS SHOWN FOR REFERENCE ONLY. BASE BID PRICE IS BASED ON PATHS IN GENERAL LOCATION AS SHOWN ON PLANS. ANY ADDITIONAL PATH SEGMENTS, IF ADDED WILL BE BASED ON LF COST PROVIDED.



**3 GRAVEL PATH DTL.**  
NO SCALE

**NOTE:** CONTRACTOR TO STAKE LOCATION IN FIELD FOR APPROVAL PRIOR TO CONSTRUCTING, (3) LOCATIONS.



**ALTERNATE 1**  
**4 INTERPRETIVE REST AREA**  
NO SCALE

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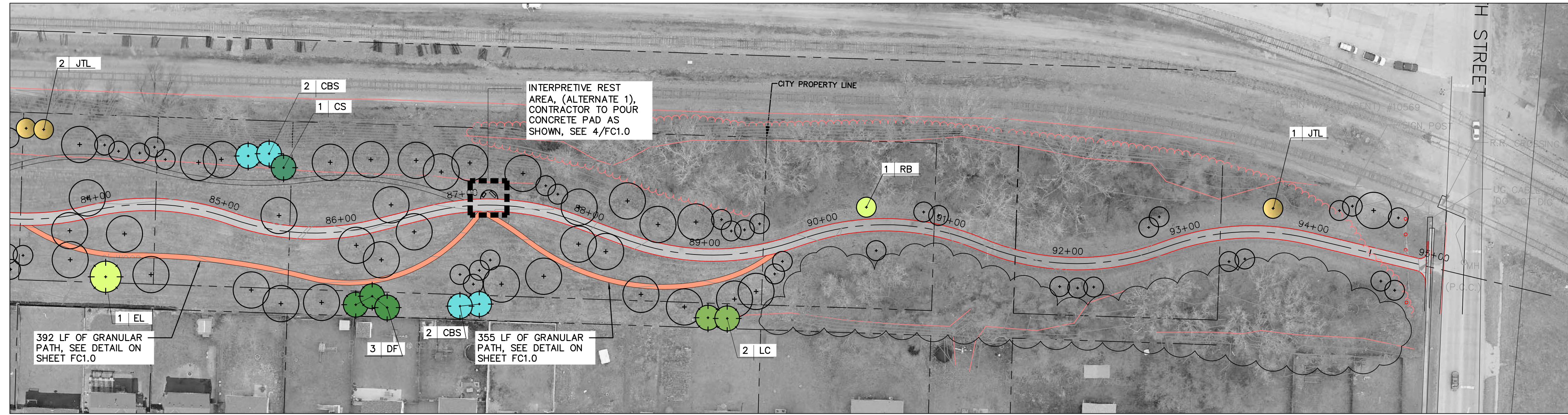
**hgm ASSOCIATES, INC.**  
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA  
PHONE: (712) 323-0530

drawn	date
designed	revision
approved	date
NOV 2021	

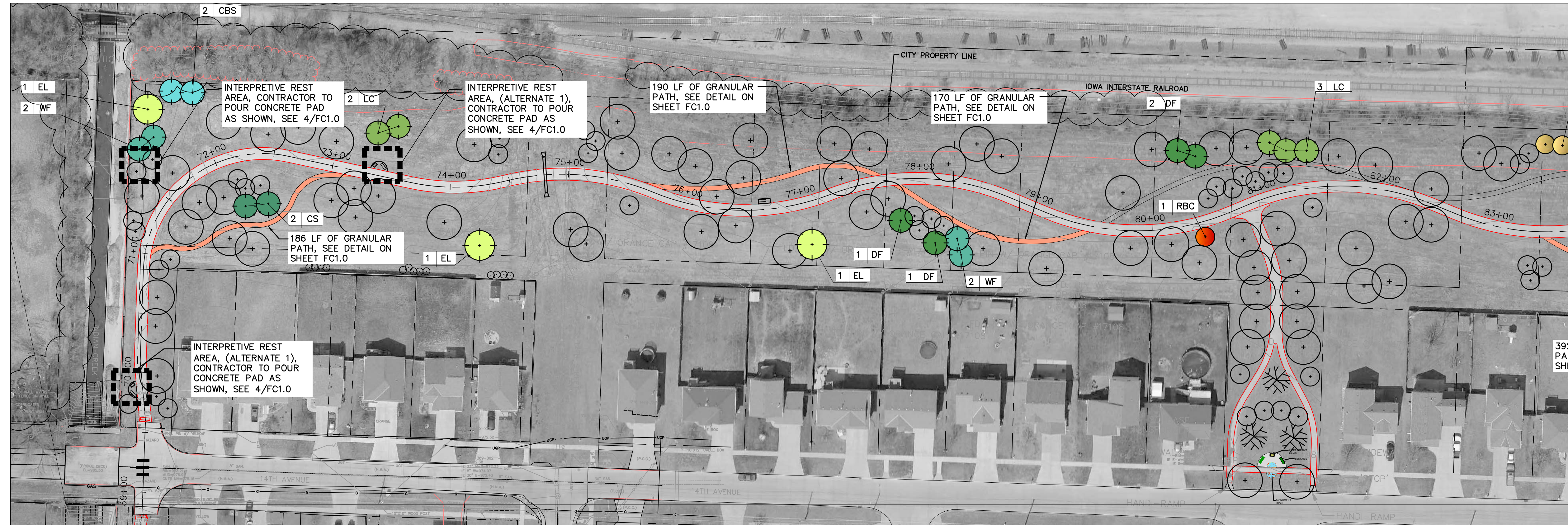
**FALL COLOR CORRIDOR PLANTINGS - PHASE 2**  
PHASE TWO PLANTINGS - SPRING 2020  
CITY OF COUNCIL BLUFFS, IOWA  
DEPARTMENT OF PARKS, RECREATION, AND PUBLIC PROPERTY  
**OVERALL PROJECT LIMITS**

project no. 150919A  
sheet  
**FC1.0**

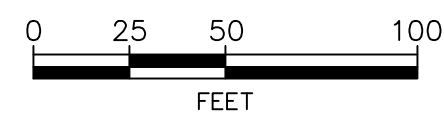
11'x17" SHEET REDUCED TO HALF SCALE



**1 LANDSCAPE PLAN - AREA A**  
SCALE: 1" = 50'-0"



**2 LANDSCAPE PLAN - AREA B**  
SCALE: 1" = 50'-0"



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**hngm**  
ASSOCIATES INC.  
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA  
PHONE: (712) 323-0530

drawn	date
designed	revision
approved	date
NOV 2021	date

project **FALL COLOR CORRIDOR PLANTINGS - PHASE 2**  
PHASE TWO PLANTINGS - SPRING 2020  
client **CITY OF COUNCIL BLUFFS, IOWA**  
DEPARTMENT OF PARKS, RECREATION, AND PUBLIC PROPERTY  
sheet **LANDSCAPE PLAN**

project no. **150919A**  
sheet **FC1.1**

11'x17" SHEET REDUCED TO HALF SCALE

**OPINION OF PROBABLE CONSTRUCTION COSTS**  
**Fall Color Corridor Phase 2, Plantings 2021**  
**City of Council Bluffs, Parks, Recreation and Public Property**  
**November 3, 2021**

ITEM NO.	ITEM DESCRIPTION	QUANT.	UNIT	UNIT PRICE	TOTAL
<b>PLANTINGS AND PATH, PACKAGE 1</b>					
<b>GENERAL IMPROVEMENTS</b>					
	Mobilization	1.0	EA	\$ 2,500.00	\$ 2,500.00
<b>LANDSCAPE MATERIAL</b>					
	Coniferous Trees	31.0	EA	\$ 350.00	\$ 10,850.00
	Ornamental Trees	5.0	EA	\$ 285.00	\$ 1,425.00
					\$ -
<b>SITE AMENITIES &amp; PAVING</b>					
	Gravel Path (4' wide)	1193.0	LF	\$ 25.00	\$ 29,825.00
	Concrete Pavement (3 locations x 80 sf each)	240.0	SF	\$ 6.50	\$ 1,560.00
					\$ -
					\$ -
	<b>Subtotal:</b>			<b>\$</b>	<b>46,160.00</b>
	<b>Contingency (5%):</b>			<b>\$</b>	<b>2,308.00</b>
	<b>Total Package 1:</b>			<b>\$</b>	<b>48,468.00</b>
<b>INTERPRETIVE PANELS, SIGNS &amp; CONCRETE PAVEMENT - PACKAGE 2</b>					
	Mobilization	1.0	EA	\$ 2,500.00	\$ 2,500.00
	Interpretive Panels (24" x 42", + holders)	3.0	EA	\$ 4,500.00	\$ 13,500.00
	Benches (by Owner from another fund)	3.0	EA	\$ -	\$ -
	Individual Tree Tags (including wood post)	220.0	EA	\$ 30.00	\$ 6,600.00
	Park Monument Sign	1.0	EA	\$ 5,000.00	\$ 5,000.00
					\$ -
	<b>Subtotal:</b>			<b>\$</b>	<b>27,600.00</b>
	<b>Contingency (5%):</b>			<b>\$</b>	<b>1,380.00</b>
	<b>Total Package 2:</b>			<b>\$</b>	<b>28,980.00</b>
	<b>Totals for Packages 1 &amp; 2:</b>			<b>\$</b>	<b>77,448.00</b>
	<b>Design Fees:</b>			<b>\$</b>	<b>16,800.00</b>
	<b>Project Total:</b>			<b>\$</b>	<b>94,248.00</b>
	<b>Project Budget:</b>			<b>\$</b>	<b>100,000.00</b>
	remaining budget:			\$	5,752.00

# The Trees Around You

Look around the area you are standing and see if you can identify the different trees based on their different characteristics. Though it may not appear like it at first glance, each tree species is uniquely different. One of the easiest way to begin to see the differences is the leaf. Examine several leaves or needles from the same tree, and try to choose a typical one to identify comparing it with ones shown here. Other identifying characteristics can be the bark, fruit, seeds, and flowers.

**TAKE A LOOK AROUND**

**SEE IF YOU CAN FIND THESE**

**TREE FACTS**



The Larch tree is the only coniferous tree to drop its needles every fall

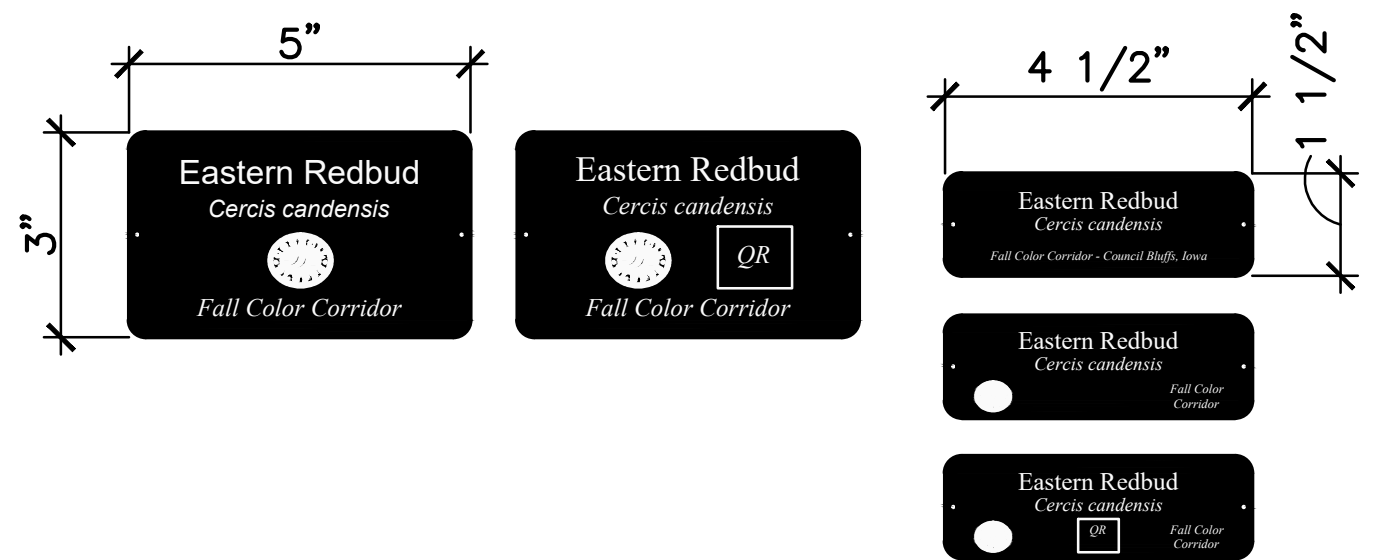
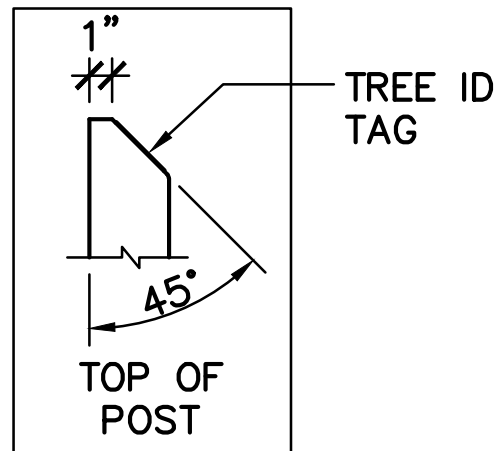
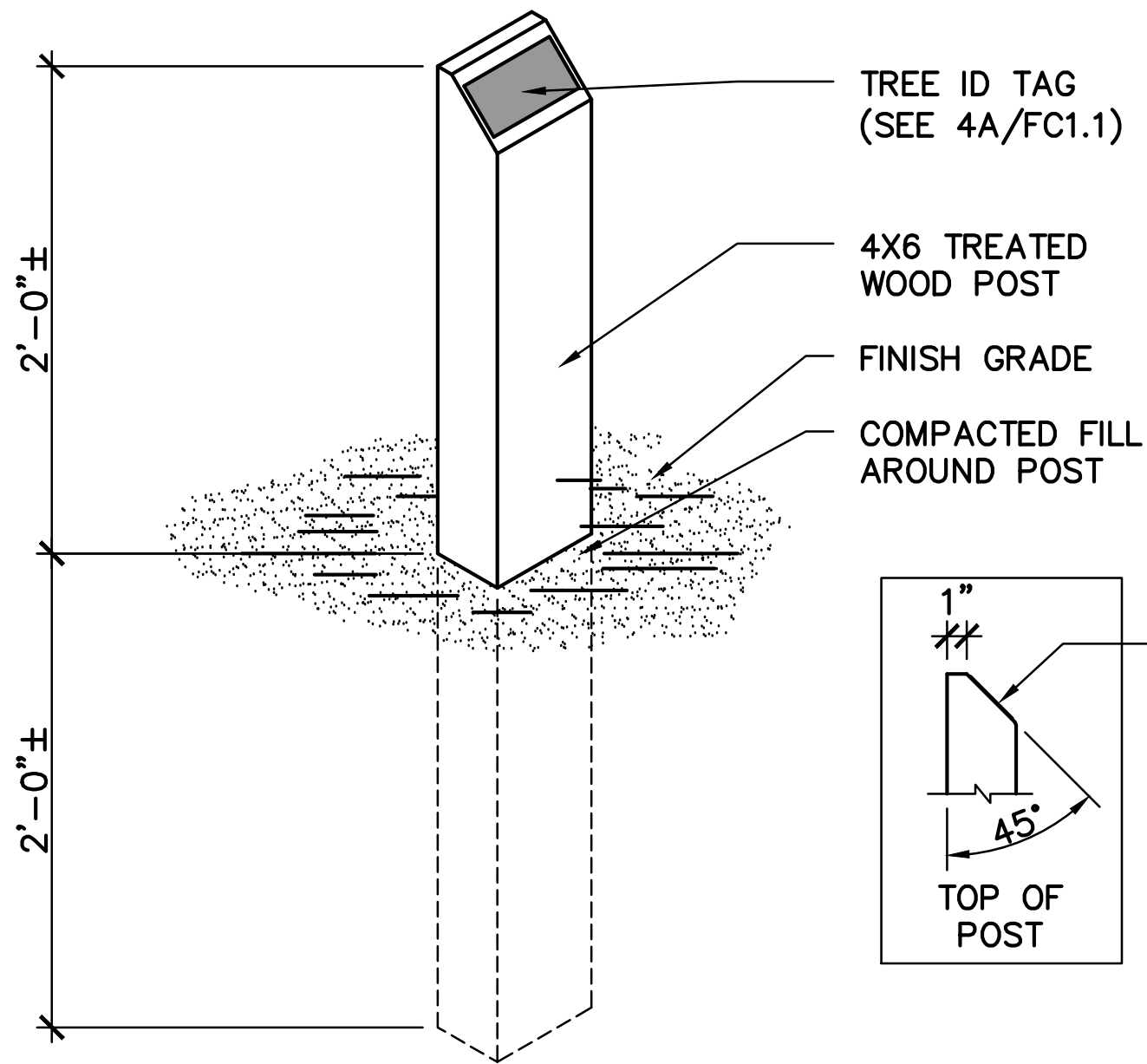
The oldest living tree is a bristlecone pine that is estimated at over 4,850 years old

A shade tree can cool your house as much as 20 degrees, thus saving on energy expenses

Iowa's state tree is the Bur Oak



*Fall Color Corridor*  
 Council Bluffs Parks & Recreation



**TREE TAGS:**

1. TREE TAGS SHALL BE BLACK 0.04 THK. UV STABLE ALUMINUM. THE TAGS SHALL BE 3"x 5" OR 1.5"x 4.5" IN SIZE.
2. THE FOLLOWING ARE A COUPLE OF SIGN FABRICATORS:  
  
NATIONAL BAND & TAG COMPANY  
[www.nationalband.com](http://www.nationalband.com)

**4 TREE ID. SIGN POST DTL.**  
NO SCALE

**4A TREE ID. TAGS**  
NO SCALE

**RESOLUTION**  
**NO. 21-356**

**RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS FOR  
THE FALL COLOR CORRIDOR, PHASE II – PROJECT R22-10**

- WHEREAS, the Council approved \$100,000.00 in funding for Phase II of the Fall Color Corridor in the FY22 Capital Improvement Program, and
- WHEREAS, the Fall Color Corridor is located along the South Side Trail, west of S 8th Street and north of 14th Ave, and
- WHEREAS the design has been completed and includes deciduous trees, evergreen trees, compacted gravel paths, and signage; and
- WHEREAS, Notice of Public Hearing was published as required by law, and a public hearing was held on December 13, 2021, and
- WHEREAS, the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs.

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

That the Mayor is authorized to initiate the Fall Color Corridor, Phase II - Project R22-10 by issuing bids for the project.

ADOPTED  
AND  
APPROVED December 13, 2021

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

ATTEST:

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

## Council Communication

Department: Community  
Development  
Case/Project No.: SUB-21-014  
Submitted by: Christopher N.  
Gibbons, AICP, Planning Manager

Resolution 21-357  
ITEM 4.I.

Council Action: 12/13/2021

### Description

Resolution granting Final Plat approval of a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3 with subdivision variances for lots to exceed the maximum 3:1 lot depth-to-width ratio and to be less than 50 feet wide in an R-2/Two-Family Residential District. Location: Southwesterly of property addressed as 1621 College Road. SUB-21-014

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Attachment A - Final Plat	Other	12/3/2021
Attachment B - Location and Zoning Map	Map	12/3/2021
Resolution 21-357	Resolution	12/8/2021

**City Council Communication**

<p>Department: Community Development</p> <p>CASE #SUB-21-014</p> <p><u>Applicant:</u> Bluffs Homes, LLC 535 West Broadway, Suite 100 Council Bluffs, IA 51503</p> <p><u>Property Owners:</u> Robert P. McCarthy P.O. Box 683 Avoca, IA 51521</p> <p>John Jerkovich 535 West Broadway, Suite 100 Council Bluffs, IA 51503</p> <p>Jason James 535 West Broadway, Suite 100 Council Bluffs, IA 51503</p> <p><u>Surveyor:</u> HGM Associates, Inc. 640 5<sup>th</sup> Avenue Council Bluffs, IA 51501</p>	<p>Resolution No. _____</p>	<p>Public Hearing: 12/13/2021</p>
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**Subject/Title**

**Request:** Final plat approval of a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3 along with subdivision variances for lots to exceed the maximum 3:1 lot depth-to-width ratio and to be less 50 feet-wide in an R-2/Two-Family Residential District.

**Legal Description:** Being a replat of Lot 5, New Horizon Subdivision, Replat 2

**Location:** Southwesterly of property addressed as 1621 College Road

**Background/Discussion**

The Community Development Department has received an application from Bluffs Homes, LLC, represented by Robert McCarthy, John Jerkovich, and Jason James, requesting final plat approval for a 36-lot major subdivision to be known as New Horizon Subdivision, Replat 3, legally described as being a replat of Lot 5, New Horizon Subdivision, Replat 2 (see Attachment A). The final plat includes variances to allow lots to exceed the maximum 3:1 lot depth-to-width ratio and is located south of College Road. The proposed subdivision consists of 6.82 acres of land (more/less) and is located approximately 700 feet east of the intersection of Valley View Drive and College Road. Proposed Lots 1 through 36 will be developed with townhomes, and Outlots A-C are reserved for signage/utilities and/or future development purposes.

### Comments

1. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) as well as the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances.
2. The proposed subdivision is zoned R-2/Two-Family Residential District and has a PR/Planned Residential Overlay appended to it. All land development and construction activity within the subdivision shall comply with the adopted PR/Planned Residential development plan for New Horizon Subdivision, Replat 3, as per Resolution No. 21-66, dated February 22, 2021.
3. The preliminary plan for New Horizon Subdivision, Replat 3 was approved by the Council Bluffs City Council on February 22, 2021 by Resolution No. 21-65. The approved preliminary plan included variances to allow lots to exceed the maximum 3:1 lot depth-to-width ratio and to be a minimum of 40 feet wide, as opposed to the required 50 feet in an R-2 District. There are five lots (Lots 19, 24, 25, 26, 27, and 28) shown on the final plat that have lot widths ranging from 34.63 feet to 39.62 feet. These lots were shown on the preliminary plan to be less than 40 feet; however they were inadvertently excluded from the approved lot width variances. The Community Development Department recommends modifying the previously approved lot width variance to allow said lots to be less than 40 feet. The developer engineer's demonstrated all lots in the subdivisions are capable of being developed in accordance with the site development standards stated in the approved New Horizon Subdivision, Replat 3 planned residential development plan. No negative impacts to the layout, function, and/or design of the subdivision are anticipated to occur by allowing said lots to be less than the 40 feet allowed.

No changes are proposed to the 3:1 lot depth-to-width ratio variances that were approved for Lots 4 through 6, Lots 10 through 13, Lot 16, Lot 18, and Lots 23 through 31, New Horizon Subdivision, Replat 3.

4. Three outlots are shown on the final plat. Outlot A will be used for a future neighborhood identification sign and contains an access easement to the stormwater detention basin located on Outlot A, New Horizon Subdivision, Replat 2. Outlots B and C consist of land that being held in reserve for future redevelopment of property located at 1621 College Road. All outlots will be owned and maintained by a homeowner's association, as per notations on the final plat.
5. The subdivision includes dedication of a new public street (Patrick Circle) to the City of Council Bluffs. All lots in the proposed subdivision will have direct frontage and access to Patrick Circle.
6. The final plat includes easement language and dedication statements for stormwater conveyance into Outlot A, New Horizon Subdivision, Replat 2. The proposed stormwater easements shall supersede the previously recorded stormwater easements on the subject property on the New Horizon Subdivision, Replat 2.
7. All townhome units will be constructed with an internal fire suppression system in order to comply with the 2015 International Fire Code Chapter D107.1. This Chapter of the IFC requires fire suppression systems for developments of 30 or more units when only one access road is provided. Council Bluffs Water Works (CBWW) confirmed the water main extension is installed and in service for the subdivision. Additionally, CBWW stated their Board adopted a policy that any house with a residential fire sprinkler system must have a minimum service line and meter size of 1" and abide by their installation standards.

8. Public water, sanitary sewer and storm sewer utilities are available to service all lots in the subdivision. Any cost to construct, extend, remove and/or relocate any utilities within or to this subdivision shall be the sole responsibility of the developer, and not the City of Council Bluffs.
9. A public sidewalk shall be installed along the frontages of each lot prior to issuance of a Certificate of Occupancy for a dwelling on each lot, at no cost to the City. A sidewalk along the frontage of Outlot B that connects into the public sidewalk along the frontage of Lot 1, New Horizon Subdivision, Replat 3 shall be installed prior to issuance of the first final certificate of occupancy for a dwelling unit in this subdivision.
10. All electric, cable and communication facilities shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.
11. Council Bluffs Public Works stated all infrastructure is installed and accepted with performance guarantee letter from the developer.
12. MidAmerican Energy Company stated they have no concerns for the proposed final plat.
13. The Council Bluffs Fire Department stated they have no comments for the final plat.
14. The subdivision is located within the Council Bluffs Interstate Corridor Preservation Zone. The Iowa Department of Transportation (IDOT) has reviewed the proposed final plat and stated they do not see any conflicts as it relates to the ongoing interstate reconstruction work. Additionally, IDOT commented that anyone building or living next to the interstates accepts the inherent traffic noise. There will be no noise mitigation on IDOT's right-of-way in this area of the City.
15. A copy of the any private easements/covenants shall be provided to the City and recorded with the final plat.
16. The following technical corrections/edits shall be made to the final plat prior to being executed by the City of Council Bluffs:
  - a. Provide a metes and bounds description for the boundary of the proposed New Horizon Subdivision, Replat 3 and notate to total number of acres in said subdivision on the final plat.
  - b. Expand the second "Line Table" on Sheet 2 of 2 to show the line identification numbers for Lots 56-108

**Recommendation**

The Community Development Department recommends final plat approval of a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3, legally described as a replat of Lot 5, New Horizon Subdivision, Replat 2 and as shown on Attachment 'A', subject to all comments stated above and following conditions:

1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
2. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
3. All comments and technical corrections stated in case staff report shall be addressed on the final plat

- prior to execution of the document.
4. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.
  5. Granting variances to allow lots in the subdivision to be less than the required 50 feet allowed in an R-2/Two-Family Residential District and to exceed the maximum 3:1 lot depth-to-width ratio, as shown on the New Horizon Subdivision, Replat 3 final plat (see Attachment 'A').
  6. All land development and construction activity within the subdivision shall comply with the adopted New Horizon Subdivision, Replat 3 planned residential development plan, as per Resolution No. 21-66, dated February 22, 2021.
  7. A public sidewalk shall be installed along the frontages of each lot prior to issuance of a Certificate of Occupancy for a dwelling unit on each lot, at no cost to the City. Additionally, a public sidewalk shall be installed along the frontage of Outlot B, New Horizon Subdivision, Replat 3 that connects to the public sidewalk along the frontage of Lot 1, New Horizon Subdivision, Replat 3 prior to issuance of the first certificate of occupancy for a new dwelling unit in said subdivision.

**Attachment**

Attachment A: New Horizon Subdivision, Replat 3 final plat

Attachment B: Location/zoning map

Surveyor: David Forsyth, HGM Associates, Inc.

Prepared by: Christopher N. Gibbons, AICP, Planning Manager

ATTACHMENT A

RECORDER'S INDEX	
LOT:	5
BLOCK:	
SUBDIVISION:	NEW HORIZON SUBDIVISION REPLAT 2
ALIQUOT PART:	
SECTION:	
SECTION:	/ TOWNSHIP: / RANGE:
CITY:	COUNCIL BLUFFS
COUNTY:	POTTAWATTAMIE
PROPRIETOR:	ROBERT P. MCCARTHY
REQUESTED BY:	ROBERT P. MCCARTHY
DATE OF FIELD SURVEY:	OCTOBER 4, 2021

OWNER: BLUFFS HOMES, LLC  
 535 W. BROADWAY STE 100  
 COUNCIL BLUFFS, IOWA 51503

DEVELOPER: ROBERT P. MCCARTHY  
 BOX 683  
 AVOCA, IOWA 51521

PREPARED BY: JONATHAN M. LEISINGER, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

# FINAL PLAT OF NEW HORIZON SUBDIVISION, REPLAT 3

BEING A REPLAT OF ALL OF LOT 5, NEW HORIZON SUBDIVISION, REPLAT 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 THROUGH 36, INCLUSIVE, OUTLOT A, OUTLOT B AND OUTLOT C. SAID PROPERTY TO BE KNOWN AS NEW HORIZON SUBDIVISION, REPLAT 3.

AS PART OF THIS PLATTING, BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, THE RIGHT-OF-WAY FOR PATRICK CIRCLE (1.21 ACRES, MORE OR LESS).

AS PART OF THIS PLATTING, BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE OUTLOT A, OUTLOT B AND OUTLOT C TO THE HOMEOWNER'S ASSOCIATION AND SHALL PERPETUALLY OPERATE AND MAINTAIN OUTLOT A, OUTLOT B AND OUTLOT C.

AS PART OF THIS PLATTING, BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION AND THE OWNERS OF LOTS 1 THROUGH 4 IN NEW HORIZON SUBDIVISION REPLAT 2, THEIR ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS, OR ASSIGNS A PERPETUAL STORM SEWER, ACCESS AND DRAINAGE EASEMENT 20 FEET IN WIDTH, BEING 10.00 FEET IN WIDTH ON EACH SIDE OF THE LOT LINE BETWEEN LOT 2 AND LOT 3 AS SHOWN IN THE DRAWING.

AS PART OF THIS PLATTING, BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION AND THE OWNERS OF LOTS 1 THROUGH 4 IN NEW HORIZON SUBDIVISION REPLAT 2, THEIR ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS, OR ASSIGNS A PERPETUAL ACCESS EASEMENT 20 FEET IN WIDTH ACROSS THE BACK LOT LINE OF LOTS 34, 35 36 AND OUTLOT "A" AS SHOWN IN THE DRAWING.

AS PART OF THIS PLATTING, BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, A PERPETUAL STORM SEWER AND DRAINAGE EASEMENT 20 FEET IN WIDTH, BEING 10.00 FEET IN WIDTH ON EACH SIDE OF THE LOT LINE BETWEEN LOT 32 AND LOT 33 AS SHOWN IN THE DRAWING.

THE DEDICATION OF THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

- EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS.
- ERECTION OF STRUCTURES PROHIBITED: BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- CHANGES OF GRADE: BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, ELEVATION, NOR THE CONTOURS OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- RIGHT OF ACCESS: THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREIN DESCRIBED.
- REMOVAL AND REPLACEMENT: THE COST AND REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY SAID BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS.
- SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED TO GRADING AND SEEDING.
- DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENT OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO SAID BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, OR ITS SUCCESSORS OR ASSIGNS.

RECORD LEGAL DESCRIPTION

LOT 5, NEW HORIZON SUBDIVISION, REPLAT 3, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOTE:

A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY:

CITY CLERK: JODI QUAKENBUSH DATE

COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

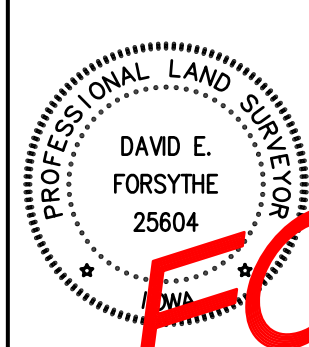
CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN NEW HORIZON SUBDIVISION, REPLAT 3, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT,

- PRIVATE RESTRICTIONS AND/OR COVENANTS TO BE RECORDED WITH THIS FINAL PLAT.
- CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DAVID E. FORSYTHE  
 NOVEMBER 16, 2021  
 DATE

PROFESSIONAL LICENSE NUMBER 25604

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEET 1 OF 2 AND SHEET 2 OF 2

FOR REVIEW

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY PROPERTY AS CONTAINED HEREIN ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_

JOHN H. JERKOVICH

STATE OF IOWA )  
 ) SS.  
 COUNTY OF POTTAWATTAMIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JOHN H. JERKOVICH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF BLUFFS HOMES, LLC, AN IOWA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THAT SAID JOHN H. JERKOVICH ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES \_\_\_\_\_

this drawing is being made for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. does not warrant the accuracy of this drawing or any part hereof except in accordance with the terms of the above agreement.



A S S O C I A T E S I N C.  
ENGINEERING ARCHITECTURE SURVEYING  
council bluffs omaha

DEF	drawn	DEF	designed	DEF	approved	OCT 121	date

project

NEW HORIZON SUBDIVISION, REPLAT 3

client

REPLAT-LOT 5, NEW HORIZON SUBDIVISION, REPLAT 2

sheet

ROBERT P. MCCARTHY

P.O. BOX 683, AVOCA, IOWA 51521

FINAL PLAT

project no.

105017

sheet

1 OF 2

S:\Survey\Drafting\105017 COLLEGE ROAD TOWNHOME SUBDIVISION\Engineering\Draws\Survey\105017 New Horizon RP3.dwg

# FINAL PLAT OF NEW HORIZON SUBDIVISION, REPLAT 3

BEING A REPLAT OF ALL OF LOT 5, NEW HORIZON SUBDIVISION, REPLAT 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

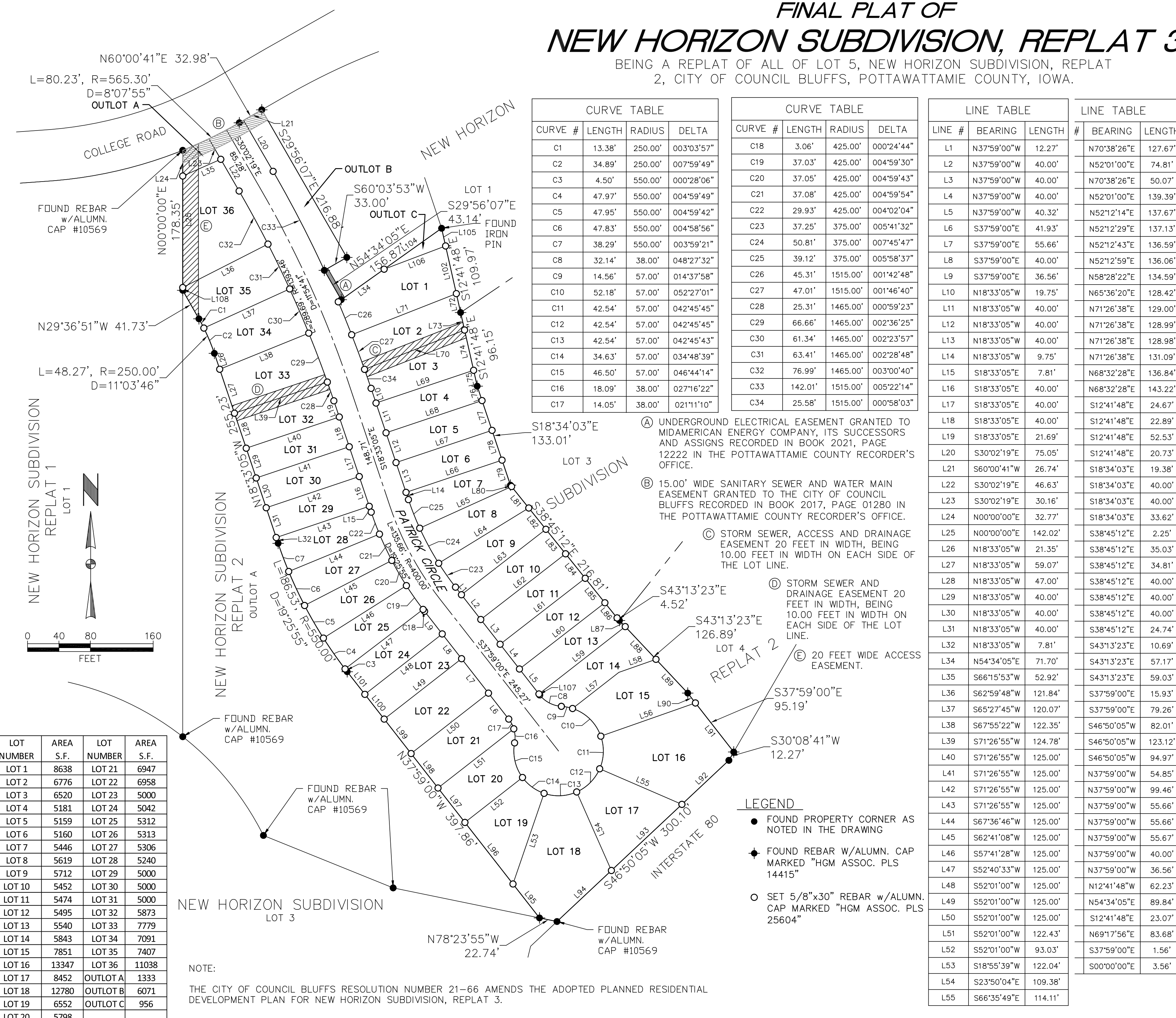
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**hgm**  
ASSOCIATES INC.  
ENGINEERING ARCHITECTURE SURVEYING  
council bluffs iowa

DEF	drawn	date
DEF	designed	date
DEF	approved	date
DEF	approved	date
OCT '21	date	revision

NEW HORIZON SUBDIVISION, REPLAT 3  
REPLAT - LOT 5, NEW HORIZON SUBDIVISION, REPLAT 2  
ROBERT P. MCCARTHY  
P.O. BOX 683, AVOCA, IOWA 51521  
FINAL PLAT

project no.  
105017  
sheet  
2 OF 2



CURVE #	LENGTH	RADIUS	DELTA
C1	13.38'	250.00'	003°03'57"
C2	34.89'	250.00'	007°59'49"
C3	4.50'	550.00'	000°28'06"
C4	47.97'	550.00'	004°59'49"
C5	47.95'	550.00'	004°59'42"
C6	47.83'	550.00'	004°58'56"
C7	38.29'	550.00'	003°59'21"
C8	32.14'	38.00'	048°27'32"
C9	14.56'	57.00'	014°37'58"
C10	52.18'	57.00'	052°27'01"
C11	42.54'	57.00'	042°45'45"
C12	42.54'	57.00'	042°45'45"
C13	42.54'	57.00'	042°45'43"
C14	34.63'	57.00'	034°48'39"
C15	46.50'	57.00'	046°44'14"
C16	18.09'	38.00'	027°16'22"
C17	14.05'	38.00'	021°11'10"

CURVE #	LENGTH	RADIUS	DELTA
C18	3.06'	425.00'	000°24'44"
C19	37.03'	425.00'	004°59'30"
C20	37.05'	425.00'	004°59'43"
C21	37.08'	425.00'	004°59'54"
C22	29.93'	425.00'	004°02'04"
C23	37.25'	375.00'	005°41'32"
C24	50.81'	375.00'	007°45'47"
C25	39.12'	375.00'	005°58'37"
C26	45.31'	1515.00'	001°42'48"
C27	47.01'	1515.00'	001°46'40"
C28	25.31'	1465.00'	000°59'23"
C29	66.66'	1465.00'	002°36'25"
C30	61.34'	1465.00'	002°23'57"
C31	63.41'	1465.00'	002°28'48"
C32	76.99'	1465.00'	003°00'40"
C33	142.01'	1515.00'	005°22'14"
C34	25.58'	1515.00'	000°58'03"

LINE #	BEARING	LENGTH	#	BEARING	LENGTH
L1	N37°59'00"W	12.27'	N70°38'26"E	127.67'	
L2	N37°59'00"W	40.00'	N52°01'00"E	74.81'	
L3	N37°59'00"W	40.00'	N70°38'26"E	50.07'	
L4	N37°59'00"W	40.00'	N52°01'00"E	139.39'	
L5	N37°59'00"W	40.32'	N52°12'14"E	137.67'	
L6	S37°59'00"E	41.93'	N52°12'29"E	137.13'	
L7	S37°59'00"E	55.66'	N52°12'43"E	136.59'	
L8	S37°59'00"E	40.00'	N52°12'59"E	136.06'	
L9	S37°59'00"E	36.56'	N58°28'22"E	134.59'	
L10	N18°33'05"W	19.75'	N65°36'20"E	128.42'	
L11	N18°33'05"W	40.00'	N71°26'38"E	129.00'	
L12	N18°33'05"W	40.00'	N71°26'38"E	128.99'	
L13	N18°33'05"W	40.00'	N71°26'38"E	128.98'	
L14	N18°33'05"W	9.75'	N71°26'38"E	131.09'	
L15	S18°33'05"E	7.81'	N68°32'28"E	136.84'	
L16	S18°33'05"E	40.00'	N68°32'28"E	143.22'	
L17	S18°33'05"E	40.00'	S12°41'48"E	24.67'	
L18	S18°33'05"E	40.00'	S12°41'48"E	22.89'	
L19	S18°33'05"E	21.69'	S12°41'48"E	52.53'	
L20	S30°02'19"E	75.05'	S12°41'48"E	20.73'	
L21	S60°00'41"W	26.74'	S18°34'03"E	19.38'	
L22	S30°02'19"E	46.63'	S18°34'03"E	40.00'	
L23	S30°02'19"E	30.16'	S18°34'03"E	40.00'	
L24	N00°00'00"E	32.77'	S18°34'03"E	33.62'	
L25	N00°00'00"E	142.02'	S38°45'12"E	2.25'	
L26	N18°33'05"W	21.35'	S38°45'12"E	35.03'	
L27	N18°33'05"W	59.07'	S38°45'12"E	34.81'	
L28	N18°33'05"W	47.00'	S38°45'12"E	40.00'	
L29	N18°33'05"W	40.00'	S38°45'12"E	40.00'	
L30	N18°33'05"W	40.00'	S38°45'12"E	40.00'	
L31	N18°33'05"W	40.00'	S38°45'12"E	24.74'	
L32	N18°33'05"W	7.81'	S43°13'23"E	10.69'	
L33	N18°33'05"W	7.81'	S43°13'23"E	57.17'	
L34	N54°34'05"E	71.70'	S43°13'23"E	59.03'	
L35	S66°15'53"W	52.92'	S37°59'00"E	15.93'	
L36	S62°59'48"W	121.84'	S37°59'00"E	79.26'	
L37	S65°27'45"W	120.07'	S37°59'00"E	82.01'	
L38	S67°55'22"W	122.35'	S46°50'05"W	123.12'	
L39	S71°26'55"W	124.78'	S46°50'05"W	94.97'	
L40	S71°26'55"W	125.00'	N37°59'00"W	54.85'	
L41	S71°26'55"W	125.00'	N37°59'00"W	99.46'	
L42	S71°26'55"W	125.00'	N37°59'00"W	55.66'	
L43	S71°26'55"W	125.00'	N37°59'00"W	55.67'	
L44	S67°36'46"W	125.00'	N37°59'00"W	40.00'	
L45	S62°41'08"W	125.00'	N37°59'00"W	36.56'	
L46	S57°41'28"W	125.00'	N12°41'48"W	62.23'	
L47	S52°40'33"W	125.00'	N54°34'05"E	89.84'	
L48	S52°01'00"W	125.00'	S12°41'48"E	23.07'	
L49	S52°01'00"W	122.43'	N69°17'56"E	83.68'	
L50	S52°01'00"W	93.03'	S37°59'00"E	1.56'	
L51	S18°55'39"W	122.04'	S00°00'00"E	3.56'	
L52	S23°50'04"E	109.38'			
L53	S66°35'49"E	114.11'			

- (A) UNDERGROUND ELECTRICAL EASEMENT GRANTED TO MIDAMERICAN ENERGY COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED IN BOOK 2021, PAGE 12222 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.
- (B) 15.00' WIDE SANITARY SEWER AND WATER MAIN EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 2017, PAGE 01280 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.
- (C) STORM SEWER, ACCESS AND DRAINAGE EASEMENT 20 FEET IN WIDTH, BEING 10.00 FEET IN WIDTH ON EACH SIDE OF THE LOT LINE.
- (D) STORM SEWER AND DRAINAGE EASEMENT 20 FEET IN WIDTH, BEING 10.00 FEET IN WIDTH ON EACH SIDE OF THE LOT LINE.
- (E) 20 FEET WIDE ACCESS EASEMENT.

- LEGEND**
- FOUND PROPERTY CORNER AS NOTED IN THE DRAWING
  - ◆ FOUND REBAR W/ALUMN. CAP MARKED "HGM ASSOC. PLS 14415"
  - SET 5/8"x30" REBAR w/ALUMN. CAP MARKED "HGM ASSOC. PLS 25604"

LOT NUMBER	AREA S.F.	LOT NUMBER	AREA S.F.
LOT 1	8638	LOT 21	6947
LOT 2	6776	LOT 22	6958
LOT 3	6520	LOT 23	5000
LOT 4	5181	LOT 24	5042
LOT 5	5159	LOT 25	5312
LOT 6	5160	LOT 26	5313
LOT 7	5446	LOT 27	5306
LOT 8	5619	LOT 28	5240
LOT 9	5712	LOT 29	5000
LOT 10	5452	LOT 30	5000
LOT 11	5474	LOT 31	5000
LOT 12	5495	LOT 32	5873
LOT 13	5540	LOT 33	7779
LOT 14	5843	LOT 34	7091
LOT 15	7851	LOT 35	7407
LOT 16	13347	LOT 36	11038
LOT 17	8452	OUTLOT A	1333
LOT 18	12780	OUTLOT B	6071
LOT 19	6552	OUTLOT C	956
LOT 20	5798		

NOTE:  
THE CITY OF COUNCIL BLUFFS RESOLUTION NUMBER 21-66 AMENDS THE ADOPTED PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR NEW HORIZON SUBDIVISION, REPLAT 3.


name: 105017 s:\survey\Drawings\SUBDIVISION\Engineering\Drawings\Survey\105017 New Horizon RP3.dwg

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #SUB-21-014 LOCATION/ZONING MAP

ATTACHMENT B

- ▭ CASE #SUB-21-014 Subject Property
- ▭ Parcels

0      145      290  
  
 1 Inch = 297 Feet



Last Amended: 11/17/2021



Council Bluffs Community  
 Development Department  
 209 Pearl Street  
 Council Bluffs, IA 51503  
 Telephone: (712) 890-5350

**DISCLAIMER**  
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**RESOLUTION NO. 21-357**

**A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A 36-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS NEW HORIZON SUBDIVISION, REPLAT 3 ALONG WITH SUBDIVISION VARIANCES FOR LOTS TO EXCEED THE MAXIMUM 3:1 LOT DEPTH-TO-WIDTH RATIO AND TO BE LESS THAN 50 FEET-WIDE IN AN R-2/TWO-FAMILY RESIDENTIAL DISTRICT.**

**WHEREAS,** Bluffs Homes, LLC, represented by Robert McCarthy, John Jerkovich, and Jason James, are requesting final plat approval for a 36-lot major subdivision to be known as New Horizon Subdivision, Replat 3, legally described as being a replat of Lot 5, New Horizon Subdivision, Replat 2 (see Attachment A); and

**WHEREAS,** The final plat includes variances to allow lots to exceed the maximum 3:1 lot depth-to-width ratio and to be less than 50 feet-wide, as required in an R-2/Two Family Residential District; and

**WHEREAS,** The proposed subdivision consists of 6.82 acres of land (more/less) located approximately 700 feet east of the intersection of Valley View Drive and College Road and proposed Lots 1 through 36 will be developed with townhomes, and Outlots A-C are reserved for signage/utilities and/or future development purposes; and

**WHEREAS,** The following comments were provided for the proposed subdivision request:

- A. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) as well as the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances.
- B. The proposed subdivision is zoned R-2/Two-Family Residential District and has a PR/Planned Residential Overlay appended to it. All land development and construction activity within the subdivision shall comply with the adopted PR/Planned Residential development plan for New Horizon Subdivision, Replat 3, as per Resolution No. 21-66, dated February 22, 2021.
- C. The preliminary plan for New Horizon Subdivision, Replat 3 was approved by the Council Bluffs City Council on February 22, 2021 by Resolution No. 21-65. The approved preliminary plan included variances to allow lots to exceed the maximum 3:1 lot depth-to-width ratio and to be a minimum of 40 feet wide, as opposed to the required 50 feet in an R-2 District. There are five lots (Lots 19, 24, 25, 26, 27, and 28) shown on the final plat that have lot widths ranging from 34.63 feet to 39.62 feet. These lots were shown on the preliminary plan to be less than 40 feet; however they were inadvertently excluded from the approved lot width variances. The Community Development Department recommends modifying the previously approved lot width variance to allow said lots to be less than 40 feet. The developer engineer's demonstrated all lots in the subdivisions are capable of being developed in accordance with the site development standards stated in the approved New Horizon Subdivision, Replat 3 planned residential development plan. No negative impacts to the layout, function, and/or design

of the subdivision are anticipated to occur by allowing said lots to be less than the 40 feet allowed.

- No changes are proposed to the 3:1 lot depth-to-width ratio variances that were approved for Lots 4 through 6, Lots 10 through 13, Lot 16, Lot 18, and Lots 23 through 31, New Horizon Subdivision, Replat 3.
- D. Three outlots are shown on the final plat. Outlot A will be used for a future neighborhood identification sign and contains an access easement to the stormwater detention basin located on Outlot A, New Horizon Subdivision, Replat 2. Outlots B and C consist of land that being held in reserve for future redevelopment of property located at 1621 College Road. All outlots will be owned and maintained by a homeowner's association, as per notations on the final plat.
- E. The subdivision includes dedication of a new public street (Patrick Circle) to the City of Council Bluffs. All lots in the proposed subdivision will have direct frontage and access to Patrick Circle.
- F. The final plat includes easement language and dedication statements for stormwater conveyance into Outlot A, New Horizon Subdivision, Replat 2. The proposed stormwater easements shall supersede the previously recorded stormwater easements on the subject property on the New Horizon Subdivision, Replat 2.
- G. All townhome units will be constructed with an internal fire suppression system in order to comply with the 2015 International Fire Code Chapter D107.1. This Chapter of the IFC requires fire suppression systems for developments of 30 or more units when only one access road is provided. Council Bluffs Water Works (CBWW) confirmed the water main extension is installed and in service for the subdivision. Additionally, CBWW stated their Board adopted a policy that any house with a residential fire sprinkler system must have a minimum service line and meter size of 1" and abide by their installation standards.
- H. Public water, sanitary sewer and storm sewer utilities are available to service all lots in the subdivision. Any cost to construct, extend, remove and/or relocate any utilities within or to this subdivision shall be the sole responsibility of the developer, and not the City of Council Bluffs.
- I. A public sidewalk shall be installed along the frontages of each lot prior to issuance of a Certificate of Occupancy for a dwelling on each lot, at no cost to the City. A sidewalk along the frontage of Outlot B that connects into the public sidewalk along the frontage of Lot 1, New Horizon Subdivision, Replat 3 shall be installed prior to issuance of the first final certificate of occupancy for a dwelling unit in this subdivision.
- J. All electric, cable and communication facilities shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.

- K. Council Bluffs Public Works stated all infrastructure is installed and accepted with performance guarantee letter from the developer.
- L. The subdivision is located within the Council Bluffs Interstate Corridor Preservation Zone. The Iowa Department of Transportation (IDOT) has reviewed the proposed final plat and stated they do not see any conflicts as it relates to the ongoing interstate reconstruction work. Additionally, IDOT commented that anyone building or living next to the interstates accepts the inherent traffic noise. There will be no noise mitigation on IDOT's right-of-way in this area of the City.
- M. A copy of the any private easements/covenants shall be provided to the City and recorded with the final plat.
- N. The following technical corrections/edits shall be made to the final plat prior to being executed by the City of Council Bluffs:
  - 1. Provide a metes and bounds description for the boundary of the proposed New Horizon Subdivision, Replat 3 and notate to total number of acres in said subdivision on the final plat.
  - 2. Expand the second "Line Table" on Sheet 2 of 2 to show the line identification numbers for Lots 56-108; and

**WHEREAS,** The Community Development Department recommends final plat approval of a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3, legally described as a replat of Lot 5, New Horizon Subdivision, Replat 2 and as shown on Attachment 'A', subject to all comments stated above and following conditions:

- A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
- B. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
- C. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document.
- D. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.
- E. Granting variances to allow lots in the subdivision to be less than the required 50 feet allowed in an R-2/Two-Family Residential District and to exceed the maximum 3:1 lot depth-to-width ratio, as shown on the New Horizon Subdivision, Replat 3 final plat (see Attachment 'A').

- F. All land development and construction activity within the subdivision shall comply with the adopted New Horizon Subdivision, Replat 3 planned residential development plan, as per Resolution No. 21-66, dated February 22, 2021.
- G. A public sidewalk shall be installed along the frontages of each lot prior to issuance of a Certificate of Occupancy for a dwelling unit on each lot, at no cost to the City. Additionally, a public sidewalk shall be installed along the frontage of Outlot B, New Horizon Subdivision, Replat 3 that connects to the public sidewalk along the frontage of Lot 1, New Horizon Subdivision, Replat 3 prior to issuance of the first certificate of occupancy for a new dwelling unit in said subdivision.

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

That the final plat approval for a 36-lot residential subdivision to be known as New Horizon Subdivision, Replat 3, legally described as a replat of Lot 5, New Horizon Subdivision, Replat 2 and as shown on Attachment 'A', is hereby approved subject to all local, state and federal regulations; and

**BE IT FURTHER RESOLVED**

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED  
AND  
APPROVED

December 13, 2021.

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

\_\_\_\_\_  
Mayor

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

JODI QUAKENBUSH

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

## Council Communication

Department: Community  
Development  
Case/Project No.: SUB-21-015  
Submitted by: Moises Monrroy,  
Planner

Resolution 21-358  
ITEM 4.J.

Council Action: 12/13/2021

### Description

Resolution granting Final Plat approval of a four-lot residential subdivision to be known as Hills of Cedar Creek East, Phase 3, legally described as being a portion of the SE1/4 SE1/4 and the SW1/4 SE1/4 of Section 34-75-43, more specifically described in the Council packet. Location: west of 1050 Deveron Drive. SUB-21-015

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Attachment A - Location and Zoning Map	Map	12/3/2021
Attachment B - Final Plat	Other	12/3/2021
Resolution 21-358	Resolution	12/8/2021

**City Council Communication**

<p>Department: Community Development</p> <p>CASE #SUB-21-015</p> <p>Applicant/Property Owner: HCC Investments, LLC 11040 Oakmont Street Overland Park, KS</p> <p>Engineer/Surveyor: Ehrhart Griffin &amp; Associates c/o Terry L. Morrison 3552 Farnam Street Omaha, NE 68131</p>	<p>Resolution No. _____</p>	<p>City Council: 12/13/2021</p>
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**Subject/Title**

**Request:** Final plat approval of a four-lot residential subdivision to be known as Hills of Cedar Creek East, Phase 3, legally described as being a portion of the SE ¼ SE ¼ and the SW ¼ SE ¼ of Section 34-75-43, Pottawattamie County, Iowa, being more particularly described as follows:

Beginning at the Northwest corner of Lot 55, Hills of Cedar Creek East Phase 2; thence South 13° 58' 06" West on the West line of said Lot 55 and projection thereon, a distance of 169.99 feet to a point on the North line of the Hills of Cedar Creek Phase 1; thence northwesterly on the North line of said Hills of Cedar Creek being a curve to the right having a radius of 1080.00 feet and a central angle of 15° 52' 42", an arc distance of 299.30 feet (chord = 298.34', chord bearing = North 68° 05' 31" West); thence South 74° 00' 40" West on the North line of said Hills of Cedar Creek, a distance of 20.78 feet to the Easterly right-of-way line of Eastern Hills Drive; thence northeasterly on said Easterly right-of-way line being a curve to the right having a radius of 5150.00 feet and a central angle of 02° 40' 13", an arc distance of 240.01 feet (chord = 239.99', chord bearing = North 29° 04' 41" East); thence South 59° 35' 12" East, a distance of 25.01 feet; thence South 30° 41' 44" East, a distance of 68.31 feet; thence South 59° 33' 38" East, a distance of 122.70 feet; thence South 74° 05' 29" East a distance of 61.29 feet to the point of beginning.

**Location:** West of 1050 Deveron Drive

**Background/Discussion**

The Community Development Department has received an application from HCC Investments, LLC, for final plat approval of a four-lot residential subdivision to be known as Hills of Cedar Creek East, Phase 3, legally described as being a portion of the SE ¼ SE ¼ and the SW ¼ SE ¼ of Section 34-75-43, Pottawattamie County, Iowa, being more particularly described above. The proposed subdivision is comprised of 1.2582 acres (54,805 square feet), more or less, of land, and will consist of four single-family residential lots and one outlot (Outlot A). The proposed subdivision also includes the dedication of Deveron Drive to the City of Council Bluffs, which connects into Eastern Hills Drive.

**Comments**

1. The proposed subdivision is currently zoned R-1/Single-Family Residential. The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as Low Density

Residential. The developer proposes to construct one ‘single-family dwelling, detached’ on each proposed lot. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.

2. Proposed Lots 1 through 4 each contain more than 5,000 square feet in area and thus exceed minimum R-1 lot size requirements.
3. All development activity within this subdivision shall comply with the standards set forth in Chapter 15.08B, *R-1/Single-Family Residential District*, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. The proposed subdivision includes Outlot A, which will function as a landscaped buffer between the proposed subdivision and Eastern Hills Drive. The proposed buffer area is consistent with development along Eastern Hills Drive. A note shall be placed on the final plat that clearly states perpetual ownership and maintenance of Outlot A is dedicated to the homeowner’s association or management group.
5. The developer has completed construction of an extension of Deveron Drive that connects into Eastern Hills Drive. The developer will dedicate the roadway extension to the City of Council Bluffs as part of the proposed subdivision. All proposed lots will have direct frontage onto Deveron Drive.
6. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.).
7. All utilities were installed during the construction of the Deveron Drive extension and are available to service the proposed subdivision. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.
8. Sidewalk installation along the frontage of each proposed lot shall be completed prior to issuance of a Certificate of Occupancy for each residence. All sidewalks shall be built to City standards.
9. All future streetlights shall meet Public Works Department standards. All costs associated with the installation of streetlights shall be the responsibility of the developer and not the City.
10. The Council Bluffs Permits and Inspections Division stated they have no comments on the request.
11. The Council Bluffs Public Works Department stated they have no comments on the request as all infrastructure has been installed and accepted by the City.
12. The Council Bluffs Fire Department stated they have no comments on the request.
13. Council Bluffs Water Works stated that they have no comments on the request as the water main has already been installed.
14. MidAmerican Energy stated they have no conflicts or concerns with the request.
15. The following technical corrections shall be made to the plat prior to being executed:
  - a. Rename “Stevens Road” to “Deveron Drive” on the plat map exhibit.
  - b. Revise “And said limited liability company does hereby ratify and approve of the disposition of our property as shown on this plat, and that the street to being named Stevens Road (18,526 sf), is dedicated to the City of Council Bluffs, Iowa, for public use” to state “And said limited liability company does hereby ratify and approve of the disposition of our property as shown on this plat, and that the street being named Deveron Drive (18,526 sf), is dedicated to the City of Council Bluffs, Iowa, for public use.”

**Recommendation**

The Community Development Department recommends approval of the proposed four-lot residential subdivision to be known as Hills of Cedar Creek East, Phase 3, subject to the comments above and the conditions below:

1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
2. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.

3. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document.
4. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.

**Attachments**

Attachment A: Location/Zoning Map

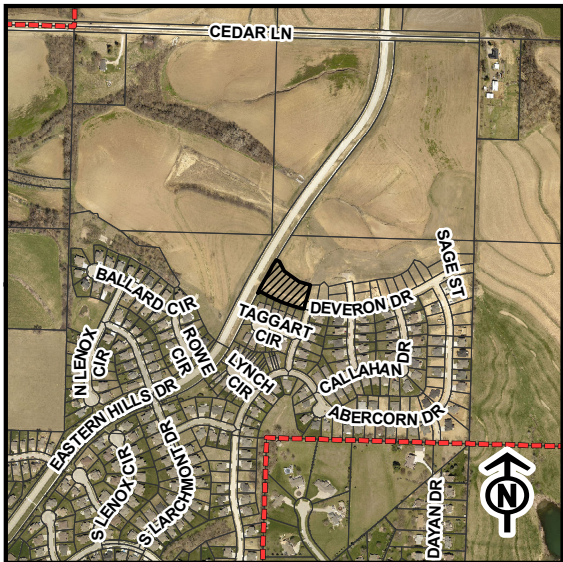
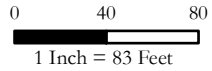
Attachment B: Hills of Cedar Creek East, Phase 3 Final Plat

Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-21-015 LOCATION/ZONING MAP

### Legend

 Subject Property



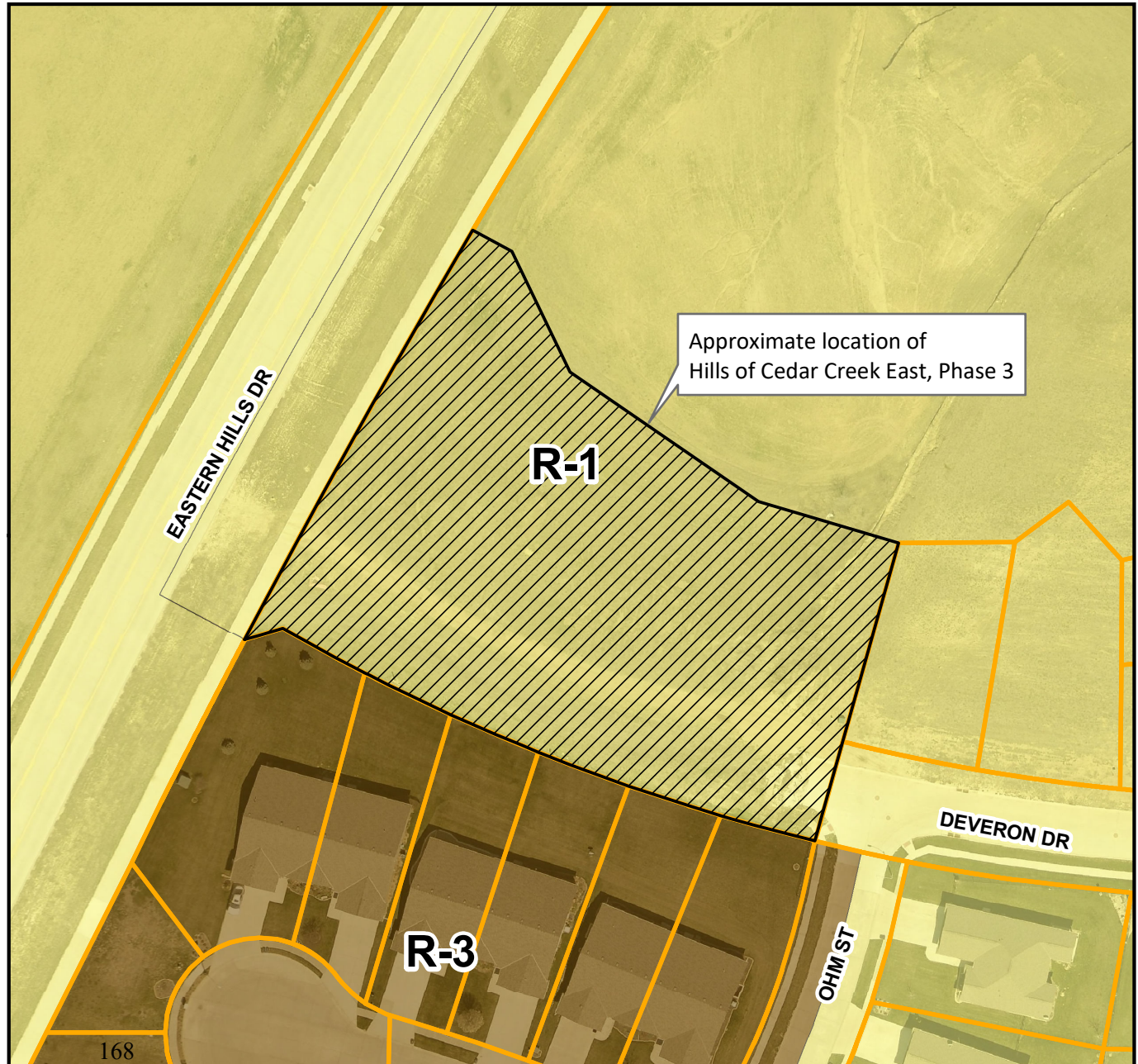
Last Amended: 11/18/2021



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

#### DISCLAIMER

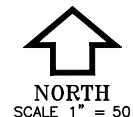
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FINAL PLAT  
**HILLS OF CEDAR CREEK EAST  
 PHASE 3**

PROJECT NO.  
**EGA211132**

CONTAINING LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A",  
 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER  
 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
 OF SECTION 34, T75N, R43W OF THE 5TH P.M.,  
 POTTAWATTAMIE COUNTY, IOWA



NO.	REVISIONS DESCRIPTION	BY	DATE

**EHRHART  
 GRIFFIN &  
 ASSOCIATES**

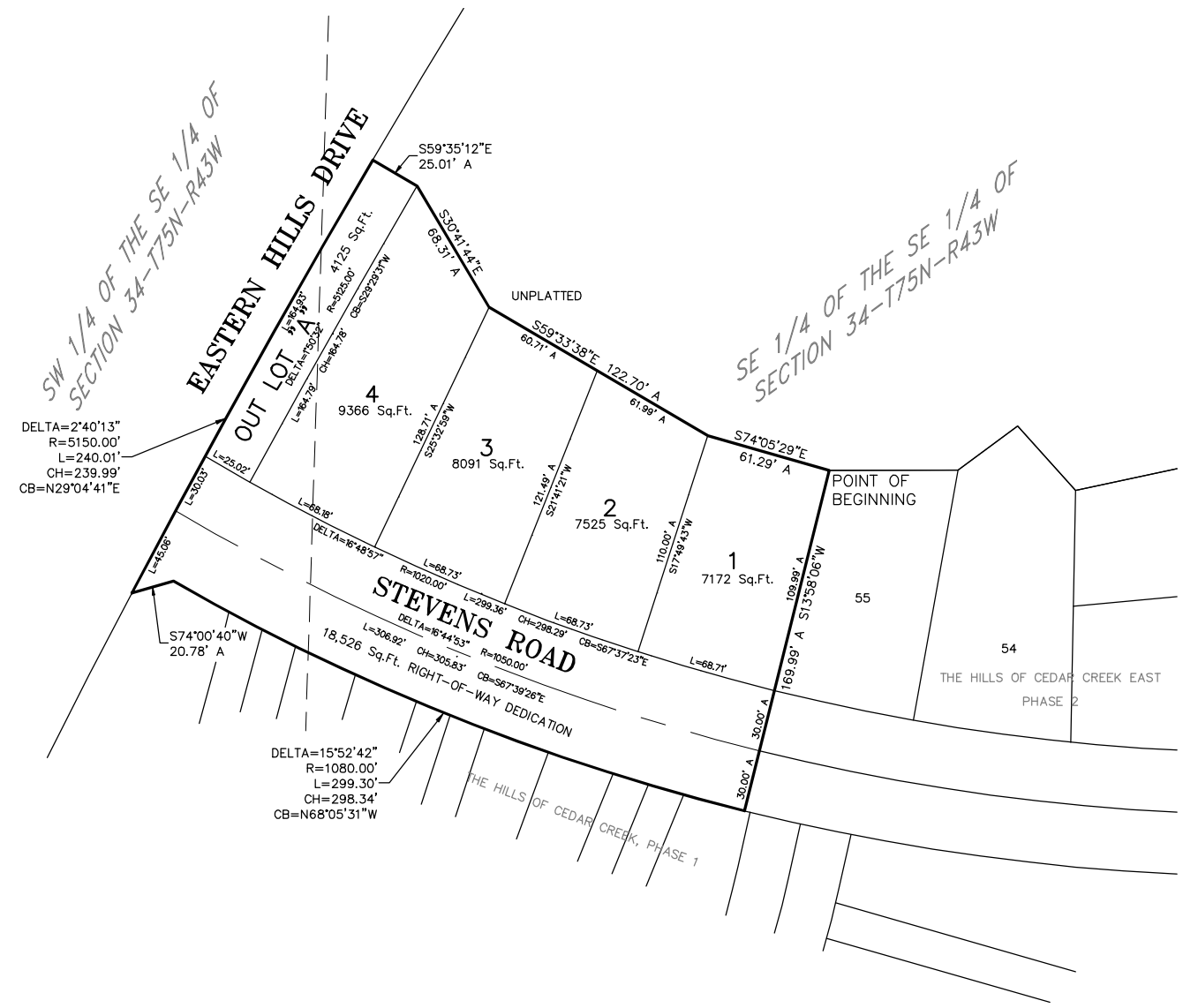
142 West Broadway  
 Suite 136  
 Council Bluffs, IA 51503  
 712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

**HILLS OF CEDAR CREEK EAST  
 PHASE 3**  
 FINAL PLAT  
 COUNCIL BLUFFS, IOWA

DATE: 10/27/21  
 DESIGNED BY:  
 DRAWN BY:  
 WAW  
 CHECKED BY:  
 CREW:

SHEET NO.  
**1 OF 2**

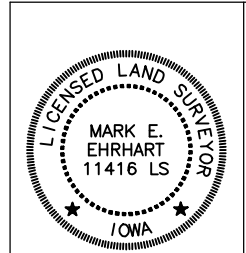


INDEX LEGEND	
DATE OF SURVEY:	
SURVEYOR:	MARK E. EHRHART
COUNTY:	POTTAWATTAMIE
SECTION:	34 TOWNSHIP 75N RANGE 43W
ALIQUOT PART:	SE OF THE SE
PARCEL DESIGNATION(S):	LOTS 31-55
TAX ADDRESS:	
PROPRIETOR(S):	HCC INVESTMENTS, LLC
REQUESTED BY:	HCC INVESTMENTS, LLC

**SURVEYOR'S NOTES:**

1. ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED NON-RADIAL (NR).
2. DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.
3. 5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN SET AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AND CUT "X"s IN THE CENTER OF ALL CUL-DE-SACS.

**LAND SURVEYOR'S CERTIFICATE**



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MARK E. EHRHART \_\_\_\_\_ DATE: \_\_\_\_\_  
 LICENSE NO. 11416  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.  
 PAPER OR SHEETS COVERED BY THIS SEAL:  
 SHEET 1 AND 2 OF 2

**FINAL PLAT  
HILLS OF CEDAR CREEK EAST  
PHASE 3**

CONTAINING LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A",  
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER  
AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,  
POTTAWATTAMIE COUNTY, IOWA

PROJECT NO.  
**EGA211132**

NO.	DESCRIPTION	DATE	BY

**EHRHART  
GRIFFIN &  
ASSOCIATES**

142 West Broadway  
Suite 136  
Council Bluffs, IA 51503  
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

**HILLS OF CEDAR CREEK EAST  
PHASE 3**  
FINAL PLAT  
COUNCIL BLUFFS, IOWA

DATE: 10/27/21

DESIGNED BY:

DRAWN BY:  
WAW

CHECKED BY:

CREW:

SHEET NO.

**2 OF 2**

**LEGAL DESCRIPTION:**

HILLS OF CEDAR CREEK EAST PHASE 3, CONTAINING LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A", BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER LOT 55, HILLS OF CEDAR CREEK EAST PHASE 2; THENCE SOUTH 13° 58' 06" WEST ON THE WEST LINE OF SAID LOT 55 AND PROJECTION THEREON, A DISTANCE OF 169.99 FEET TO A POINT ON THE NORTH LINE OF THE HILLS OF CEDAR CREEK PHASE 1; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID HILLS OF CEDAR CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 15° 52' 42", AN ARC DISTANCE OF 299.30 FEET (CHORD=298.34', CHORD BEARING=N 68° 05' 31" W); THENCE SOUTH 74° 00' 40" WEST ON THE NORTH LINE OF SAID HILLS OF CEDAR CREEK, A DISTANCE OF 20.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EASTERN HILLS DRIVE; THENCE NORTHEASTERLY ON SAID EASTERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 5150.00 FEET AND A CENTRAL ANGLE OF 02° 40' 13", AN ARC DISTANCE OF 240.01 FEET (CHORD=239.99', CHORD BEARING=N 29° 04' 41" E); THENCE SOUTH 59° 35' 12" EAST, A DISTANCE OF 25.01 FEET; THENCE SOUTH 30° 41' 44" EAST, A DISTANCE OF 68.31 FEET; THENCE SOUTH 59° 33' 38" EAST, A DISTANCE OF 122.70 FEET; THENCE SOUTH 74° 05' 29" E A DISTANCE OF 61.29 FEET TO THE POINT OF BEGINNING. CONTAINING 54,805 SQUARE FEET (1.2582 ACRES), MORE OR LESS.

**DEDICATION**

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

HCC INVESTMENTS, LLC

BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED WITH OUR FREE CONSENT AND IN ACCORD WITH OUR DESIRE, THE SAME TO BE SUBDIVIDED INTO LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A", AS SHOWN AND TO BE KNOWN AS:

HILLS OF CEDAR CREEK EAST PHASE 3

AND SAID LIMITED LIABILITY COMPANY DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT THE STREET TO BEING NAMED STEVENS ROAD (18,526 SF), IS DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR PUBLIC USE.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS, FOR: HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
JAMES M DUGGAN AS: MEMBER OF HCC INVESTMENTS, LLC

DATE: \_\_\_\_\_

**ACKNOWLEDGEMENT TO DEDICATION**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

JAMES M DUGGAN, AS MEMBER OF HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF SAID HCC INVESTMENTS, LLC.

WITNESS MY HAND AND NOTARIAL SEAL AT \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC DATE

**CERTIFICATIONS AND APPROVALS**

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

- A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
- B. TITLE OPINION LETTER OF ATTORNEY.
- C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

\_\_\_\_\_  
HCC INVESTMENTS, LLC, JIM DUGGAN, MEMBER DATE

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DATE  
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, BRANDON GARRETT

\_\_\_\_\_  
CITY COUNCIL: APPROVED BY MAYOR, THE HONORABLE MATTHEW J. WALSH DATE

\_\_\_\_\_  
ATTESTED TO BY: CITY CLERK, JODI QUAKENBUSH DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE HILLS OF CEDAR CREEK EAST PHASE 3, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

\_\_\_\_\_  
TREASURER OF POTTAWATTAMIE COUNTY, IOWA, LEA A. VOSS DATE

**NOTE: STANDARD UTILITY EASEMENTS**

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET WIDE ALONG EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. THE DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

ERECTOR OF STRUCTURES PROHIBITED: HCC INVESTMENTS, LLC, OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

CHANGE OF GRADE PROHIBITED: HCC INVESTMENTS, LLC, OR ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE ELEVATION, OR CONTOUR OF ANY PART OF THESE EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREAS, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS DEDICATION, SHALL BE BORNE BY THE SAID LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS.

SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREAS SHALL BE LIMITED ONLY TO GRADING AND SEEDING.

DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREAS WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS, SHALL BE REPAIRED AT NO EXPENSE TO THE SAID LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS.

EASEMENTS RUN WITH THE LAND: THESE EASEMENTS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON HCC INVESTMENTS, LLC, OR ITS SUCCESSORS OR ASSIGNS.

**RESOLUTION NO. 21-358**

**A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A FOUR-LOT RESIDENTIAL SUBDIVISION TO BE KNOWN AS HILLS OF CEDAR CREEK EAST, PHASE 3, LEGALLY DESCRIBED AS BEING A PORTION OF THE SE ¼ SE ¼ AND THE SW ¼ SE ¼ OF SECTION 34-75-43, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** HCC Investments, LLC has requested review and approval of a final subdivision plat for a four-lot residential subdivision to be known as the Hills of Cedar Creek East, Phase 3, located west of 1050 Deveron Drive and legally described as being a portion of the SE ¼ SE ¼ and the SW ¼ SE ¼ of Section 34-75-43, Pottawattamie County, Iowa, being more particularly described as follows:

Beginning at the Northwest corner of Lot 55, Hills of Cedar Creek East Phase 2; thence South 13° 58' 06" West on the West line of said Lot 55 and projection thereon, a distance of 169.99 feet to a point on the North line of the Hills of Cedar Creek Phase 1; thence northwesterly on the North line of said Hills of Cedar Creek being a curve to the right having a radius of 1080.00 feet and a central angle of 15° 52' 42", an arc distance of 299.30 feet (chord = 298.34', chord bearing = North 68° 05' 31" West); thence South 74° 00' 40" West on the North line of said Hills of Cedar Creek, a distance of 20.78 feet to the Easterly right-of-way line of Eastern Hills Drive; thence northeasterly on said Easterly right-of-way line being a curve to the right having a radius of 5150.00 feet and a central angle of 02° 40' 13", an arc distance of 240.01 feet (chord = 239.99', chord bearing = North 29° 04' 41" East); thence South 59° 35' 12" East, a distance of 25.01 feet; thence South 30° 41' 44" East, a distance of 68.31 feet; thence South 59° 33' 38" East, a distance of 122.70 feet; thence South 74° 05' 29" East a distance of 61.29 feet to the point of beginning; and

**WHEREAS,** The proposed subdivision is comprised of 1.2582 acres (54,805 square feet), more or less, of land, and will consist of four single-family residential lots and one outlot (Outlot A) and includes the dedication of Deveron Drive to the City of Council Bluffs, which connects into Eastern Hills Drive; and

**WHEREAS,** The following comments were provided for the proposed subdivision request:

- A. The proposed subdivision is currently zoned R-1/Single-Family Residential. The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as Low Density Residential. The developer proposes to construct one 'single-family dwelling, detached' on each proposed lot. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.
- B. Proposed Lots 1 through 4 each contain more than 5,000 square feet in area and thus exceed minimum R-1 lot size requirements.
- C. All development activity within this subdivision shall comply with the standards set forth in Chapter 15.08B, R-1/Single-Family Residential District, of the Council Bluffs Municipal Code (Zoning Ordinance).

- D. The proposed subdivision includes Outlot A, which will function as a landscaped buffer between the proposed subdivision and Eastern Hills Drive. The proposed buffer area is consistent with development along Eastern Hills Drive. A note shall be placed on the final plat that clearly states perpetual ownership and maintenance of Outlot A is dedicated to the homeowner's association or management group.
- E. The developer has completed construction of an extension of Deveron Drive that connects into Eastern Hills Drive. The developer will dedicate the roadway extension to the City of Council Bluffs as part of the proposed subdivision. All proposed lots will have direct frontage onto Deveron Drive.
- F. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.).
- G. All utilities were installed during the construction of the Deveron Drive extension and are available to service the proposed subdivision. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.
- H. Sidewalk installation along the frontage of each proposed lot shall be completed prior to issuance of a Certificate of Occupancy for each residence. All sidewalks shall be built to City standards.
- I. All future streetlights shall meet Public Works Department standards. All costs associated with the installation of streetlights shall be the responsibility of the developer and not the City.
- J. The following technical corrections shall be made to the plat prior to being executed:
  - 1. Rename "Stevens Road" to "Deveron Drive" on the plat map exhibit.
  - 2. Revise "And said limited liability company does hereby ratify and approve of the disposition of our property as shown on this plat, and that the street to being named Stevens Road (18,526 sf), is dedicated to the City of Council Bluffs, Iowa, for public use" to state "And said limited liability company does hereby ratify and approve of the disposition of our property as shown on this plat, and that the street being named Deveron Drive (18,526 sf), is dedicated to the City of Council Bluffs, Iowa, for public use."; and

**WHEREAS,** The Community Development Department recommends approval of the proposed four-lot residential subdivision to be known as Hills of Cedar Creek East, Phase 3, subject to the comments above and the conditions below:

- A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.

- B. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
- C. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document.
- D. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.

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

That the final plat approval for four-lot residential subdivision to be known as the Hills of Cedar Creek East, Phase 3, as legally described above, is hereby approved subject to all local, state and federal regulations; and

**BE IT FURTHER RESOLVED**

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED  
AND  
APPROVED

December 13, 2021.

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

\_\_\_\_\_  
Mayor

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

JODI QUAKENBUSH

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

## Council Communication

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

Ordinance 6475  
ITEM 5.A.

Council Action: 12/13/2021

### **Description**

Ordinance to amend Chapter 1.40 Council Bluffs Civil Rights Commission of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 1.40.030 “Definitions-Civil Rights Commission”; Section 1.40.080 “Unfair Employment Practices”; Section 1.40.100 “Unfair Or Discriminatory Practices-Housing”; Section 1.40.110 “Unfair Credit Practices”; Section 1.40.120 “Unfair Or Discriminatory Practices-Education” and Section 1.40.140 “Retaliation”.

### **Background/Discussion**

Since first reading October 25, an updated Ordinance and redline is attached. Since changes were made after first reading, third reading can NOT be waive, Ordinance must continue on to the third reading.

The Council Bluffs Municipal Code relating to the Council Bluffs Civil Rights Commission has always been modeled, essentially word for word, from the Iowa Code. It has been some time since City’s code has been reviewed for and updated with respect to the Iowa Code. While there have not been many substantive changes, there have been some additions and clarifications in the Iowa Code that merit an update of our Municipal Code. These changes are designed to accomplish that, and they are taken verbatim from the Iowa Code in order to avoid inconsistency or confusion.

### **Recommendation**

Approval is recommended.

### **ATTACHMENTS:**

Description	Type	Upload Date
Redline Version	Code Section	11/16/2021
Ordinance 6475	Ordinance	11/16/2021

### **1.40.030 Definitions - Civil Rights Commission**

For the purposes of this chapter, the following words, terms and phrases are defined as follows:

**Affirmative action:** A plan whereby a set of specific result-oriented procedures are established and to which a "person" commits himself or herself to apply every good faith effort to achieve. The objective of those procedures is to ensure equal opportunity in public and private employment, housing, public accommodation, credit transactions and city contracts.

**Bona fide occupational qualification (BFOQ):** A job-related requirement which bears a demonstrable relationship to the successful performance of the job for which it is used.

**Commission:** The civil rights commission created by this chapter.

**Commissioner:** A member of the local civil rights commission.

**Complainant:** Any person filing a complaint with the commission.

**Contract:** Any agreement that is awarded, let, procured or entered into with, or on behalf of, the city or any awarding authority thereof.

**Contracting authority:** Any city department, agency, commission, board or any authorized employee, including any purchasing agent of the city, who makes or enters into any contract agreement for the provision of any goods or services of any kind or nature whatsoever for and on behalf of the city.

**Court:** The district court in and for the judicial district of the state of Iowa in which the alleged unfair or discriminatory practice occurred, or any judge of the court if the court is not in session at the time.

**Director:** The city attorney or his or her designee.

**Disability:** The physical or mental condition of a person which constitutes a substantial disability, and the condition of a person with a positive human immunodeficiency virus test result, a diagnosis of acquired immune deficiency syndrome, a diagnosis of acquired immune deficiency syndrome-related complex, or any other condition related to acquired immune deficiency syndrome. The inclusion of a condition related to a positive human immunodeficiency virus test result in the meaning of "disability" under the provisions of this chapter does not preclude the application of the provisions of this chapter to conditions resulting from other contagious or infectious diseases."Disability" does not include current, illegal use of or addiction to a controlled substance.

**Employee:** Any person employed by an employer.

**Employer:** The city of Council Bluffs or any board, commission or department thereof, and every other person or entity employing employees within the state of Iowa.

**Employment agency:** Any person undertaking to procure employees or opportunities to work for any other person or any person holding itself to be equipped to do so.

**Familial status:** One or more individuals under the age of eighteen (18) domiciled with one of the following:

- A. A parent or another person having legal custody of the individual or individuals.

- B. The designee of the parent or other person having custody of the individual or individuals, with the written permission of the parent or other person.
- C. A person who is pregnant or is in the process of securing legal custody of the individual or individuals.
- D. A person who is pregnant or who is in the process of securing legal custody of an individual who has not attained the age of eighteen (18) years.

Gender identity: A gender-related identity of a person, regardless of the person's assigned sex at birth.

Housing for older persons: Any of the following:

- A. Housing intended and operated for ninety (90) percent occupancy by at least one person fifty-five (55) years of age or older per unit, and providing significant facilities specifically designed to meet the physical or social needs of such person.
- B. Housing intended for and occupied solely by persons sixty-two (62) years of age or older.
- C. Housing provided under any state or federal program specifically designated and operated to assist elderly persons (as defined in the state or federal program).

Individual: Any natural person.

Labor organization: Any organization that exists for the purpose, in whole or in part, of collective bargaining, of dealing with employers concerning grievances, terms or conditions of employment, or of other mutual aid or protection in connection with employment.

Person: One or more individuals, partnerships associates, corporations legal representatives, trustees, receivers, employees or agents, and the city and all of this boards and commissions.

Public accommodation: each and every place, establishment, or facility of whatever kind, nature, or class that caters or offers services, facilities, or goods for a fee or charge to nonmembers of any organization or association utilizing the place, establishment, or facility, provided that any place, establishment, or facility that caters or offers services, facilities, or goods to the nonmembers gratuitously shall be deemed a public accommodation if the accommodation receives governmental support or subsidy. .

- A. "Public accommodation" does not mean any bona fide private club or other place, establishment, or facility which by its nature is distinctly private, except when a distinctly private place, establishment or facility caters or offers services, facilities, or goods to the nonmembers for a fee or charge, or gratuitously, it shall be deemed a public accommodation during such period of use.
- B. "Public accommodation" includes each state and local government unit or tax-supported district of whatever kind, nature, or class that offers services, facilities, benefits, grants, or goods to the public, gratuitously or otherwise. This definition shall not be construed by negative implication or otherwise to restrict any part or portion of the pre-existing definition of the term "public accommodation."

Referral: The process by which the Iowa Civil Rights Commission notifies the local commission that a complainant has been filed with the state commission, and that the same is postponing its

investigative activities for a period of sixty (60) days while the local commission investigates and attempts to resolve the matter.

Respondent: That person against whom a complaint has been filed with the commission.

Retaliation: Any act directed at a complainant or other person with the intent of affecting that person unfavorably because of his or her formal or informal efforts to secure or aid in securing compliance with this chapter.

Sexual orientation: Actual or perceived heterosexuality, homosexuality, or bisexuality.

Unfair practice or discriminatory practice: Those practices specified as unfair or discriminatory in this chapter or Chapter 216 of the Iowa Code.

(Ord. 5971 § 1, 2008)

### **1.40.080 Unfair Employment Practices**

A. It shall be an unfair or discriminatory practice for any:

1. Person to refuse to hire, accept, register, classify or refer for employment, to discharge any employee, or to otherwise discriminate in employment against any applicant for employment or any employee because of the age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion or disability of such applicant or employee, unless based upon the nature of the occupation. If a person with a disability is qualified to perform a particular occupation, by reason of training or experience, the nature of that occupation shall not be the basis for exception to the unfair or discriminatory practices prohibited by this subsection.;
2. Labor organization or the employees, agents or members thereof to refuse to admit to membership any applicant, to expel any member, or to otherwise discriminate against any applicant for membership or any member in the privileges, rights or benefits of such membership because of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion or disability of such applicant or member;
3. Employer, employment agency, labor organization, or the employees, agents, or members thereof to directly or indirectly advertise or in any other manner indicate or publicize that individuals of any particular age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion or disability are unwelcome, objectionable, not acceptable or not solicited for employment or membership unless based on the nature of the occupation.
  - a. If a person with a disability is qualified to perform a particular occupation by reason of training or experience, the nature of that occupation shall not be the basis for exception to the unfair or discriminatory practices prohibited by this subsection.

- b. An employer, employment agency or their employees, servants or agents may offer employment or advertise for employment to only persons with disabilities, when other applicants have available to them other employment compatible with their ability which would not be available to persons with disabilities because of their disabilities. Any such employment or offer of employment shall not discriminate among persons with disabilities on the basis of race, color, creed, sex, sexual orientation, gender identity, or national origin.

4. Person to solicit or require as a condition of employment of any employee or prospective employee a test for the presence of the antibody to the human immunodeficiency virus or to affect the terms, conditions, or privileges of employment or terminate the employment of any employee solely as a result of the employee obtaining a test for the presence of the antibody to the human immunodeficiency virus. An agreement between an employer, employment agency, labor organization, or their employees, agents, or members and an employee or prospective employee concerning employment, pay, or benefits to an employee or prospective employee in return for taking a test for the presence of the antibody to the human immunodeficiency virus, is prohibited. The prohibitions of this paragraph do not apply if the state epidemiologist determines and the director of public health declares through the utilization of guidelines established by the center for disease control of the United States department of health and human services, that a person with a condition related to acquired immune deficiency syndrome poses a significant risk of transmission of the human immunodeficiency virus to other persons in a specific occupation.

- B. Employment policies relating to pregnancy and childbirth shall be governed by the following:
1. A written or unwritten employment policy or practice which excludes from employment applicants or employees because of the employee's pregnancy is a prima facie violation of this chapter.
  2. Disabilities caused or contributed to by the employee's pregnancy, miscarriage, childbirth, and recovery therefrom are, for all job-related purposes, temporary disabilities and shall be treated as such under any health or temporary disability insurance or sick leave plan available in connection with employment. Written and unwritten employment policies and practices involving matters such as the commencement and duration of leave, the availability of extensions, the accrual of seniority, and other benefits and privileges, reinstatement, and payment under any health or temporary disability insurance or sick leave plan, formal or informal, shall be applied to a disability due to the employee's pregnancy or giving birth, on the same terms and conditions as they are applied to other temporary disabilities.
  3. Disabilities caused or contributed to by legal abortion and recovery therefrom are, for all job-related purposes, temporary disabilities and shall be treated as such under any temporary disability or sick leave plan available in connection with employment. Written and unwritten employment policies and practices involving matters such as the commencement and duration of leave, the availability of

extensions, the accrual of seniority, and other benefits and privileges, reinstatement, and payment under any temporary disability insurance or sick leave plan, formal or informal, shall be applied to a disability due to legal abortion on the same terms and conditions as they are applied to other temporary disabilities. The employer may elect to exclude health insurance coverage for abortion from a plan provided by the employer, except where the life of the mother would be endangered if the fetus were carried to term or where medical complications have arisen from an abortion.

4. d. An employer shall not terminate the employment of a person disabled by pregnancy because of the employee's pregnancy.
  5. e. Where a leave is not available or a sufficient leave is not available under any health or temporary disability insurance or sick leave plan available in connection with employment, the employer of the pregnant employee shall not refuse to grant to the employee who is disabled by the pregnancy a leave of absence if the leave of absence is for the period that the employee is disabled because of the employee's pregnancy, childbirth, or related medical conditions, or for eight weeks, whichever is less. However, the employee must provide timely notice of the period of leave requested and the employer must approve any change in the period requested before the change is effective. Before granting the leave of absence, the employer may require that the employee's disability resulting from pregnancy be verified by medical certification stating that the employee is not able to reasonably perform the duties of employment.
- C. This section shall not apply to:
1. Any employer who regularly employs less than four individuals. For the purpose of this paragraph, individuals who are members of the employer's family shall not be counted as employees;
  2. The employment of individuals for work within the home of the employer, if the employer or a member of his or her family reside therein during such employment;
  3. The employment of individuals to render personal service to the person of the employer or members of his or her family;
  4. Any bona fide religious institution or its educational facility, association, corporation or society with respect to any qualifications for employment based upon religion, sexual orientation, or gender identity when such qualifications are related to a bona fide religious purpose. A religious qualification for instructional personnel or administrative officer, serving in a supervisory capacity of a bona fide religious educational facility or religious institution, shall be presumed to be a bona fide occupational qualification;
  5. This section shall not prohibit discrimination on the basis of age if the person subject to the discrimination is under the age of eighteen (18) years, unless the person is considered by law to be an adult;
  6. This section shall not apply to age discrimination in a bona fide apprenticeship employment program if the employee is over forty-five (45) years of age;
  7. After a handicapped individual is employed, the employer shall not be required under this chapter to promote or transfer such handicapped person to another job or occupation. Any collective bargaining agreement between an employer and labor organization shall contain this section as a part of such agreement.

(Ord. 5973 § 1, 2008)

**1.40.100 Unfair Or Discriminatory Practices - Housing**

It is an unfair or discriminatory practice for any person, owner, or person acting for an owner, of rights to housing or rental property, with or without compensation, including but not limited to persons licensed as real estate brokers or salespersons, attorneys, auctioneers, agents or representative by power of attorney or appointment, or any person acting under court order, deed or trust, or will:

- A. To refuse to sell, rent, lease, assign, sublease, refuse to negotiate, or to otherwise make unavailable, or deny any real property or housing accommodation or part, portion or interest therein to any individual because of the race, creed, color, sex, sexual orientation, gender identity, national origin, religion, disability or familial status of such individual;
- B. To discriminate against any individual because of his or her race, color, creed, sex, sexual orientation, gender identity, religion, national origin, disability or familial status, in the terms, conditions, and privileges of the sale, rental, lease, assignment, or sublease of any real property or housing accommodation or any part, portion or interest in the real property or housing accommodation or in the provision of services or facilities in connection with the real property or housing accommodation.;
- C. To directly or indirectly advertise, or in any other manner indicate or publicize, that the purchase, rental, lease, assignment or sublease of any real property or housing accommodations or any part, portion or interest therein by individuals of any particular race, color, creed, sex, sexual orientation, gender identity, religion, national origin, disability or familial status is unwelcome, objectionable, not acceptable or not solicited;
- D. To discriminate against the lessee or purchaser of any real property or housing accommodation, or part, portion or interest in real property or housing accommodation, or against any prospective lessee or purchaser of the property for accommodation, because of the race, color, creed, religion, sex, sexual orientation, gender identity, disability, or familial status, age or national origin of individuals who may, from time to time, be present in or on the lessee's or owner's premises for lawful purposes at the invitation of the lessee or owner as friends, guests, visitors, relatives or in any similar capacity;
- E. The provisions of paragraphs A through B of this section shall not apply to the following:
  - 1. The rental, leasing or occupancy of dwellings owned or operated by a religious organization, association, or society, or any nonprofit institution operated, supervised, or controlled by a religious organization, association or society, where preference in rental, leasing, or occupancy is given to persons of the same religion, unless membership in the religion is restricted on account of race, color, or national origin,
  - 2. The rental or leasing of a housing accommodation in a building which contains housing accommodations for not more than two families living independently of each other, if the owner or member of the owner's family reside in one of the accommodations,
  - 3. The rental or leasing of a housing accommodation in a building which contains housing accommodations for not more than four families living independently of each other, if the owner resident in one of the housing accommodations for which the owner qualifies for the homestead tax credit under Iowa Code § 425.1,

4. The rental or leasing of less than six rooms within a single housing accommodation by the occupant or owner of such housing accommodation, if the occupant or owner or members of that person's family reside there,
  5. Restrictions based on sex on the rental or leasing of housing accommodations by nonprofit corporation,
  6. The rental or leasing of a housing accommodation within which residents of both sexes must share a common bathroom facility on the same floor, of the building;
- F. The provisions of this section relating to "familial status" shall not apply to housing for older persons, as defined in CBMC 1.40.030 definition Respondent;
- G. Nothing in this chapter limits the applicability of any reasonable local, state or federal restriction on the maximum number of occupants permitted to occupy a dwelling.

(Ord. 5975 § 1, 2008)

**1.40.110 Unfair Credit Practices**

- A. It is an unfair or discriminatory practice for any:
1. Creditor to refuse to enter into a consumer credit transaction or impose finance charges or other terms or conditions more onerous than those regularly extended by that creditor to consumers of similar economic backgrounds, because of age, color, creed, national origin, race, religion, marital status, sex, sexual orientation, gender identity, or physical disability or familial status;
  2. Person authorized or licensed to do business in this state pursuant to Iowa Code Chapters 524, 533, 536, or 536A, to refuse to loan or extend credit or to impose terms or conditions more onerous than those regularly extended to individuals of similar economic backgrounds, because of age, color, creed, national origin, race, religion, marital status, sex, sexual orientation, gender identity or physical disability;
  3. Creditor to refuse to offer credit, life or health and accident insurance because of color, creed, national origin, race, religion, marital status, age, physical disability or sex, sexual orientation, gender identity or familial status. Refusal by a creditor to offer credit, life or health accident insurance based upon the age or physical disability of the consumer shall not be an unfair or discriminatory practice if such denial is based solely upon bona fide underwriting considerations not prohibited by Title XIII, subtitle 1.
- B. The provisions of this section shall not be construed by negative implication or otherwise to narrow or restrict any other provisions of this chapter.

(Ord. 5976 § 1, 2008)

**1.40.120 Unfair Or Discriminatory Practices - Education**

- A. It is an unfair or discriminatory practice for any educational institution to discriminate on the basis of race, creed, color, sex, sexual orientation, gender identity, national origin, religion, or disability in any program or activity. Such discriminatory practices shall include but not be limited to the following practices::

1. Exclusion of a person or persons from participation in, denial of the benefits of, or subjection to discrimination in any academic, extracurricular, research, occupational training, or other program or activity except athletic programs;
  2. Denial of comparable opportunity in intramural and interscholastic athletic programs;
  3. Discrimination among persons in employment and the conditions of employment;
  4. On the basis of sex, the application of any rule concerning the actual or potential parental, family, or marital status of a person, or the exclusion of any person from any program or activity or employment because of pregnancy or related conditions dependent upon the physician's diagnosis and certification.
- B. For the purpose of this section, "educational institution" includes any preschool, elementary or secondary school, community college, area education agency, or postsecondary college or university and their governing boards. This section does not prohibit an educational institution from maintaining separate toilet facilities, locker rooms, or living facilities for the different sexes so long as comparable facilities are provided. Nothing in this section shall be construed as prohibiting any bona fide religious institution from imposing qualifications based on religion, sexual orientation, or gender identity when such qualifications are related to a bona fide religious purpose or any institution from admitting students of only one sex.

(Ord. 5655 § 1 (part), 2001)

#### **1.40.140 Retaliation**

It is an unfair or discriminatory practice for any person to discriminate or retaliate against another person in any of the rights protected against discrimination by this chapter because such person has lawfully opposed any practice forbidden under this chapter, obeys the provisions of this chapter, or has filed a complaint, testified, or assisted in any proceeding under this chapter.

(Ord. 5977 § 1, 2008)

**ORDINANCE NO. 6475**

**AN ORDINANCE TO AMEND CHAPTER 1.40 COUNCIL BLUFFS CIVIL RIGHTS COMMISSION OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 1.40.030 “DEFINITIONS-CIVIL RIGHTS COMMISSION”; SECTION 1.40.080 “UNFAIR EMPLOYMENT PRACTICES”; SECTION 1.40.100 “UNFAIR OR DISCRIMINATORY PRACTICES-HOUSING”; SECTION 1.40.110 “UNFAIR CREDIT PRACTICES”; SECTION 1.40.120 “UNFAIR OR DISCRIMINATORY PRACTICES-EDUCATION” AND SECTION 1.40.140 “RETALIATION”.**

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

**SECTION 1.** That Chapter 1.40 Council Bluffs Civil Rights Commission of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 1.40.030 “Definitions-Civil Rights Commission”; Section 1.40.080 “Unfair Employment Practices”; Section 1.40.100 “Unfair Or Discriminatory Practices-Housing”; Section 1.40.110 “Unfair Credit Practices”; Section 1.40.120 “Unfair Or Discriminatory Practices-Education” and Section 1.40.140 “Retaliation” as follows:

**1.40.030 Definitions - Civil Rights Commission**

For the purposes of this chapter, the following words, terms and phrases are defined as follows:

**Affirmative action:** A plan whereby a set of specific result-oriented procedures are established and to which a "person" commits himself or herself to apply every good faith effort to achieve. The objective of those procedures is to ensure equal opportunity in public and private employment, housing, public accommodation, credit transactions and city contracts.

**Bona fide occupational qualification (BFOQ):** A job-related requirement which bears a demonstrable relationship to the successful performance of the job for which it is used.

**Commission:** The civil rights commission created by this chapter.

**Commissioner:** A member of the local civil rights commission.

**Complainant:** Any person filing a complaint with the commission.

**Contract:** Any agreement that is awarded, let, procured or entered into with, or on behalf of, the city or any awarding authority thereof.

**Contracting authority:** Any city department, agency, commission, board or any authorized employee, including any purchasing agent of the city, who makes or enters into any contract agreement for the provision of any goods or services of any kind or nature whatsoever for and on behalf of the city.

**Court:** The district court in and for the judicial district of the state of Iowa in which the alleged unfair or discriminatory practice occurred, or any judge of the court if the court is not in session at the time.

**Director:** The city attorney or his or her designee.

**Disability:** The physical or mental condition of a person which constitutes a substantial disability, and the condition of a person with a positive human immunodeficiency virus test result, a diagnosis of acquired immune deficiency syndrome, a diagnosis of acquired immune deficiency syndrome-related

complex, or any other condition related to acquired immune deficiency syndrome. The inclusion of a condition related to a positive human immunodeficiency virus test result in the meaning of “disability” under the provisions of this chapter does not preclude the application of the provisions of this chapter to conditions resulting from other contagious or infectious diseases. “Disability” does not include current, illegal use of or addiction to a controlled substance.

Employee: Any person employed by an employer.

Employer: The city of Council Bluffs or any board, commission or department thereof, and every other person or entity employing employees within the state of Iowa.

Employment agency: Any person undertaking to procure employees or opportunities to work for any other person or any person holding itself to be equipped to do so.

Familial status: One or more individuals under the age of eighteen (18) domiciled with one of the following:

- A. A parent or another person having legal custody of the individual or individuals.
- B. The designee of the parent or other person having custody of the individual or individuals, with the written permission of the parent or other person.
- C. A person who is pregnant or is in the process of securing legal custody of the individual or individuals.
- D. A person who is pregnant or who is in the process of securing legal custody of an individual who has not attained the age of eighteen (18) years.

Gender identity: A gender-related identity of a person, regardless of the person's assigned sex at birth.

Housing for older persons: Any of the following:

- A. Housing intended and operated for ninety (90) percent occupancy by at least one person fifty-five (55) years of age or older per unit, and providing significant facilities specifically designed to meet the physical or social needs of such person.
- B. Housing intended for and occupied solely by persons sixty-two (62) years of age or older.
- C. Housing provided under any state or federal program specifically designated and operated to assist elderly persons (as defined in the state or federal program).

Individual: Any natural person.

Labor organization: Any organization that exists for the purpose, in whole or in part, of collective bargaining, of dealing with employers concerning grievances, terms or conditions of employment, or of other mutual aid or protection in connection with employment.

Person: One or more individuals, partnerships associates, corporations legal representatives, trustees, receivers, employees or agents, and the city and all of this boards and commissions.

Public accommodation: each and every place, establishment, or facility of whatever kind, nature, or class that caters or offers services, facilities, or goods for a fee or charge to nonmembers of any organization or association utilizing the place, establishment, or facility, provided that any place, establishment, or facility that caters or offers services, facilities, or goods to the nonmembers gratuitously shall be deemed a public accommodation if the accommodation receives governmental support or subsidy.

- A. "Public accommodation" does not mean any bona fide private club or other place, establishment, or facility which by its nature is distinctly private, except when a distinctly private place, establishment or facility caters or offers services, facilities, or goods to the nonmembers for a fee or charge, or gratuitously, it shall be deemed a public accommodation during such period of use.
- B. "Public accommodation" includes each state and local government unit or tax-supported district of whatever kind, nature, or class that offers services, facilities, benefits, grants, or goods to the public, gratuitously or otherwise. This definition shall not be construed by negative implication or otherwise to restrict any part or portion of the pre-existing definition of the term "public accommodation."

Referral: The process by which the Iowa Civil Rights Commission notifies the local commission that a complainant has been filed with the state commission, and that the same is postponing its investigative activities for a period of sixty (60) days while the local commission investigates and attempts to resolve the matter.

Respondent: That person against whom a complaint has been filed with the commission.

Retaliation: Any act directed at a complainant or other person with the intent of affecting that person unfavorably because of his or her formal or informal efforts to secure or aid in securing compliance with this chapter.

Sexual orientation: Actual or perceived heterosexuality, homosexuality, or bisexuality.

Unfair practice or discriminatory practice: Those practices specified as unfair or discriminatory in this chapter or Chapter 216 of the Iowa Code.

(Ord. 5971 § 1, 2008)

#### **1.40.080 Unfair Employment Practices**

- A. It shall be an unfair or discriminatory practice for any:
  - 1. Person to refuse to hire, accept, register, classify or refer for employment, to discharge any employee, or to otherwise discriminate in employment against any applicant for employment or any employee because of the age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion or disability of such applicant or employee, unless based upon the nature of the occupation. If a person with a disability is qualified to perform a particular occupation, by reason of training or experience, the nature of that occupation shall not be the basis for exception to the unfair or discriminatory practices prohibited by this subsection.;
  - 2. Labor organization or the employees, agents or members thereof to refuse to admit to membership any applicant, to expel any member, or to otherwise discriminate against any applicant for membership or any member in the privileges, rights or benefits of such membership because of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion or disability of such applicant or member;
  - 3. Employer, employment agency, labor organization, or the employees, agents, or members thereof to directly or indirectly advertise or in any other manner indicate or publicize that individuals of any particular age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion or disability are unwelcome, objectionable, not acceptable or not solicited for employment or membership unless based on the nature of the occupation.

- a. If a person with a disability is qualified to perform a particular occupation by reason of training or experience, the nature of that occupation shall not be the basis for exception to the unfair or discriminatory practices prohibited by this subsection.
  - b. An employer, employment agency or their employees, servants or agents may offer employment or advertise for employment to only persons with disabilities, when other applicants have available to them other employment compatible with their ability which would not be available to persons with disabilities because of their disabilities. Any such employment or offer of employment shall not discriminate among persons with disabilities on the basis of race, color, creed, sex, sexual orientation, gender identity, or national origin.
4. Person to solicit or require as a condition of employment of any employee or prospective employee a test for the presence of the antibody to the human immunodeficiency virus or to affect the terms, conditions, or privileges of employment or terminate the employment of any employee solely as a result of the employee obtaining a test for the presence of the antibody to the human immunodeficiency virus. An agreement between an employer, employment agency, labor organization, or their employees, agents, or members and an employee or prospective employee concerning employment, pay, or benefits to an employee or prospective employee in return for taking a test for the presence of the antibody to the human immunodeficiency virus, is prohibited. The prohibitions of this paragraph do not apply if the state epidemiologist determines and the director of public health declares through the utilization of guidelines established by the center for disease control of the United States department of health and human services, that a person with a condition related to acquired immune deficiency syndrome poses a significant risk of transmission of the human immunodeficiency virus to other persons in a specific occupation.

B. Employment policies relating to pregnancy and childbirth shall be governed by the following:

1. A written or unwritten employment policy or practice which excludes from employment applicants or employees because of the employee's pregnancy is a prima facie violation of this chapter.
2. Disabilities caused or contributed to by the employee's pregnancy, miscarriage, childbirth, and recovery therefrom are, for all job-related purposes, temporary disabilities and shall be treated as such under any health or temporary disability insurance or sick leave plan available in connection with employment. Written and unwritten employment policies and practices involving matters such as the commencement and duration of leave, the availability of extensions, the accrual of seniority, and other benefits and privileges, reinstatement, and payment under any health or temporary disability insurance or sick leave plan, formal or informal, shall be applied to a disability due to the employee's pregnancy or giving birth, on the same terms and conditions as they are applied to other temporary disabilities.
3. Disabilities caused or contributed to by legal abortion and recovery therefrom are, for all job-related purposes, temporary disabilities and shall be treated as such under any

temporary disability or sick leave plan available in connection with employment. Written and unwritten employment policies and practices involving matters such as the commencement and duration of leave, the availability of extensions, the accrual of seniority, and other benefits and privileges, reinstatement, and payment under any temporary disability insurance or sick leave plan, formal or informal, shall be applied to a disability due to legal abortion on the same terms and conditions as they are applied to other temporary disabilities. The employer may elect to exclude health insurance coverage for abortion from a plan provided by the employer, except where the life of the mother would be endangered if the fetus were carried to term or where medical complications have arisen from an abortion.

4. An employer shall not terminate the employment of a person disabled by pregnancy because of the employee's pregnancy.
5. Where a leave is not available or a sufficient leave is not available under any health or temporary disability insurance or sick leave plan available in connection with employment, the employer of the pregnant employee shall not refuse to grant to the employee who is disabled by the pregnancy a leave of absence if the leave of absence is for the period that the employee is disabled because of the employee's pregnancy, childbirth, or related medical conditions, or for eight weeks, whichever is less. However, the employee must provide timely notice of the period of leave requested and the employer must approve any change in the period requested before the change is effective. Before granting the leave of absence, the employer may require that the employee's disability resulting from pregnancy be verified by medical certification stating that the employee is not able to reasonably perform the duties of employment.

C. This section shall not apply to:

1. Any employer who regularly employs less than four individuals. For the purpose of this paragraph, individuals who are members of the employer's family shall not be counted as employees;
2. The employment of individuals for work within the home of the employer, if the employer or a member of his or her family reside therein during such employment;
3. The employment of individuals to render personal service to the person of the employer or members of his or her family;
4. Any bona fide religious institution or its educational facility, association, corporation or society with respect to any qualifications for employment based upon religion, sexual orientation, or gender identity when such qualifications are related to a bona fide religious purpose. A religious qualification for instructional personnel or administrative officer, serving in a supervisory capacity of a bona fide religious educational facility or religious institution, shall be presumed to be a bona fide occupational qualification;
5. This section shall not prohibit discrimination on the basis of age if the person subject to the discrimination is under the age of eighteen (18) years, unless the person is considered by law to be an adult;
6. This section shall not apply to age discrimination in a bona fide apprenticeship employment program if the employee is over forty-five (45) years of age;
7. After a handicapped individual is employed, the employer shall not be required under this chapter to promote or transfer such handicapped person to another job or occupation. Any collective bargaining agreement between an employer and labor organization shall contain this section as a part of such agreement.

(Ord. 5973 § 1, 2008)

**1.40.100 Unfair Or Discriminatory Practices - Housing**

It is an unfair or discriminatory practice for any person, owner, or person acting for an owner, of rights to housing or rental property, with or without compensation, including but not limited to persons licensed as real estate brokers or salespersons, attorneys, auctioneers, agents or representative by power of attorney or appointment, or any person acting under court order, deed or trust, or will:

- A. To refuse to sell, rent, lease, assign, sublease, refuse to negotiate, or to otherwise make unavailable, or deny any real property or housing accommodation or part, portion or interest therein to any individual because of the race, creed, color, sex, sexual orientation, gender identity, national origin, religion, disability or familial status of such individual;
- B. To discriminate against any individual because of his or her race, color, creed, sex, sexual orientation, gender identity, religion, national origin, disability or familial status, in the terms, conditions, and privileges of the sale, rental, lease, assignment, or sublease of any real property or housing accommodation or any part, portion or interest in the real property or housing accommodation or in the provision of services or facilities in connection with the real property or housing accommodation.;
- C. To directly or indirectly advertise, or in any other manner indicate or publicize, that the purchase, rental, lease, assignment or sublease of any real property or housing accommodations or any part, portion or interest therein by individuals of any particular race, color, creed, sex, sexual orientation, gender identity, religion, national origin, disability or familial status is unwelcome, objectionable, not acceptable or not solicited;
- D. To discriminate against the lessee or purchaser of any real property or housing accommodation, or part, portion or interest in real property or housing accommodation, or against any prospective lessee or purchaser of the property for accommodation, because of the race, color, creed, religion, sex, sexual orientation, gender identity, disability, or familial status, age or national origin of individuals who may, from time to time, be present in or on the lessee's or owner's premises for lawful purposes at the invitation of the lessee or owner as friends, guests, visitors, relatives or in any similar capacity;
- E. The provisions of paragraphs A through B of this section shall not apply to the following:
  - 1. The rental, leasing or occupancy of dwellings owned or operated by a religious organization, association, or society, or any nonprofit institution operated, supervised, or controlled by a religious organization, association or society, where preference in rental, leasing, or occupancy is given to persons of the same religion, unless membership in the religion is restricted on account of race, color, or national origin,
  - 2. The rental or leasing of a housing accommodation in a building which contains housing accommodations for not more than two families living independently of each other, if the owner or member of the owner's family reside in one of the accommodations,
  - 3. The rental or leasing of a housing accommodation in a building which contains housing accommodations for not more than four families living independently of each other, if the owner resident in one of the housing accommodations for which the owner qualifies for the homestead tax credit under Iowa Code § 425.1,
  - 4. The rental or leasing of less than six rooms within a single housing accommodation by the occupant or owner of such housing accommodation, if the occupant or owner or members of that person's family reside there,
  - 5. Restrictions based on sex on the rental or leasing of housing accommodations by nonprofit corporation,

- 6. The rental or leasing of a housing accommodation within which residents of both sexes must share a common bathroom facility on the same floor, of the building;
- F. The provisions of this section relating to "familial status" shall not apply to housing for older persons, as defined in CBMC 1.40.030 definition Respondent;
- G. Nothing in this chapter limits the applicability of any reasonable local, state or federal restriction on the maximum number of occupants permitted to occupy a dwelling.

(Ord. 5975 § 1, 2008)

**1.40.110 Unfair Credit Practices**

- A. It is an unfair or discriminatory practice for any:
  - 1. Creditor to refuse to enter into a consumer credit transaction or impose finance charges or other terms or conditions more onerous than those regularly extended by that creditor to consumers of similar economic backgrounds, because of age, color, creed, national origin, race, religion, marital status, sex, sexual orientation, gender identity, or physical disability or familial status;
  - 2. Person authorized or licensed to do business in this state pursuant to Iowa Code Chapters 524, 533, 536, or 536A, to refuse to loan or extend credit or to impose terms or conditions more onerous than those regularly extended to individuals of similar economic backgrounds, because of age, color, creed, national origin, race, religion, marital status, sex, sexual orientation, gender identity or physical disability;
  - 3. Creditor to refuse to offer credit, life or health and accident insurance because of color, creed, national origin, race, religion, marital status, age, physical disability or sex, sexual orientation, gender identity or familial status. Refusal by a creditor to offer credit, life or health accident insurance based upon the age or physical disability of the consumer shall not be an unfair or discriminatory practice if such denial is based solely upon bona fide underwriting considerations not prohibited by Title XIII, subtitle 1.
- B. The provisions of this section shall not be construed by negative implication or otherwise to narrow or restrict any other provisions of this chapter.

(Ord. 5976 § 1, 2008)

**1.40.120 Unfair Or Discriminatory Practices - Education**

- A. It is an unfair or discriminatory practice for any educational institution to discriminate on the basis of race, creed, color, sex, sexual orientation, gender identity, national origin, religion, or disability in any program or activity. Such discriminatory practices shall include but not be limited to the following practices:
  - 1. Exclusion of a person or persons from participation in, denial of the benefits of, or subjection to discrimination in any academic, extracurricular, research, occupational training, or other program or activity except athletic programs;
  - 2. Denial of comparable opportunity in intramural and interscholastic athletic programs;
  - 3. Discrimination among persons in employment and the conditions of employment;
  - 4. On the basis of sex, the application of any rule concerning the actual or potential parental, family, or marital status of a person, or the exclusion of any person from any program or

activity or employment because of pregnancy or related conditions dependent upon the physician's diagnosis and certification.

- B. For the purpose of this section, "educational institution" includes any preschool, elementary or secondary school, community college, area education agency, or postsecondary college or university and their governing boards. This section does not prohibit an educational institution from maintaining separate toilet facilities, locker rooms, or living facilities for the different sexes so long as comparable facilities are provided. Nothing in this section shall be construed as prohibiting any bona fide religious institution from imposing qualifications based on religion, sexual orientation, or gender identity when such qualifications are related to a bona fide religious purpose or any institution from admitting students of only one sex.

(Ord. 5655 § 1 (part), 2001)

**1.40.140 Retaliation**

It is an unfair or discriminatory practice for any person to discriminate or retaliate against another person in any of the rights protected against discrimination by this chapter because such person has lawfully opposed any practice forbidden under this chapter, obeys the provisions of this chapter, or has filed a complaint, testified, or assisted in any proceeding under this chapter.

(Ord. 5977 § 1, 2008)

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

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

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

PASSED  
AND  
APPROVED

December 13, 2021.

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

Mayor

Attest:

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

City Clerk

First Consideration: 10-25-21  
Second Consideration: 11-22-21  
Public Hearing: N/A  
Third Consideration: 12-13-21

## Council Communication

Department: Parks and Recreation  
Case/Project No.: 1st Avenue Multi-  
Modal Corridor, Phase II  
Submitted by: Vincent M  
Martorello

Resolution 21-359  
ITEM 6.A.

Council Action: 12/13/2021

### Description

Resolution to award contract to Snyder & Associates for to complete the design and engineering of Phase II of the 1st Ave Multi-Modal Corridor Project.

### Background/Discussion

Snyder & Associates completed the design and engineering, as well as construction management of Phase I of the 1st Avenue Multi-Modal Corridor. The level of familiarity with the project, and the amount of work (e.g., surveying, engineering) already completed, as well as the amount of preliminary work completed during the initial design phase along the entire corridor warrants continuing with Snyder & Associates as the prime consultant for the design and engineering of Phase II.

The purchasing policy for the Professional Services Selection Process, Section VII. Exemptions (B) states the selection process of professional services need not be utilized in any case in which previous preliminary or final design work performed by a firm or individual warrants utilizing or continuing the utilization of that firm to avoid delay, inefficiency, lack of coordination or duplication of effort, when recommended by the department director and approved by the Mayor. Both the Mayor and the Parks and recreation Director recommend continuing with Snyder & Associates as the prime consultant.

The fee for professional services for Phase II is \$87,400.00, and per the purchasing policy a contract in an amount greater than \$75,000 requires City Council Approval.

### Recommendation

Approve the resolution awarding the contract for Phase II of the 1st Ave Multi-Modal Corridor to Snyder& Associates.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-359	Resolution	12/9/2021

**RESOLUTION**  
**NO 21-359**

**RESOLUTION AWARDING THE PROFESSIONAL SERVICES CONTRACT FOR PHASE II OF THE  
1st AVENUE MULTI-MODAL CORRIDOR, PROJECT XXXX,**

- WHEREAS, Snyder & Associates completed the design for Phase I of the 1st Avenue Multi Modal Corridor and oversaw the construction during the summer of 2021; and
- WHEREAS, the City is interested in completing the design and engineering of Phase II with construction to occur in 2022; and
- WHEREAS, the City’s purchasing policy for the Professional Services Selection Process, Section VII. Exemptions (B) states the selection process of professional services need not be utilized in any case in which previous preliminary or final design work performed by a firm or individual warrants utilizing or continuing the utilization of that firm to avoid delay, inefficiency, lack of coordination or duplication of effort, when recommended by the department director and approved by the Mayor; and
- WHEREAS, the previous design and engineering already completed warrants Snyder & Associates to complete Phase II; and
- WHEREAS, the Parks and Recreation Director and the Mayor recommend continuing with Snyder & Associates for Phase II; and
- WHEREAS, the fee for the design and engineering of Phase II is \$87,400 and per the purchasing policy, contracts greater than \$75,000 requires City Council approval; and
- WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute a contract in the amount of \$87,400 to Snyder & Associates for the 1st Avenue Multi-Modal Corridor, Project XXX

ADOPTED  
AND  
APPROVED

December 13, 2021

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

ATTEST:

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

## Council Communication

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

Resolution 21-360  
ITEM 6.B.

Council Action: 12/13/2021

### Description

Resolution authorizing a joint application to the Iowa Economic Development Authority by the City of Council Bluffs and US Property Cold Storage for benefits under the Targeted Jobs Withholding Program.

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Resolution 21-360	Resolution	12/8/2021

**Council Communication**  
**December 13, 2021**

<b>Department:</b> Community Development	<b>Resolution No:</b> 21-__	<b>City Council:</b> December 13, 2021
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**Subject/Title:**  
Application to the Iowa Economic Development Authority for financial assistance benefits under the Targeted Jobs Withholding Tax Credit Program (TJWTCP) by US Property, Inc. dba US Property Cold Storage.

**Location:**  
Phase I: Cold Storage Facility – 1700 16<sup>th</sup> Avenue, Council Bluffs, IA

**Company Background:**  
US Property has a tremendous history that stems back to 1970. Founded by Karl Witt in 1970 as K & C Management, this real estate management company was destined to diversify and grow. In 1999, Monte and Lisa Froehlich acquired K & C Management and quickly changed the name to US Property to eliminate the assumed relationship to Kansas City and expand their scope of services. In 2005, Monte and Lisa located US Property’s headquarters to downtown Lincoln, NE to further grow the company and establish a commercial presence in the region. Today, US Property is actively developing both industrial and mixed-use commercial properties across north America.

**Scope of Project:**  
Phase I of the cold storage project includes a 160,000 SF warehouse/distribution facility that will also house offices and have 26 dock doors as well as tentative rail access. The state-of-the-art facility will include racking, freezing and transportation components to serve the modern cold storage distribution industry. The facility will serve local and regional cold storage customers including protein manufacturers. Phase I of the project is expected to begin in December 2021 with completion anticipated in April 2023.

**Project Budget:**  
The project budget is \$49,630,000

**Project Workforce:**  
US Property employs 100 full-time employees at their locations throughout the United States. This project will result in 58 new full-time positions at the new Council Bluffs cold storage facility. Average hourly wages at the Council Bluffs facility will be \$27.00 per hour. These positions include warehouse and maintenance technicians, management and administration. US Property also provides health insurance and other benefits to their full-time employees.

**Discussion:**  
US Property desires to apply to the Iowa Economic Development Authority (IEDA) for benefits under the Targeted Jobs Withholding Tax Credit Program (TJ). The company has submitted a project questionnaire form to IEDA and has been invited by the State to submit a full application for the TJ incentive program. Per program guidelines, the City must sponsor the application by passing a resolution of support detailing local incentives. Incentives under the Targeted Jobs Withholding Tax Credit Program include a rebate of payroll withholding taxes for a period of 5-years. The following outlines what the State of Iowa estimates that US Property qualifies for under the TJ program as well as the Advance Southwest Iowa Corporation staff recommendation for the required local match. Community Development staff is in the process of approvals for an Urban Revitalization Plan that will allow tax abatement as the required match. Based on Council review and Council meeting schedules, the Urban Revitalization Plan is tentatively scheduled to be fully approved by January 2022.

<b>Targeted Jobs Withholding Tax Credit Program</b>	
Targeted Jobs Withholding Tax Credit Assistance	\$88,454
Proposed URV Tax Abatement Program	\$3,621,453
<b>Total:</b>	<b>\$3,709,907</b>
<b>Total Estimated Incentive Amount:</b>	<b>\$3,709,907</b>

Upon review of the investment levels and job numbers, staff is recommending that the City utilize the Urban Revitalization property tax abatement program in the amount of \$3,709,907 to satisfy the match requirement for the Targeted Jobs program. The property tax abatement is only applicable to the increase in valuation based on this project and will either be 100% for 3-years or on a sliding scale from 80% down to 20% over the course of 10-years – the program allows the company to choose which option. US Property has indicated they will utilize the 3-year 100% schedule.

**Project Timeline:**

US Property expects to start site preparation in Q4 2021 and construction of the 160,000 SF cold storage facility in Q1 2022.

**Staff Recommendation:**

Advance Southwest Iowa Corporation recommends that the City Council adopt the resolution supporting the application submitted by US Property, Inc. for benefits under the Targeted Jobs Withholding Tax Credit Program.

**Attachments:**

US Property’s Targeted Jobs Withholding Tax Credit application has been provided under separate cover with “confidential payroll and financial information” being reviewed upon request by contacting Paula Hazlewood at (402) 960-8505 or [phazlewood@selectgreateromaha.com](mailto:phazlewood@selectgreateromaha.com).

Respectfully Submitted By: Paula Hazlewood, Executive Director, Advance Southwest Iowa Corporation  
Approved By: Courtney Harter, Housing & Economic Development Manager

**RESOLUTION NO. 21-360**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA AUTHORIZING A JOINT APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY THE CITY OF COUNCIL BLUFFS AND US PROPERTY, INC. DBA US PROPERTY COLD STORAGE FOR BENEFITS UNDER THE TARGETED JOBS WITHHOLDING PROGRAM.**

**WHEREAS,** US Property, Inc. dba US Property Cold Storage is a Nebraska based development company that has been in business since 1970 with industrial and housing projects throughout the United States; and

**WHEREAS,** US Property, Inc. dba US Property Cold Storage is launching a new cold storage division and considering 1700 16<sup>th</sup> Avenue, Council Bluffs for the purpose of implementing their cold storage division and expanding into Iowa; and

**WHEREAS,** US Property, Inc. dba US Property Cold Storage will create 58 new full-time positions; and

**WHEREAS,** the project budget is \$49,630,000 with \$30,300,705 for facility construction and \$8,399,295 for site preparation; and

**WHEREAS,** the Targeted Jobs program requires the Pilot City to sponsor and provide a local match; and

**WHEREAS,** it is in the opinion of the City Council that it would be in the best interest of the City of Council Bluffs to support the application of US Property, Inc. dba US Property Cold Storage to the Iowa Economic Development Authority and to enter into agreements relating to this project; and

**WHEREAS,** this includes a tentative local funding commitment of property tax abatement in the amount of \$3,621,453 which is based solely on the increased valuation generated by this project subject to final approval of the Urban Revitalization Plan.

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

**Section 1.0** That the City declares US Property, Inc. dba US Property Cold Storage is an eligible business for the Targeted Jobs Withholding Tax Credit Program.

**Section 2.0** The City Council approves and supports US Property, Inc. dba US Property Cold Storage request for state assistance through the Targeted Jobs Withholding Tax Credit Program including the diversion of withholding taxes to be granted back to the company for qualifying project expenditures.

**Section 3.0** That the City shall provide a copy of this resolution to the Iowa Economic Development Authority and shall file this resolution with the Pottawattamie County Recorder.

- Section 4.0** The Mayor is hereby authorized to take such further actions as are deemed necessary in order to carry into effect the provisions of this resolution including the signing of certain agreements relating to the project.
- Section 5.0** The provisions of this resolution shall be governed by the laws of the State of Iowa.
- Section 6.0** That all resolutions and parts thereof in conflict therewith are hereby repealed to the extent of such conflict.
- Section 7.0** That the provisions of this resolution are hereby declared to be separable and if any section, phrase, or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereof.
- Section 8.0** That the approval of the Targeted Jobs Withholding Tax Credit Program benefits are contingent upon the company meeting all applicable City codes and ordinances.
- Section 9.0** That this resolution shall become effective immediately upon passage and approval.

ADOPTED  
AND  
APPROVED:

December 13, 2021

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

ATTEST:

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

## Council Communication

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

Resolution 21-361  
ITEM 6.C.

Council Action: 12/13/2021

### Description

Resolution abolishing an Account Manager Position and adding a Treasury Team Lead Position within the Finance Department.

### Background/Discussion

Restructuring within the Finance Department has realigned staff to fit more appropriately under Finance and Treasury. This has decreased the responsibilities of the Account Manager position (grade 26) significantly resulting in less management and oversight needed leading to the abolishment of the position and creation of the Treasury Team Lead position (grade 20).

### Recommendation

The recommendation is to approve the resolution to abolish the Account Manager position and create the Treasury Team Lead position.

### ATTACHMENTS:

Description	Type	Upload Date
Job Description	Job Description	12/8/2021
Resolution 21-361	Resolution	12/8/2021



## City of Council Bluffs Job Description

### **Treasury Team Lead**

**Department:** Finance Department  
**Supervisor:** Director of Finance  
**Location:** City Hall  
**FLSA Status:** Exempt  
**Prepared By:** Cori Shaw, Recruiter  
**Prepared Date:** December 2021  
**Union:** Non-Union  
**Pay Grade:** 20

**Summary:** An employee in this class is responsible for leading the accounts receivable and cash management function within the Treasury Division. Performs financial accounting, reporting, and analysis responsibilities. Works closely with management to ensure they have the necessary reporting to make sound financial decisions.

#### **Essential Duties and Responsibilities:**

- Manages the accounts receivable and revenue function including the timely processing, accounting, and internal controls
- Prepares financial accounting, analysis, and reconciliation of City financial accounts
- Prepares internal and external financial statements and reports by collecting, analyzing, and summarizing financial information
- Conducts analytical review of specific financial actions and prepares recommendations
- Assists in the preparation of the City's annual and amended budget
- Completes assigned responsibilities for the year-end close and audit
- Maintains effective communication and working relationships with City staff and external contacts
- Regular and predictable attendance is required
- Other duties as assigned

#### **Supervisory Responsibilities:**

Directly supervises employees within the Treasury Division. Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities include training employees; planning, assigning, and directing work; addressing complaints; and resolving problems.

**Qualifications:**

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

**Education and/or Experience:**

- Bachelor's Degree from an accredited institution in Accounting or Finance
- Four years of experience in a finance role
- Enterprise Resource Planning (ERP) system experience, preferred
- Any equivalent combination of education and experience which provide the required knowledge, skills, and abilities necessary to perform the work.

**Certificates, Licenses, Registrations:**

- None Required

**Physical Demands:**

- While performing the duties of this job, the employee is frequently required to stand; walk; sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and see, talk, and hear.
- The work environment is an office setting that is customer facing, with periods of very busy and relatively quiet cycles.

**Other Skills and Abilities:**

- Thorough knowledge of generally accepted accounting principles and of fund accounting
- Knowledge of accounting procedures and internal control techniques related to the revenue cycle
- Ability to analyze and organize data in support of assertions or conclusions
- Effective communication skills both orally and written
- Professional curiosity and desire to learn
- Ability to implement complex accounting guidance
- Strong leadership and management skills
- Strong organizational skills with the ability to manage multiple priorities and meet tight deadlines

RESOLUTION  
NO 21-361

**RESOLUTION ABOLISHING AN ACCOUNT MANAGER POSITION AND ADDING A  
TREASURY TEAM LEAD POSITION WITHIN THE FINANCE DEPARTMENT**

**WHEREAS**, An Account Manager position is no longer applicable for the duties and responsibilities being performed

**WHEREAS**, creating a Treasury Team Lead aligns to the duties and responsibilities being performed

**WHEREAS**, The listed changes will not negatively impact the Finance Department budget.

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

That the Account Manager position be abolished effective upon approval of this resolution by Council.

**AND BE IT FURTHER RESOLVED**

That a Treasury Team Lead position be added effective upon the approval of this resolution by Council.

ADOPTED  
AND  
APPROVED                      December 13, 2021

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

ATTEST:                      \_\_\_\_\_  
Jodi Quakenbush, City Clerk

## Council Communication

Department: Community  
Development  
Case/Project No.: OTB-21-009  
Submitted by: Brandon Siracuse,  
Planner

Resolution 21-362  
ITEM 6.D.

Council Action: 12/13/2021

### Description

Resolution to dispose of City property described as Tract 2 of that part of the NW1/4 NW1/4 of Section 14-74-44, as described and shown in the office of Pottawattamie County Recorder in Acquisition Plat Book 2015 Page 10602. Location: approximately 4205 Gifford Road. OTB-21-009 (Corrective Resolution of 21-304 approved on October 25, 2021)

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/3/2021
Attachment A - Location and Zoning Map	Map	12/3/2021
Attachment B - Letter of Intent	Letter	12/3/2021
Attachment C - Application Submittal	Other	12/3/2021
Attachment D - Real Estate Market Analysis	Other	12/3/2021
Attachment E - Land Survey	Other	12/3/2021
Resolution 21-362	Resolution	12/8/2021

### Council Communication

<p>Department: Community Development</p> <p>CASE # OTB-21-009</p> <p>Applicant: Mark Andersen Andersen Construction Co. 3125 S. 11<sup>th</sup> Street Council Bluffs, IA 51501</p>	<p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. _____</p>	<p>Set Public Hearing: 10/11/21</p> <p>Public Hearing: 10/25/21</p> <p style="color: red;">Corrective Resolution Council Meeting: 12/13/21</p>
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#### Subject/Title

Request by Andersen Construction, represented by Mark Andersen, to dispose of the property, legally described as ~~Section 14-74-44 PT NW NW comm 614.52'S 32.19'E NW COR TH NELY 615.9' SWLY 572.17' to POB, City of Council Bluffs, Pottawattamie County, Iowa,~~ Tract 2 of that part of the NW1/4 NW1/4 of Section 14-74-44, City of Council Bluffs, Pottawattamie County, Iowa, as described and shown in the office of Pottawattamie County Recorder in Acquisition Plat Book 2015 Page 10602 to Andersen Construction Company (Mark Andersen) for the purpose of replatting with adjacent land to the west to create a new one-lot minor industrial subdivision as described in Case #SUB-21-010.

Location: property lying southwest of the intersection of 42<sup>nd</sup> Avenue and Gifford Road (approx.. 4205 Gifford Road).

#### Background/Discussion

***\*\*Corrective resolution to change the subject property's legal description to match the description stated in Acquisition Plat Book 2015 Page 10602 at the Pottawattamie County Recorder's Office\*\*\****

The Community Development Department has received an offer from Andersen Construction Company (Mark Andersen) to purchase surplus city-owned property (legally described above). The subject property is zoned I-2/General Industrial District and is classified as “transitional preserve” with a sub-classification of “future private use.”

The applicant proposes to acquire the subject property to replat it with adjacent land to the west to form a new one-lot minor industrial subdivision, as described in Case #SUB-21-010. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at its most recent appraised land value, which is \$27,878.00. The applicant has offered \$27,878.00 to purchase the property and has submitted the required 10% down payment (\$2,788.00) and \$50.00 application fee.

The City of Council Bluffs acquired the subject property on July 30, 2015, after purchasing part of the land located at 4325 Gifford Road for the purpose of relocating a section of Gifford Road right-of-way lying immediately south of US-275/Veterans Memorial Highway. The subject property has been classified as “transitional preserve” with the intention that the land could be replatted with surrounding land in the future.

The City has incurred a total cost of \$0.00 for the subject property.

The subject property is currently zoned I-2/General Industrial District. The subject property is an irregularly shaped lot with a total of 55,756 square feet, which exceeds the minimum lot size requirements for the I-2 District. The subject property may contain wetlands, which could limit the ability to build upon the land. However, the applicant has also submitted a request for approval of a one-lot minor industrial subdivision (Case #SUB-21-010) that will replat the subject property into one lot along with adjacent land to the west. This newly created lot will be buildable under current site development standards for the I-2 District.

**Recommendation**

The Community Development Department recommends disposing of the property legally described as ~~Section 14-74-44 NW NW corner 614.52'S 32.19'E NW COR TH NELY615.9' SWLY572.17' to POB, City of Council Bluffs, Pottawattamie County, Iowa, Tract 2 of that part of the NW1/4 NW1/4 of Section 14-74-44, City of Council Bluffs, Pottawattamie County, Iowa, as described and shown in the office of Pottawattamie County Recorder in Acquisition Plat Book 2015 Page 10602~~ to Andersen Construction (Mark Andersen), subject to the following conditions:

1. The total purchase price shall be \$27,878.00.

**Attachment A:** Location Map

**Attachment B:** Letter of intent

**Attachment C:** Application to purchase City property

**Attachment D:** Real estate market value opinion by John Jerkovich

**Attachment E:** Land survey recorded in Book 2015 Page 10602




**Prepared By:** Brandon Siracuse, Planner, Community Development Department


# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASES #OTB-21-009

### ZONING/LOCATION MAP

Attachment A

	Case #OTB-21-009 Subject Property
	City of Council Bluffs Corporate Limits
	Parcels

0      40      80  
  
 1 inch = 80 feet



Last Amended: 9/10/2021



Council Bluffs Community  
 Development Department  
 209 Pearl Street  
 Council Bluffs, IA 51503  
 Telephone: (712) 890-5350

**DISCLAIMER**  
 This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map; 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.

**Letter of Intent for the property known as Twin City Church 4220 Gifford road**

Andersen Construction is purchasing the property known as 4220 Gifford Road and the vacated road that was the old Gifford Road and a lot that the City of Council Bluffs owns that is a little more than an acre. The lot was formed when the city bought land from ECHO company to adjust the new Gifford Road. It was the area between the two roads. The property is said to have wetlands.

The three properties will be combined to form one property that will be around 7.3 acres total. The 4220 land is currently a church and not being a taxable property.

Andersen Construction intends to remove all buildings and trees on the property and raise the elevation of the property to the street level of Gifford Road. We also plan to get any wetlands removed from all of the properties.

The property will be asked to become industrial for the zoning for the future.

Our intent is to use the property for a company who wants to use it for industrial use such as a warehouse.



Sincerely, Mark Andersen

Andersen Construction

**APPLICATION TO PURCHASE CITY PROPERTY**

Submit To: Community Development Department  
 City of Council Bluffs  
 209 Pearl Street  
 Council Bluffs, IA 51503

THE UNDERSIGNED (hereby designated as Buyers) hereby offer to buy the real estate situated in Council Bluffs, Pottawattamie County, Iowa, generally described as follows:  
Parcel 7444 14 101 006 Section 14-74-44 PT NW NW comm 614.52'S 32.19'E NW COR TH NELY615.9' SWLY572.17'  
to POB - 1.28 or 55756 sq.ft. Acres between New Gifford road and vacated Gifford road

Buyers are applying to purchase this property for the following purpose(s):  
Turn the land into industrial land.

Buyers offer a total sum of \$ 27,878.

Buyers submit a down payment in the sum of \$ 2,788 + \$50 Non-refundable Administrative Fee.

**In consideration of the information above, Buyers hereby certify and agree to the following:**

- (a) Buyers shall submit a down payment of 10% of the last assessed or appraised value for a buildable lot, OR 10% of a value established by the Street Property Fee Schedule for non-buildable remnant parcels.
- (b) The down payment shall be refunded if the offer is not accepted by the City Council, however, if the buyer does not purchase the property within the specified timeframe (60 days, unless otherwise approved), or withdraws their offer, the down payment is not refundable. The administrative fee is not refundable under any circumstances.
- (c) City personnel shall review all applications submitted and make any recommendations deemed appropriate with respects to acceptance, rejection or modification (if any), however, approval of this application shall be in the sole discretion of the Council Bluffs City Council.
- (d) Title shall be taken subject to applicable zoning restrictions, and Buyer understands and attests that their proposed use would conform with all permitted uses in that zoning classification. Any proposed use deemed to be non-conforming shall result in forfeiture of this application.
- (e) City shall quit claim its title interest to the Buyer by City Deed, subject to any and all applicable easements, covenants, servient estates and any other appurtenant restrictions to the land.
- (f) Buyers are not subject to any liens, delinquent taxes, unpaid property violations or other outstanding costs and/or fines associated with property ownership and maintenance.
- (g) Buyers shall finance the purchase of the property by any one of the following means (please circle):
  - a. Cash
  - b. Certified Check
  - c. Third Party Mortgage
  - d. City Financing with Mortgage/Promissory Note
- (h) All subsequent taxes shall be paid by Buyers.
- (i) All subsequent special assessments shall be paid by Buyers.
- (j) Upon payment of the purchase price as provided in paragraph (g), the City shall convey title by City Deed and shall pay all filing fees associated with recording the deed with the Pottawattamie County Recorder.

Mark Andersen 8/6/21  
 Buyer Signature Date  
 Andersen Construction - Mark Andersen  
 Print Name  
 Address 3125 South 11th Street  
 Phone 402 490 3743  
 Email Mark@Andersenconst.com

\_\_\_\_\_  
 Buyer Signature Date  
 \_\_\_\_\_  
 Print Name  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

Internal Use Only

\_\_\_\_ Buildable Lot \_\_\_\_\_ Date Received \_\_\_\_\_ Offer Sufficient for Review  
 \_\_\_\_ Remnant Parcel \_\_\_\_\_ Case #Assigned  
 \_\_\_\_ Previously Vacated ROW \_\_\_\_\_ Payment with Offer Approved for Processing: \_\_\_\_\_



**HEARTLAND  
PROPERTIES, INC.**

HeartlandProperties.com

712.325.0445

535 W Broadway, Suite 100  
Council Bluffs, IA 51503

July 28, 2021

Mr. Richard Wade  
Council Bluffs City Attorney  
209 Pearl Street  
Council Bluffs, Iowa 51503

Dear Mr. Wade,

As per your request, I have created a Real Estate Broker's Opinion on the market value of the public right-of-way located adjacent and east of **4220 Gifford Road, Council Bluffs, Iowa, 51501** (currently known as Twin Cities Christian Church).

**Taxes:** None as it is public right-of-way.

**Utilities:** Electricity, gas, city water and city sewer serve the property.

**Land Size:** 1.28 Acres m/l (55,756 sq. ft.)

**Location:** Good. The property is in an area where there is a lot of industrial development occurring.

**Site Improvements:** None. The site is encumbered with utility easements and a driveway entrance crossing the right-of-way as the primary access to the church. It also has a wetlands designation on a majority of the property which will have to be delineated by the Rock Island Corp of Engineers to allow any construction of any type to occur.

The site would need 1.5 to 2 feet of dirt fill to blend into the existing church property, which sits much higher. That cost would run approximately \$50,000.00 to complete.

**Zoning:** R-2. Churches are allowed to go into about any zoning that is allowed in Council Bluffs.

**Highest and Best Use:** I-2 Industrial and potentially I-1 Industrial. We would need to go through rezoning to allow the property to be sold.

**Determination of Value:** There are three approaches to determine market value. They are as follows: cost approach, income approach and sales comparison approach. I recommend we use the sales comparison approach and incorporate development costs that would be required to do to it to make it a marketable property and use it for its highest and best use.



**Assessed Valuation:** The property is currently not on the tax rolls but is assessed as a non-taxable entity at \$114,000.00.

**Site Discussion:** In order to make this site developable, it would require somewhere to \$1.00 to as much as \$1.50 per sq. ft. to get it site ready. There is a fill issue, utility easements, driveway easement and it is a designated wetlands area. Remember, I am valuating the site that contains 1.28 acres only. The analysis must contain that site only and it alone is probably not developable unless joined with the site abutting to the west which includes the current church property. You cannot compare it to a site ready parcel and the configuration and easements make it alone non developable.

An important factor to acknowledge is that none of the properties, including the City of Council Bluffs and Twin City Christian Church are on the property tax rolls paying property taxes. You should look at this as an opportunity to take three parcels, of which two you own and one owned by the church and are putting it back on the tax rolls. It will eventually be a minimum of \$2,000,000 to \$5,000,000 development on assessed valuation basis. This will generate on the low end of \$72,666.00 per year to as high or higher potentially \$181,665.00 per year in property taxes. You are currently receiving zero dollars in property taxes on all three of these parcels. In the big picture, the development will create jobs also.

In summary, the property is not a site ready building pad and has numerous issues. The fact alone, it is not buildable in its current state and that is legally how you appraise a parcel is how it sits alone and what is worth today.

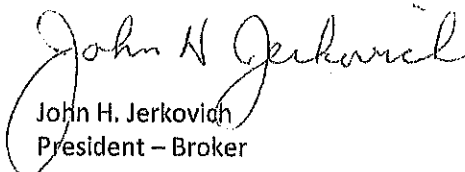
I am happy to present my analysis and verbally explain before the Planning Commission and City Council, as on paper alone it is hard to paint the actual picture. I would prefer to do that as I really pride myself in being knowledgeable and fair to all.

Therefore, subject to the above analysis and attached sales, I find **Fair Market Value of the subject property to be \$27,878.40 per acre to no higher than \$30,665.80 per acre.** That is range of \$0.50 to \$0.55 cents per sq. ft. I believe this is as fair as one can be if you look at the entire picture and unfortunately, a lot of people do not.

Please see attached comparable properties that are currently pending with closing soon to occur, sold properties and active listings all in the general area of the subject property. They all have the same intended use.

This is not intended to be a Certified Appraisal as I am not a certified appraiser. This is an opinion of value only by a licensed Real Estate Broker.

Sincerely,

  
John H. Jerkovich  
President – Broker

Qualifications: I, John H. Jerkovich, have been actively involved in listing and selling real estate since 1984.

Attachments: Comparable properties and assessor cards.

# ACQUISITION PLAT

FOR RIGHT OF WAY



2015-10602

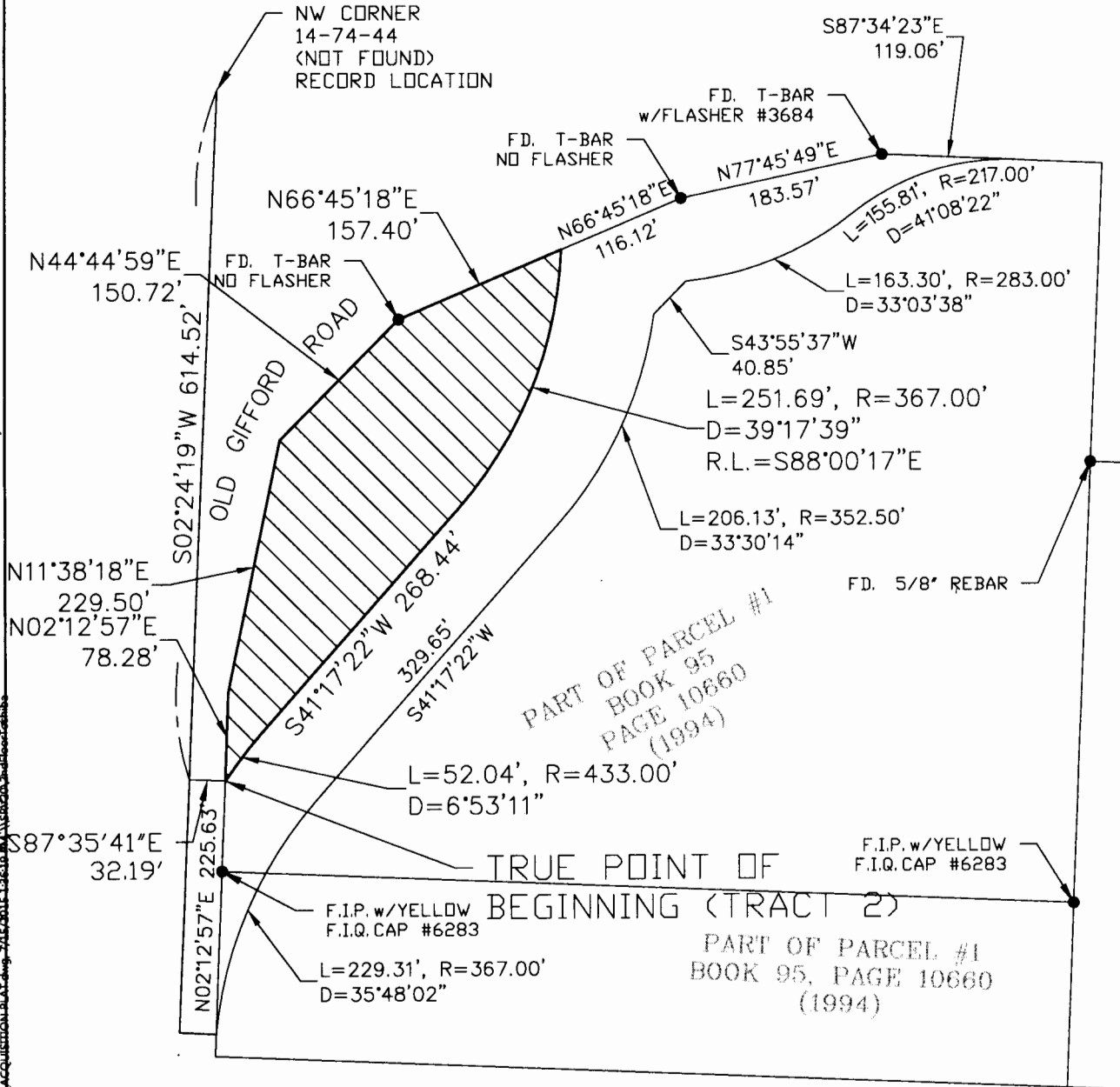
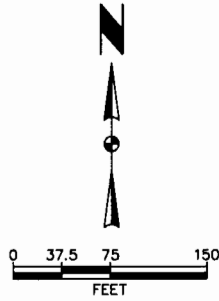
ACQUIRED FROM LANE REAL ESTATE LC

RECORDER MARK BRANDENBURG  
POTTAWATTAMIE COUNTY, IA  
FILE TIME: 08/18/2015 2:11:20 PM  
REC: 10.00AUD: T TAX:  
RMA: 1.00ECM: 1.00

R FEE \$ 10.00 RMA \$ 1.00

A FEE \$ \_\_\_\_\_ ECOM \$ 1.00

T TAX \$ \_\_\_\_\_



FROM & STA. TO & STA. R.O.W. 55,748 SQ. FT. CONSIDERATION \$

SECTION 14 TWP 74 NORTH RANGE 44 WEST BORROW \_\_\_\_\_ ACRES

CIVIL TWP. \_\_\_\_\_ ACQUIRED BY \_\_\_\_\_ CONTRACT DATED \_\_\_\_\_

\\SRV20\Shared\Blue\_Team\Projects\151614\_GIFFORD\_ROAD\_RECONSTRUCTION\Drawings\Survey\151614\_ACQUISITION\_PLAT.dwg

ACQUISITION PLAT  
FOR RIGHT OF WAY

TRACT NO. 2  
SHEET 4 OF 4

ACQUIRED FROM LANE REAL ESTATE LC

LEGAL DESCRIPTION: TRACT 2

THAT PART OF PARCEL NUMBER 1 AS SHOWN ON A SURVEY ENTITLED "REPLAT OF PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14-74-44" RECORDED IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER IN BOOK 90 AT PAGE 9495, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 02 DEGREES 24 MINUTES 19 SECONDS WEST, 614.52 FEET;

THENCE SOUTH 87 DEGREES 35 MINUTES 41 SECONDS EAST, 32.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GIFFORD ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 02 DEGREES 12 MINUTES 57 SECONDS EAST, 78.28 FEET;
- 2) NORTH 11 DEGREES 38 MINUTES 18 SECONDS EAST, 229.50 FEET;
- 3) NORTH 44 DEGREES 44 MINUTES 59 SECONDS EAST, 150.72 FEET
- 4) NORTH 66 DEGREES 45 MINUTES 18 SECONDS EAST, 157.40 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 88 DEGREES 00 MINUTES 17 SECONDS EAST, 367.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 39 SECONDS, 251.69 FEET;

THENCE SOUTH 41 DEGREES 17 MINUTES 22 SECONDS WEST, 268.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 433.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 11 SECONDS, 52.04 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 55,748 SQUARE FEET (1.28 ACRES), MORE OR LESS.

\\SRV20\Shared\Blue\_Tsgm\Projects\151614\_GIFFORD ROAD RECONSTRUCTION\Engineering\Drawings\151614\_ACQUISITION PLAT.dwg

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

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**RESOLUTION NO. 21-362**

~~A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS BEING PART OF THE NW1/4 NW1/4 OF SECTION 14-74-44, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING 614.52 FEET SOUTH AND 32.19 FEET EAST OF THE NW CORNER OF SAID SECTION 14, THENCE NORTHEASTERLY 615.9 FEET, THENCE SOUTHWESTERLY 572.17 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.~~ **AS TRACT 2 OF THAT PART OF THE NW1/4 NW1/4 OF SECTION 14-74-44, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AS DESCRIBED AND SHOWN IN THE OFFICE OF POTTAWATTAMIE COUNTY RECORDER IN ACQUISITION PLAT BOOK 2015 PAGE 10602**

**WHEREAS,** the City has previously expressed its intent to dispose of City owned property legally described as being part of the NW1/4 NW1/4 of Section 14-74-44, and being more particularly described as commencing 614.52 feet south and 32.19 feet east of the NW corner of said Section 14, thence northeasterly 615.9 feet, thence southwesterly 572.17 feet to the point of beginning, all in the City of Council Bluffs, Pottawattamie County, Iowa. **Tract 2 of that part of the NW1/4 NW1/4 of Section 14-74-44, City of Council Bluffs, Pottawattamie County, Iowa, as described and shown in the office of Pottawattamie County Recorder in Acquisition Plat Book 2015 Page 10602**

**WHEREAS,** a public hearing has been held in this matter on October 25, 2021, at 7:00 p.m.

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

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

Andersen Construction Company, and all successors in interest: Property legally described as ~~being part of the NW1/4 NW1/4 of Section 14-74-44, and being more particularly described as commencing 614.52 feet south and 32.19 feet east of the NW corner of said Section 14, thence northeasterly 615.9 feet, thence southwesterly 572.17 feet to the point of beginning, all in the City of Council Bluffs, Pottawattamie County, Iowa.~~ **Tract 2 of that part of the NW1/4 NW1/4 of Section 14-**



## Council Communication

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

Resolution 21-363  
ITEM 6.E.

Council Action: 12/13/2021

### Description

Resolution authorizing and directing the Mayor to execute the Participation Agreements, Settlement Agreements, forms, accompanying MOUs and related documents regarding the opioid litigation.

### Background/Discussion

There is currently a class action lawsuit against the three largest pharmaceutical distributors: McKesson, Cardinal Health and AmerisourceBergen, and manufacturer Janssen Pharmaceuticals, Inc. and its parent company Johnson & Johnson regarding the opioid epidemic across the country. The City has to “opt in” in order to be eligible for any of the settlement proceeds. It’s in our best interest to “opt in” and several documents and agreements may be necessary to follow-through with our claim.

### Recommendation

Approval is recommended.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 21-363	Resolution	12/9/2021

**RESOLUTION NO. 21-363**

**A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE PARTICIPATION AGREEMENTS, SETTLEMENT AGREEMENTS, FORMS, ACCOMPANYING MOUS AND RELATED DOCUMENTS REGARDING THE OPIOID LITIGATION.**

**WHEREAS,** There is currently a class action lawsuit against the three largest pharmaceutical distributors: McKesson, Cardinal Health and AmerisourceBergen, and manufacturer Janssen Pharmaceuticals, Inc. and its parent company Johnson & Johnson regarding the opioid epidemic across the country; and

**WHEREAS,** In order to be included, counties and cities need to “opt in” by signing a Participation Agreement and agree to release their claims in order to receive any of the settlement proceeds; and

**WHEREAS,** It is in the best interest of the City to sign the Participation Agreements, settlement agreements, forms, accompanying MOUs and other related documents regarding the opioid litigation.

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

That the Mayor is hereby authorized and directed to execute the Participation Agreements, settlement agreements, forms, accompanying MOUs and related documents regarding the opioid litigation.

ADOPTED  
AND  
APPROVED

December 13, 2021.

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

Mayor

Attest:

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

City Clerk

## Council Communication

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

Resolution 21-364  
ITEM 6.F.

Council Action: 12/13/2021

### Description

Resolution authorizing and directing the Mayor to execute a Second Amendment to Development Agreement by and between the City of Council Bluffs and developers Questa, LLC and Gable Corporation.

### Background/Discussion

In January of 2009, the City entered a development agreement with Questa LLC and Gable Corporation for the development of what is commonly referred to as the Google Southland Project. In December of 2011, the same parties amended the original agreement with a document entitled First Amendment to Development Agreement. The First Amendment modified the cap on the amount of franchise fee that Questa LLC and Gable Corporation would be required to pay per year and secondly, it provided for a modification in the abatement schedule for the Project under certain conditions. Inadvertently, the modification to the cap was never implemented until the current fiscal year which has led to an inequity between the parties. To address this inequity, the parties have agreed to the terms of a Second Amendment to Development Agreement which will address the provisions regarding the modifications to the abatement schedule so as to eliminate the aforementioned inequities over a period of time.

This modification will have no negative impact upon tax revenues received by any other taxing body.

### Recommendation

Approval is recommended.

### ATTACHMENTS:

Description	Type	Upload Date
Agreement	Agreement	12/9/2021
Resolution 21-364	Resolution	12/9/2021

Execution Copy

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment to Development Agreement (the “Second Amendment”) is entered into by and among the City of Council Bluffs, Iowa, an Iowa municipal corporation (the “City”); Questa LLC, a Delaware limited liability company; and Gable Corporation, an Iowa corporation (both entities collectively referred to as the “Developer”) effective as of the date of the last signature below in this Second Amendment (the “Effective Date”).

RECITALS:

- A. Effective January 16, 2009 the City entered into a Development Agreement with the Developer (the “Development Agreement”). On December 20, 2011 the City and the Developer entered into an Amendment to Development Agreement (the “First Amendment to Development Agreement”) which, among other things, established a cap for payment by Developer of the City’s electricity franchise fee.
- B. Developer was billed for the electricity franchise fee since the effective date of the First Amendment to Development Agreement; however, the City and Developer have discovered that the City inadvertently received substantially more than the cap provided in the First Amendment to Development Agreement through no fault of either the City or the Developer.
- C. The City and the Developer now desire to structure the Development Agreement in a fashion that will not require reimbursement by the City of the overpayment of the electricity franchise fee by the Developer and to confirm the real estate tax exemption arrangement in the Development Agreement going forward.
- D. The City and the Developer also now desire to confirm the Developer’s commitment to maintain jobs in the City and to clarify how the jobs at the present time and in the future will be counted.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the City and the Developer agree as follows:

1. PROPERTY TAX VALUATION FORMULA.

Section 3 of the First Amendment to Development Agreement captioned “Property Tax Valuation Formula Changes By State of Iowa” is deleted in its entirety. The City and the Developer confirm and agree that the property tax exemption/abatement schedule set forth in the Development Agreement shall remain in full force and effect in regard to all present and future improvements by the Developer regardless of any change in state of Iowa property tax valuation procedures or policies now or in the future.

2. CALCULATION OF JOBS.

In monitoring jobs that the Developer is enabling in connection with its operations now and which the Developer will be enabling in the future under the Development Agreement, the City agrees that the number of jobs shall include salaried employees as well as extended workforce performing jobs for the Developer.

3. RELEASE BY THE DEVELOPER.

The Developer hereby releases the City from any obligation to repay the Developer for the overpayment of the electricity franchise fee as described in this Second Amendment.

4. CONFIRMATION OF DEVELOPMENT AGREEMENT.

Except as amended herein and as previously amended in the First Amendment to Development Agreement, the Development Agreement between the City and the Developer shall remain in full force and effect according to its terms.

EXECUTION IN COUNTERPARTS.

This Second Amendment may be executed in counterparts and each such counterpart, and all of them together, shall constitute one instrument.

IN WITNESS WHEREOF, The City and the Developer have entered into this Second Amendment as of the Effective Date.

**CITY OF COUNCIL BLUFFS, IOWA, a municipal corporation**

By: \_\_\_\_\_

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

Date: \_\_\_\_\_

**ATTEST BY CITY CLERK:**

By: \_\_\_\_\_

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

Date: \_\_\_\_\_

**QUESTA LLC, a Delaware limited liability company**

By: \_\_\_\_\_

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

Date: \_\_\_\_\_

GABLE CORPORATION, an Iowa corporation

By: \_\_\_\_\_

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

Date: \_\_\_\_\_

**RESOLUTION NO. 21-364**

**A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA AND DEVELOPERS QUESTA LLC AND GABLE CORPORATION.**

**WHEREAS,** On January 16, 2009, parties entered into a Development Agreement and on December 20, 2011, an Amendment to Development Agreement was entered for the development of what is commonly referred to as the Google Southland Project that modified the cap on the amount of franchise fees that the Developers would be required to pay; and

**WHEREAS,** Inadvertently the modification to the cap was never implemented until the current fiscal year which has led to an inequity between the parties and in order to address this inequity, the parties have agreed to the terms of a Second Amendment to Development Agreement which will address the provisions regarding the modifications to the abatement schedule so as to eliminate the aforementioned inequities over a period of time; and

**WHEREAS,** It is in the best interest of the City of Council Bluffs to execute this Second Amendment to Development Agreement by and Between the City of Council Bluffs, Iowa and Developers Questa LLC and Gable Corporation.

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

That the Mayor is hereby authorized and directed to execute the Second Amendment to Development Agreement by and between the City of Council Bluffs, Iowa and Questa LLC and Gable Corporation.

ADOPTED  
AND  
APPROVED

December 13, 2021.

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

Mayor

Attest:

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

City Clerk

## Council Communication

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

Resolution 21-365  
ITEM 6.G.

Council Action: 12/13/2021

<b>Description</b>
--------------------

Resolution authorizing and directing the Mayor to execute a contract by and between the City of Council Bluffs and the Council Bluffs Area Chamber of Commerce
--

<b>Background/Discussion</b>
------------------------------

Contract submitted to Mayor by Chamber
--

<b>Recommendation</b>
-----------------------

**ATTACHMENTS:**

Description	Type	Upload Date
Workforce plan	Other	12/9/2021
Contract	Agreement	12/9/2021
Resolution 21-365	Resolution	12/9/2021

# **2022 Workforce Development Objectives**



Prepared by Alicia Frieze | Workforce Development Director

## **Job Board & Resources**

We are increasing the volatility and use of our job board. We have created a weekly job seeker newsletter that seekers sign up to receive new job notifications and education or development opportunities.

### **Objectives**

- Increase labor pool and limit brain drain.

### **Outputs**

- Average of 60-80 jobs published per week.
- Average of 500 – 700 job post views per week.
- Average of 100 subscribed job seekers.



## **Workforce Lunch and Learns**

Held monthly, attendees are provided workforce updates from the CB Chamber, collaborate with fellow chamber members as they discuss their HR programs and issues, and hear from a guest speaker that will focus on key HR topics.

### **Objectives**

- Reduce aggregate turnover
- Increase “brain-gain”

### **Outputs**

- 12 lunch and learns per year, one per month.
- Average of 20 attendees for each event.

## **New and Emerging Leaders – Professional Development Workshops**

This series of courses outlines the role of an ethical manager in the workplace. It develops the skills to motivate, empower, and grow employees in a culture of respect. Participants learn to manage in a way that recognizes WHAT you do is as important as HOW you do it. Reputation counts – yours and your organization's and this training ensures both remain positive into the future.

### **Objective**

- Reduce aggregated turnover
- Increase “brain-gain”.
- Empower the next generations of leaders in the community.

### **Outputs**

- 2 workshops per year, with each workshop consisting of four sessions.
- 30 participants per workshop.

# **2022 Workforce Development Objectives**



Prepared by Alicia Frieze | Workforce Development Director

## **Next Level Leadership – Professional Development Workshops**

This workshop consists of two half-day workshops that teach participants the Five Levels of Leadership. It also provides leaders an opportunity to create an actual leadership development plan for their organization.

### **Objectives**

- Reduce aggregated turnover.
- Increase “brain-gain”.
- Train excellent leaders in the community.

### **Outputs**

- 2 workshops per year, with each workshop consisting of two sessions.
- 30 participants per workshop.



## **DE&I & The Workforce Workshops**

Professional development workshops focused around why DEIJA is important and how to infuse it into your workforce. These offerings will be continuative, developing/leading into the next stage.

### **Objectives**

- Reduce aggregated turnover.
- Increase labor pool.
- Foster diversity, equity, inclusion, justice, and acceptance in the workplace and community.

### **Outputs**

- 2 workshops per year, with each workshop consisting of two to four sessions.
- 30 participants per workshop.

## **Unbelievable Workplaces – CB**

UNbelievable Workplaces is a program designed to help businesses track employee satisfaction. They can use this program to obtain insight from their associates, create a culture that their team will want to work in, and share their status to get recognized for the culture they've created.

### **Objectives**

- Reduce aggregated turnover.
- Recognize the premier workplaces in the community on an annual basis.

### **Outputs**

- 30 awarded businesses.
- 100 attendees for the UNbelievable Workplaces Celebration

# 2022 Workforce Development Objectives



Prepared by Alicia Frieze | Workforce Development Director

## GrowCB

GrowCB is a conduit and platform for youth-business partnerships. The program will allow businesses to provide work-based experiences directly to area students. The purpose is to help young people appreciate the importance of quality education and how it relates to opportunities in the real world. Students will also explore the local workforce while continuing to focus on their education. The program will require a mutual commitment from the chamber, businesses, students, and area schools, who will work together to provide career awareness, exploration, and experience opportunities.



### **Objectives**

- Increase the labor pool.
- Identify and target future workforce and facilitate employment opportunities at local employers.

### **Outputs**

- 200 student impressions.
- 100 business partners.
- 650 invested business hours.
- 100 registered youth employers.

## CB Career Acceleration

This program is focused on residents that are currently under/unemployed that are looking to start a career in targeted sectors.

The CB Career Acceleration provides opportunities for participants to receive assistance throughout their education and training until they enter the workforce. The program will provide support for each participant's path to remove barriers they may be experiencing.

After Education to Employment graduation at IWCC, participants will attend a wrap-up orientation. During the orientation they will receive help developing a resume, a LinkedIn profile, and receive a one-year subscription to LinkedIn Learning. Individuals that participate in CB Career Acceleration will also be put in direct contact with hiring businesses in their completed education fields.

### **Objectives**

- Increase "brain-gain".
- Increase labor pool in targeted industries.

### **Outputs**

- Two cohorts of the tech program in partnership with AIM, IWCC, and Centro Latino.
  - 12 graduated participants per cohort.
    - 24 graduates' total.
- 40 participants that are graduating from E2E program.
  - 50% of participants to find valuable employment after completion.

# **2022 Workforce Development Objectives**

Prepared by Alicia Frieze | Workforce Development Director

## **YouScience**

YouScience is an aptitude-based career guidance tool being used by the Chamber to help local talent identify a career that best suits their skills and talents.

In addition, it helps map talent directly to local education opportunities and employers.

### **Objectives**

- Increase “brain-gain”.
- Advocate for apprenticeship and internship programs.
- Increase the labor pool.

### **Outputs**

- 50 Under or Unemployed residents take YouScience
  - 15% of completers enlist in continued ed classes or Education to Employment.
  - 15% start a new career with a local employer through the opportunities portal
- Career Ed Vantage students enrolled in YouScience and complete the mapping tool.
- 50 HiSet students take YouScience
  - 15% of completers enlist in continued ed classes or Education to Employment.
  - 15% to start a new career with a local employer through the opportunities portal.

4

## **Future Programs**

We will start developing programs to address the following areas.

### **Relocations**

- Create a recruitment toolkit for HR managers and Realtors.
- Relocation marketing plan to include geofencing.

### **Highschool Retention**

- Create marketing to show students workforce opportunities post-graduation.

### **Mini-Job Fairs**

- Industry specific job fairs to assist local employers in areas of need.

### **High School Hiring Fair**

- Create a hiring fair where students will be able to schedule interview times with local businesses. Each high school will have time to transport job seeking students to the fair location.

### **Women Return to Workforce/Mentorship**

- Create a program that provides mentorship for women who have left the workforce to receive the support and network to confidentiality return to the workforce.

## CONTRACT FOR WORKFORCE DEVELOPMENT SERVICES

**THIS AGREEMENT**, made and entered into the 1st day of December, 2021, by and between the **CITY OF COUNCIL BLUFFS, IOWA**, an Iowa Municipal Corporation whose mailing address and telephone number is 209 Pearl Street, Council Bluffs, IA 51503, telephone 712-890-5100, organized and existing pursuant to the laws of the State of Iowa (hereinafter called "City") and the **COUNCIL BLUFFS AREA CHAMBER OF COMMERCE** (herein called the Chamber) whose mailing address and telephone number is 149 West Broadway, Council Bluffs, IA 51503, telephone 712-325-1000.

### WITNESSETH THAT:

**WHEREAS**, the City desires to purchase certain services from said organization in lieu of hiring additional permanent staff and expending additional city funds to accomplish these services.

**NOW, THEREFORE**, the parties hereto have agreed and do agree as follows:

#### I

### PURPOSE AND INTENT

The purpose of this Agreement is to procure for the city and its citizens assistance in developing and promoting workforce development strategies, including the project management of the Home Base Iowa and other applicable initiatives as hereinafter described; to establish the methods, procedures, terms and conditions governing payment by the city for such services; and, to establish other duties, responsibilities, terms and conditions mutually undertaken and agreed to by the parties hereto in consideration of the services to be performed and monies paid.

#### II

### SCOPE OF SERVICES

- A. For the payment of **\$50,000** in accordance with Section III, the Chamber shall provide the following to the city and its citizens. During the term of this agreement the Chamber agrees to:
- 1) Report quarterly to the Mayor and City Council on related activities. Reports will include need, impact, and beneficiaries. The Chamber will keep the Mayor and Council, individually and/or collectively, up-to-date on specific efforts and projects as requested.
  - 2) Administer job board, apprenticeship/internship opportunities, laborshed reports and data.
  - 3) Identify key targeted workforce\* for specific priorities, marketing, and programs;
  - 4) Identify workforce education and training objectives and implement programming to successfully integrate programs throughout the city (GrowCB; Career Accelerator, etc.)
  - 5) Construct linkages/partnerships with applicable public, private, and nonprofit sector entities to further the mission, goals, and objectives of the workforce program;
  - 6) Design and implement a workforce education and training strategy. Work with school districts, community college, nonprofits, and other educational partners to do so;
  - 7) Coordinate and work cooperatively with other workforce initiatives and/or programs supported or funded by the City as appropriate (MOA, IWD, MWWD, IWCC, CSD's, etc.);
  - 8) Conduct ongoing monitoring/evaluation of the program and initiatives. Create timely programs and offerings to address workforce needs, all while working with applicable partner organizations (city, county, IWCC, CSD's, private and nonprofit entities);
  - 9) Work with the Mayor and Council, Pottawattamie County Supervisors, Veteran Affairs, and the Veteran Affairs Commission to administer the Home Base Iowa initiative;
  - 10) Design marketing materials for workforce programs and actively market said programs in a variety of ways, including, written campaigns, social media, and print media; and
  - 11) Perform and coordinate the fulfillment of the scope of services. Advocate at the local, state, and federal level for workforce policy priorities, while including key stakeholders.
  - 12) Administer CB Career Acceleration Program, Return to Work Program, GrowCB, Professional Development Workshops, Workforce Lunch & Learns, Unbelievable Workplaces CB, and other programs developed by the Chamber and partners.

**III  
METHOD OF PAYMENT**

- A. Payment for services will be made by city according to the following schedule:  
December 1, 2021 - \$25,000  
April 1, 2022 - \$25,000
- B. On or before June 30, 2022, the Chamber will provide electronically, itemization of costs incurred. The Chamber will make available all receipts if requested by the city.
- C. The maximum total amount payable by the city under this agreement is \$50,000 as detailed in the SCOPE OF SERVICES (Section II of this contract), and no greater amount shall be paid.

**IV  
FINANCIAL ACCOUNTING AND ADMINISTRATION**

- A. All monies disbursed under this Agreement shall be accounted for by the accrual method of accounting.
- B. Monies disbursed to the Chamber by the city will be deposited in an account under the Chamber's name, with a bank located in Council Bluffs. All checks drawn on the said account shall bear a memorandum line on which the drawer shall note the nature of the costs for which the check is drawn in payment, and the program(s) of service.
- C. All costs shall be supported by documentation evidencing in proper detail the nature and propriety of the charges. All checks or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by the city or its authorized representative without notice and upon request by the city.
- D. All records shall be maintained in accordance with procedures and requirements as established by the City Clerk, and the Clerk may, prior to any disbursement under this Agreement, conduct a pre-audit of record keeping and financial accounting procedures of the Chamber for the purpose of determining changes and modifications necessary with respect to accounting for funds made available. All records and documents required by this Agreement shall be maintained for a period of three years following final disbursement.
- E. Unless otherwise required by applicable laws, the Chamber shall allow the city access to books and records for purposes of auditing or reviewing the Chamber's claims, upon request by the city.
- F. The Chamber's failure to provide access pursuant to this section (the entirety of Section IV as contained herein) shall constitute a material breach of the Contract for Workforce Development Services.

**V  
DURATION**

- A. This Agreement shall be in full force and effect from and after July 1, 2021, until June 30, 2022.
- B. EXTENSION. If mutually agreeable to City and the Chamber, this Agreement may be extended. Such extension will be documented by written amendment, duly signed and dated by both parties. However, either party may terminate this contract due to non-fulfillment with 30-day's prior written notice.

**VI  
REQUIREMENTS**

The Chamber hereby agrees to perform all duties in accordance with all state and federal laws and regulations. The Chamber assures that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this program or activity. Failure to perform duties in accordance with the applicable laws and regulations shall be considered a material breach of this agreement by the Provider.

**VII  
ASSIGNMENT**

Neither party to this Agreement may assign, sell or transfer any part thereof to any other firm or entity without first obtaining the written permission of the other party hereto.

**VIII  
APPLICABLE STATE LAW AND WAIVER OF FEDERAL REMOVAL**

This Agreement has been negotiated, executed and delivered in the State of Iowa. The parties hereto agree that all questions pertaining to the validity and interpretation of this agreement will be determined in accordance with the laws of the State of Iowa in Pottawattamie County, Iowa. The parties hereby waive removal of any issue hereunder to the federal courts. This Agreement and referenced attachments constitute the entire contract of the parties hereto and supersedes any prior agreement between the parties.

**IX  
INDEPENDENT CONTRACTOR**

It is understood that the Chamber is an independent professional contractor and that the Chamber will not in any event be construed as or hold itself out to be an employee or agent of the city. It is further agreed that at no time will the Chamber or the work efforts of the Chamber be under the supervision or control of the city, although the Chamber agrees to comply with all reasonable requests and regulations applicable to any other business invitee of the city. It is also agreed that the Chamber, as an independent contractor, is not restricted to working exclusively for the city during the term of the Agreement.

**X  
INSURANCE AND TAXES**

The Chamber is responsible for Workers Compensation, Disability, Unemployment, Automobile Insurance, and any other insurance required by the State of Iowa and will provide certificates of insurance to the city on an annual basis. The Chamber is also responsible for payment of State and Federal taxes, and any other applicable tax. The Chamber is not eligible for any benefits the city may provide for its employees.

**XI  
CONFIDENTIALITY**

The Chamber agrees to comply fully with confidentiality in compliance with all laws and regulations regarding protected health information.

**IN WITNESS WHEREOF** the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

**CITY OF COUNCIL BLUFFS, IOWA**

**ATTEST**

X

\_\_\_\_\_

City of Council Bluffs  
Mayor

X

\_\_\_\_\_

City of Council Bluffs  
City Clerk

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

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

**COUNCIL BLUFFS AREA CHAMBER OF COMMERCE**

X

\_\_\_\_\_

Drew Kamp  
President & CEO

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

\*: key targeted workforce includes, but is not limited to: advanced manufacturing, food processing, transportation/logistics, warehouse/distribution, information technology, and healthcare.

**RESOLUTION NO. 21-365**

**A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A CONTRACT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA AND THE COUNCIL BLUFFS AREA CHAMBER OF COMMERCE.**

**WHEREAS,** The City of Council Bluffs shall pay the Council Bluffs Area Chamber of Commerce the sum of \$50,000 related to workforce development services; and

**WHEREAS,** The Council, Bluffs Area Chamber of Commerce shall provide the City of Council Bluffs with services outlined in contract; and

**WHEREAS,** It is in the best interest of the City of Council Bluffs to execute this Contract by and Between the City of Council Bluffs, Iowa and Council Bluffs Chamber of Commerce

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

That the Mayor is hereby authorized and directed to execute the Contract for Workforce Development Services by and between the City of Council Bluffs, Iowa and The Council Bluffs Area Chamber of Commerce.

ADOPTED  
AND  
APPROVED

December 13, 2021.

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

Mayor

Attest:

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

City Clerk

## Council Communication

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

Liquor Licenses  
ITEM 7.A.

Council Action: 12/13/2021

### Description

1. Kwik Shop #527, 3632 Avenue G
2. 712, 1851 Madison Avenue, Ste 700
3. Speedy Gas N Shop, 430 S 35th Street, Ste 1 (2 licenses)
4. Target Store T-2454, 3804 Metro Drive

### Background/Discussion

There were no alcohol related incidents or arrests at any of the listed businesses this licensing period.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Liquor Licenses, 12.13.21	Other	12/8/2021

Kwik Shop #527- LE0002073

Premise Street : 3632 Avenue G

Application Number : App-150971

Class E Liquor License

Application Type <b>Renewal</b>	Tentative Effective Date 2022-02-01	Tentative Expiration Date 2023-01-31	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Kwik Shop, Inc.
Privileges and Sub Permits Sunday Service			

<input checked="" type="checkbox"/>	RENEWAL	<input type="checkbox"/>	NEW	<input type="checkbox"/>	SPECIAL EVENT
POLICE	<u>CM</u>	Local Amt	_____		
FIRE	<u>AP</u>	Endorsed	_____		
BUILDING	<u>[Signature]</u>	Issued	_____		
ZONING	<u>[Signature]</u>	Expires	_____		
		Council	<u>12.13.21</u>		

712-LC0043068

Premise Street : 1851 Madison Avenue Suite 700

Application Number : App-150895

Class C Liquor License

Application Type  
Renewal

Tentative Effective Date  
2021-12-20

Tentative Expiration Date  
2022-12-19

Application Status  
Pending Dramshop Review

License Length  
12 Month

Local Authority  
City of Council Bluffs

Dramshop

Corporation Name  
712 LLC

Privileges and Sub Permits

<input checked="" type="checkbox"/>	RENEWAL	<input type="checkbox"/>	NEW	<input type="checkbox"/>	SPECIAL EVENT
POLICE	<u>CM</u>	Local Amt			
FIRE	<u>AP</u>	Endorsed			
BUILDING	<u>[Signature]</u>	Issued			
ZONING	<u>[Signature]</u>	Expires			
		Council	<u>12.13.21</u>		

Speedy Gas N Shop- BC0030118

Premise Street : 430 South 35th Street, Suite 1

Application Number : App-150938

Class C Beer Permit

Application Type Renewal	Tentative Effective Date 2022-01-28	Tentative Expiration Date 2023-01-27	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Jerusalem Petroleum, LLC
Privileges and Sub Permits Sunday Service			

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>CA</u>	Issued _____	
ZONING <u>CA</u>	Expires _____	
	Council <u>12-13-21</u>	

Speedy Gas N Shop- LE0002317

Premise Street : 430 South 35th Street Suite 1

Application Number : App-150940

Class E Liquor License

Application Type

Renewal

Tentative Effective Date

2022-01-28

Tentative Expiration Date

2023-01-27

Application Status ⓘ

Submitted to Local Authority

License Length

12 Month

Local Authority

City of Council Bluffs

Dramshop

Corporation Name

Jerusalem Petroleum, LLC

Privileges and Sub Permits

<input checked="" type="checkbox"/>	RENEWAL	<input type="checkbox"/>	SPECIAL EVENT
POLICE	CM	Local Amt	
FIRE	AR	Endorsed	
BUILDING		Issued	
ZONING		Expires	
			Council 12.13.21

Target Store T-2454- LE0001285

Premise Street : 3804 Metro Dr

Application Number : App-151033

Class E Liquor License

Application Type <b>Renewal</b>	Tentative Effective Date 2022-01-27	Tentative Expiration Date 2023-01-26	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Target Corporation
Privileges and Sub Permits Sunday Service			

<input checked="" type="checkbox"/> RENEW	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt	
FIRE <u>ARC</u>	Endorsed	
BUILDING <u>[Signature]</u>	Issued	
ZONING <u>[Signature]</u>	Expires	
	Council	<u>12.13.21</u>



City of Council Bluffs  
 Clerk's Office  
 209 Pearl Street, Ste 102  
 Council Bluffs, IA 51503  
 712-890-5261

# Salvage/Storage Yard License Application

Date: \_\_\_\_\_

Business Name: ALTER METAL Recycling  
 Business Address: 2203 9th Ave Council Bluffs, IA 51501  
 Business Phone: 712-328-2601

Mark one: Salvage Yard  Storage Yard \_\_\_\_\_

Owners Name: ALTER TRADING CORPORATION Phone: 314-872-2400  
 Address: 700 Office Parkway City: ST. LOUIS State: MO Zip Code: 63144  
 Type of Business: \_\_\_\_\_ Firm If Corporation, List Officers: JACK GRUNDFEST / PRES  
 \_\_\_\_\_ Partnership JAY ROBOVITZ / PRES OPERATIONS  
 Corporation MIKE VAIL / V.P. OPERATIONS

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: 34.75-44TNWSELY 648' NO RR EXC W2-34PT VESC COMM  
380' SW CORNER SE 83-26-5E785-16 35.44SELY 648' RR SW ALONG ROW 26 LME NE  
SEE TO P-3

Parcel Number: 754434403002 / 75443532005

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 20,000+

Will Retail Sales Be Made On Premises? \_\_\_\_\_ Yes  No

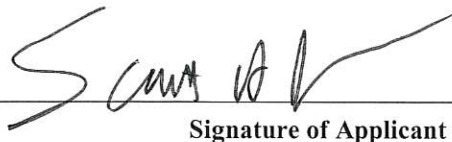
Nature and Type of Salvage Equipment: RECYCLING FACILITY

What Is Zoning At This Location? INDUSTRIAL

Has Conditional Use Been Granted Under City Ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ No  Not Applicable

If Yes, Give Date: \_\_\_\_\_ If No, Give Date For Zoning Board Of Adjustment Consideration: \_\_\_\_\_

I, Scott Johnson / mgr., do hereby affirm that all of the above information is true and correct to the best of my knowledge.

  
 Signature of Applicant

Fee must accompany application - renewal fee same price as original fee


0 - 5,000 sq. ft. - \$50.00    5,001 - 10,000 sq. ft. - \$100.00    10,001 - 20,000 sq. ft. - \$150.00    20,001+ sq. ft. - \$200.00

### FOR OFFICE USE ONLY:

Date Application Received: 11.24.21

City Council Date: 12-13-21

Date License Issued: \_\_\_\_\_

Building Approval: 

Fire Approval: AP

RECEIVED  
 12/13/21  
 12:00 PM

R 965054



City of Council Bluffs  
 Clerk's Office  
 209 Pearl Street, Ste 102  
 Council Bluffs, IA 51503  
 712-890-5261

### Salvage/Storage Yard License Application

Date: \_\_\_\_\_

Business Name: CHARLES W CULP  
 Business Address: 2230 23RD AVE  
 Business Phone: 912-882-2779

Mark one: Salvage Yard \_\_\_\_\_ Storage Yard X

Owners Name: CHARLES W CULP Phone: 912-882-2779  
 Address: PO BOX 7504 City: SAINT MARYS State: GA Zip Code: 31558  
 Type of Business:  Firm If Corporation, List Officers: \_\_\_\_\_  
 Partnership \_\_\_\_\_  
 Corporation \_\_\_\_\_

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: LOT 6-12, BLOCK 12, RAILROAD ADDITION

Parcel Number: 744402303003

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): \_\_\_\_\_

Will Retail Sales Be Made On Premises? \_\_\_\_\_ Yes  No

Nature and Type of Salvage Equipment: \_\_\_\_\_

What Is Zoning At This Location? 1-2 GENERAL INDUSTRIAL

Has Conditional Use Been Granted Under City Ordinance? \_\_\_\_\_ Yes \_\_\_\_\_ No  Not Applicable

If Yes, Give Date: \_\_\_\_\_ If No, Give Date For Zoning Board Of Adjustment Consideration: \_\_\_\_\_

I, CHARLES W CULP, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Charles W Culp

Signature of Applicant

**Fee must accompany application - renewal fee same price as original fee**

0 - 5,000 sq. ft. - \$50.00    5,001 - 10,000 sq. ft. - \$100.00    10,001 - 20,000 sq. ft. - \$150.00    20,001+ sq. ft. - \$200.00

**FOR OFFICE USE ONLY:**

Date Application Received: 11.24.21

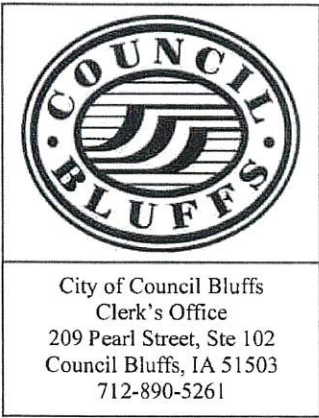
City Council Date: 12.13.21

Date License Issued: \_\_\_\_\_

Building Approval: \_\_\_\_\_

Fire Approval AF

PAID DEC - 2 2021  
 R 906010



**Salvage/Storage Yard License Application**

Date: 11/16/21

Business Name: Council Bluffs Recycling Center  
 Business Address: 4441 Gifford Road - Council Bluffs, IA, 51501  
 Business Phone: 712-890-5454

Mark one: Salvage Yard  Storage Yard

Owners Name: City of Council Bluffs - Contact Tony Fiala Phone: 712-890-5454  
 Address: 4441 Gifford Rd City: Council Bluffs State: IA Zip Code: 51501  
 Type of Business:  Firm  Partnership  Corporation  
 City Government Entity

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: SECTION 14-74-44 S460' NW NW  
 Parcel Number: 7444 14 101 004  
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 13 acres  
 Will Retail Sales Be Made On Premises?  Yes  No  
 Nature and Type of Salvage Equipment: Recycling - Loaders, Conveyors, Balers

What Is Zoning At This Location? I-2  
 Has Conditional Use Been Granted Under City Ordinance?  Yes  No  Not Applicable  
 If Yes, Give Date: \_\_\_\_\_ If No, Give Date For Zoning Board Of Adjustment Consideration: \_\_\_\_\_  
 I, Tony Fiala, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

  
 \_\_\_\_\_  
 Signature of Applicant

**Fee must accompany application - renewal fee same price as original fee**  
 0 - 5,000 sq. ft. - \$50.00    5,001 - 10,000 sq. ft. - \$100.00    10,001 - 20,000 sq. ft. - \$150.00    20,001+ sq. ft. - \$200.00

**FOR OFFICE USE ONLY:**

Date Application Received: 11.18.21  
 City Council Date: 12.13.21  
 Date License Issued: \_\_\_\_\_

Building Approval:   
 Fire Approval: AR

CERRADO  
 TONY FIALA  
 712-890-5454



City of Council Bluffs  
 Clerk's Office  
 209 Pearl Street, Ste 102  
 Council Bluffs, IA 51503  
 712-890-5261

**Salvage/Storage Yard License Application**

Date: 11/20/2021

Business Name: Ganedan Metals, L.L.C  
 Business Address: 1301 North 14<sup>th</sup> Street, Council Bluffs, 51501  
 Business Phone: 712 256-8882

Mark one: Salvage Yard  Storage Yard

Owners Name: Harold R Edelman Phone: 712 482-3115  
 Address: 1806 J 330th Street City: Teynor State: IA Zip Code: 51575  
 Type of Business:  Firm  Partnership  Corporation  
 If Corporation, List Officers: Harold R Edelman  
Maneva R Edelman

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Lots 3, 4, 2, 5 Block 4 Lot 1, 2, 3 Block 2 Thompson's  
Addition of vacant 14th street  
 Parcel Number: 754426229001  
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): \_\_\_\_\_  
 Will Retail Sales Be Made On Premises?  Yes  No  
 Nature and Type of Salvage Equipment: Preparation of nonferrous metal  
for recycling purposes.

What Is Zoning At This Location? Genel Industrial  
 Has Conditional Use Been Granted Under City Ordinance?  Yes  No  Not Applicable  
 If Yes, Give Date: \_\_\_\_\_ If No, Give Date For Zoning Board Of Adjustment Consideration: \_\_\_\_\_  
 I, Harold R Edelman, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Harold R Edelman  
 Signature of Applicant

**Fee must accompany application - renewal fee same price as original fee**  
 0 - 5,000 sq. ft. - \$50.00    5,001 - 10,000 sq. ft. - \$100.00    10,001 - 20,000 sq. ft. - \$150.00    20,001+ sq. ft. - \$200.00

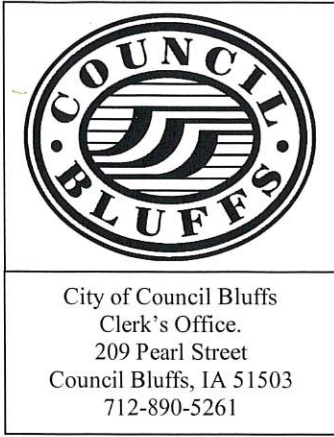
**FOR OFFICE USE ONLY:**

Date Application Received: 11.24.21 Building Approval: [Signature]  
 City Council Date: 12.13.21 Fire Approval: AA [Signature]  
 Date License Issued: \_\_\_\_\_

R 966009  
 PAID DEC - 2 2021

R 964059

PAID NOV 19 2021



Salvage/Storage Yard License Application

Date: 11-20-21

Business Name: **MARCUS MOTORS**  
 Business Address: **1200 Ninth Avenue**  
**Council Bluffs, IA 51501**  
 Business Phone: **712-323-3900**

Mark one: Salvage Yard  Storage Yard

Owners Name: Doug Evans Phone: 402-677-3200  
 Address: 2348 Greenview Rd. City: Council Bluffs State: IA Zip Code: 51501  
 Type of Business:  Firm If Corporation, List Officers: \_\_\_\_\_  
 Partnership \_\_\_\_\_  
 Corporation \_\_\_\_\_

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Riddles Sub Lots 4 to 8 Blk 27  
1/2 Vacated Alley  
 Parcel Number: 7644 33 429 006 of 7644 33 429 006  
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 26,636  
 Will Retail Sales Be Made On Premises?  Yes  No  
 Nature and Type of Salvage Equipment: Tow Truck

What Is Zoning At This Location? GM  
 Has Conditional Use Been Granted Under City Ordinance?  Yes  No  Not Applicable  
 If Yes, Give Date: \_\_\_\_\_ If No, Give Date For Zoning Board Of Adjustment Consideration: \_\_\_\_\_  
 I, Doug Evans, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Doug Evans  
 Signature of Applicant

**Fee must accompany application - renewal fee same price as original fee**  
 0 - 5,000 sq. ft. - \$50.00    5,001 - 10,000 sq. ft. - \$100.00    10,001 - 20,000 sq. ft. - \$150.00    20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 11.19.21 Building Approval: [Signature]  
 City Council Date: 12.13.21 Fire Approval: AT  
 Date License Issued: \_\_\_\_\_ Zoning Approval: \_\_\_\_\_

402:22  
 11/20/21  
 CLERK ROAD

964058

PAID NOV 19 2021



City of Council Bluffs  
Clerk's Office.  
209 Pearl Street  
Council Bluffs, IA 51503  
712-328-4616

Salvage/Storage Yard License Application

Date: 11-20-21

Business Name: MARCUS MOTORS  
Business Address: 1200 Ninth Avenue  
Council Bluffs, IA 51501  
Business Phone: 712-323-3900

Mark one: Salvage Yard  Storage Yard

Owners Name: Doug Evans Phone: 402-677-3200  
Address: 21348 Greenwood Rd. City: Council Bluffs State: IA Zip Code: 51503  
Type of Business:  Firm  Partnership  Corporation  
If Corporation, List Officers: \_\_\_\_\_

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Riddles Sub. BK 37 Lots 1-9 of 18 & 16  
BK 39 lots 1-7 of East 1/2 of 8 & 10-16 BK 40 lots 3-9 & 11 & 12  
Parcel Number: \_\_\_\_\_

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): \_\_\_\_\_  
Will Retail Sales Be Made On Premises?  Yes  No  
Nature and Type of Salvage Equipment: Fork lift & Tow Trucks

What Is Zoning At This Location? GM  
Has Conditional Use Been Granted Under City Ordinance?  Yes  No  Not Applicable  
If Yes, Give Date: \_\_\_\_\_ If No, Give Date For Zoning Board Of Adjustment Consideration: \_\_\_\_\_

I, Doug Evans, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Doug Evans  
Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00    5,001 - 10,000 sq. ft. - \$100.00    10,001 - 20,000 sq. ft. - \$150.00    20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 11.19.21  
City Council Date: 12.13.21  
Date License Issued: \_\_\_\_\_

Building Approval: [Signature]  
Fire Approval: AF  
Zoning Approval: \_\_\_\_\_

RECEIVED  
NOV 21 10 42 AM '21

**Instructions on the reverse side**

For period (MM/DD/YYYY) 12 / 31 / 2021 through June 30, 2022

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

**Business Information:**

Trade Name/DBA TDS Xpress  
Physical Location Address 4040 S Expressway City Council Bluffs State IA ZIP 51501  
Mailing Address 2924 N. Broadway City Co. Bluffs State IA ZIP 51503  
Business Phone Number 712-366-~~8111~~ 1132

**Legal Ownership Information:**

Type of Ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP Trace Enterprises, Inc.  
Mailing Address 17709 Dooley Drive City Co. Bluffs State IA ZIP 51503  
Phone Number 402-659-2973 Fax Number \_\_\_\_\_ Email ddoebelin@cox.net

**Retail Information:**

Types of Sales: Over-the-counter  Vending machine   
Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes  No   
Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative Nicotine Products  Vapor Products

**Type of Establishment: (Select the option that best describes the establishment)**

Alternative nicotine/vapor store  Bar  Convenience store/gas station  Drug store   
Grocery store  Hotel/motel  Liquor store  Restaurant  Tobacco store   
Has vending machine that assembles cigarettes  Other  \_\_\_\_\_

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

**Signature of Owner(s), Partner(s), or Corporate Official(s)**

Name (please print) Donald W Doebelin Jr Name (please print) \_\_\_\_\_  
Signature Donald W Doebelin Jr Signature \_\_\_\_\_  
Date 12-6-2021 Date \_\_\_\_\_

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

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

- Fill in the amount paid for the permit: \$50.00
- Fill in the date the permit was approved by the council or board: 12.13.21
- Fill in the permit number issued by the city/county: 966590
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New  Renewal

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

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