



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY,
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, November 9, 2021 - 6:00 PM

1. CALL TO ORDER

- A. ***ALL ATTENDEES THAT HAVE NOT BEEN FULLY VACCINATED AGAINST COVID-19 ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES***

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASES #SUB-21-001 and PC-21-001

Combined public hearings on the request of Menard, Inc., D S A G Investments, and Woodsonia MOTB, LLC for the approval of a six-lot preliminary subdivision plan to be known as Mall of the Bluffs, Replat 1, legally described as being a replat of Lots 1, 3, 4, 5, and 13, Mall of the Bluffs, along with part of Lots 2 and 4, Auditor's Subdivision of the SW1/4 SW1/4 of Section 32-75-43; part of Lots 2 and 4, Auditor's Subdivision of the NW1/4 NW1/4 of Section 5-74-43; part of Lots 1 and 6, Auditor's Subdivision of the NE1/4 NE1/4 of Section 6-74-43; and part of Lots 3 and 6, Auditor's Subdivision of the SE1/1 NE1/4 of Section 6-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to adopt a planned commercial development plan for Lots 2 through 6, Mall of the Bluffs, Replat 1. Location: 1751 Madison Avenue.

- B. CASE #MIS-21-002

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2023-2024 through Fiscal Year 2026-2027 Capital Improvement Plan.

8. OTHER BUSINESS

- A. Planned Residential (PR) Overlay and Infill Development Regulations Presentation

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community
Development

Case/Project No.: SUB-21-001 and PC-21-001 CASES #SUB-21-001 and PC-21-001

Council Action: 11/9/2021

Submitted by: Christopher N.
Gibbons, Planning Manager, and
Moises Monrroy, Planner

Description

Combined public hearings on the request of Menard, Inc., D S A G Investments, and Woodsonia MOTB, LLC for the approval of a six-lot preliminary subdivision plan to be known as Mall of the Bluffs, Replat 1, legally described as being a replat of Lots 1, 3, 4, 5, and 13, Mall of the Bluffs, along with part of Lots 2 and 4, Auditor's Subdivision of the SW1/4 SW1/4 of Section 32-75-43; part of Lots 2 and 4, Auditor's Subdivision of the NW1/4 NW1/4 of Section 5-74-43; part of Lots 1 and 6, Auditor's Subdivision of the NE1/4 NE1/4 of Section 6-74-43; and part of Lots 3 and 6, Auditor's Subdivision of the SE1/1 NE1/4 of Section 6-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to adopt a planned commercial development plan for Lots 2 through 6, Mall of the Bluffs, Replat 1. Location: 1751 Madison Avenue.

Background/Discussion

See attachments

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	11/4/2021

Planning Commission Communication

<p>Department: Community Development</p> <p>CASE #SUB-21-001 & CASE #PC-21-001</p> <p>Applicants/Owners: Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703</p> <p>Woodsonia MOTB, LLC 20010 Manderson St, Suite 101 Elkhorn, NE 68022</p> <p>DSAG Investments 11222 Davenport Street Omaha, NE 68154</p> <p>Surveyor: Lamp Rynearson c/o John Coolidge 14710 West Dodge Road Omaha, NE 68154</p>	<p>Resolution No. _____</p> <p>Resolution No. _____</p>	<p>Planning Commission: 11/09/2021</p>
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Subject/Title

Requests: Combined public hearings on the request of Menard, Inc., D S A G Investments, and Woodsonia MOTB, LLC for the approval of a six-lot preliminary subdivision plan to be known as Mall of the Bluffs, Replat 1, legally described as being a replat of Lots 1, 3, 4, 5, and 13, Mall of the Bluffs, along with part of Lots 2 and 4, Auditor’s Subdivision of the SW1/4 SW1/4 of Section 32-75-43; part of Lots 2 and 4, Auditor’s Subdivision of the NW1/4 NW1/4 of Section 5-74-43; part of Lots 1 and 6, Auditor’s Subdivision of the NE1/4 NE1/4 of Section 6-74-43; and part of Lots 3 and 6, Auditor’s Subdivision of the SE1/1 NE1/4 of Section 6-74-43, all in the City of Council Bluffs, Pottawattamie County, Iowa; and to adopt a planned commercial development plan for Lots 2 through 6, and Outlots A and B, Mall of the Bluffs, Replat 1.

Location: 1751 Madison Avenue.

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Background/Discussion

The Community Development Department has received applications from Menard, Inc., D S A G Investments, and Woodsonia MOTB, LLC for preliminary plan approval of a six-lot subdivision to be known as Mall of the Bluffs, Replat 1, as legally described above, and to adopt a planned commercial development plan for Lots 2 through 6, and Outlots A and B, Mall of the Bluffs, Replat 1. The properties included in these requests are specific to all landholdings owned by Menard Inc., the existing Casey’s convenience store/gas station owned by D S A G Investments, and the existing Hy-Vee store owned by Woodsonia MOTB, LLC. All other platted lots that are adjacent to the former Mall of the Bluffs site are excluded from the proposed preliminary subdivision request and will continue be regulated by the terms and conditions of

the previously adopted development plan for Mall of the Bluffs (see Case #PC-14-001, Resolution No. 14-108).

In summary, the proposed Mall of the Bluffs, Replat 1 Subdivision will accomplish the following actions:

1. Dedicate two public roads (Menard Drive and Hy-Vee Drive) along with new public sewers (i.e., sanitary and storm sewers) to the City of Council Bluffs;
2. Establish a new street configuration that includes streetscapes, sidewalks, and a multi-purpose pedestrian trail that will connect into the City's existing trail and sidewalk systems;
3. Allow for the existing Hy-Vee store location to expand their parking lot area to the east;
4. Establish new northerly and easterly property lines for the Casey's convenience store/gas station (proposed Lot 3) so that their building and drive aisles are located on their property and not on any abutting lot and/or rights-of-way;
5. Create parcels of land for new retail/commercial development on the former Mall of the Bluffs site. Proposed Lots 3 and 4 will be developed as pad sites, and proposed Lot 5 will be developed with a new Menard's retail store/lumber yard. Proposed Lot 6 will contain the existing multi-tenant buildings that are currently occupied by the United States Postal Service, Planet Fitness, and Mad Optical;
6. Release all public and private easements that are no longer needed to service development on the former Mall of the Bluffs site, and establish new easements in their place;
7. Create an area for on-site stormwater detention for the subdivision and other adjacent properties; and
8. Create a parcel (Outlot B) for the existing private road that provides access to businesses such as: KFC, McDonald's, U.S. Bank, AvailaBank, Snyder-Associates Inc., and the Council Bluffs School District Madison Campus building.

The proposed development plan for Lots 2 through 6, and Outlots A and B, Mall of the Bluffs, Replat 1 will be known as the 'The Bluffs Development Plan.' The purpose of this development plan is to establish site development standards that allow for the orderly and efficient development of said properties in a manner that is generally consistent with the previously adopted Mall of the Bluffs development plan, and compatible with other businesses on adjacent properties (see Case #PC-14-001, Resolution No. 14-108). Woodsonia MOTB, LLC has requested to adopt their own development plan for Lot 1, Mall of the Bluffs, Replat 1 so they can establish site-specific development standards that take into consideration the existing layout/placement of the Hy-Vee store, and their proposed parking lot expansion area.

Comments

Preliminary Plan - Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of the final construction plans or performance guarantee and the final plat' (§14.11.060.04-Subdivision Ordinance). A final plat application must be filed within one year of the date of action by the City Council. A request for extension may be made by the subdivider in writing prior to the expiration date. One year extensions are considered by the City Planning Commission.

1. All parcels included in Mall of the Bluffs, Replat 1 and all properties immediately adjacent to the former Mall of the Bluffs site are zoned PC/Planned Commercial (see Attachment A). The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designates all said properties as Regional Commercial. The proposed preliminary subdivision plan is consistent with the PC District and the Bluffs Tomorrow: 2030 Plan.
2. All lots within the proposed subdivision are suitable in size and dimensions to allow for commercial and/or retail development to occur upon them, and will have direct frontage onto one or more public roadways: Menard Drive, Hy-Vee Drive, Madison Avenue, Bennett Avenue, and Mall Drive (see

Attachment 'C').

3. Menard Drive and Hy-Vee Drive will be constructed by the developer (Menard, Inc.) to meet current City standards and will be dedicated to the City as part of the Mall of the Bluffs, Replat 1 final plat. Outlot B contains a section of the existing private road that provides access to properties that are either owned and/or operated by the following businesses: KFC, McDonald's, U.S. Bank, AvailaBank, Snyder and Associates, and the Council Bluffs School District. Access to the above stated properties from Outlot B shall remain in place under the existing private easement agreement(s), and ownership and maintenance of said outlot shall be stated on the Mall of the Bluffs, Replat 1 final plat.
4. Menard Drive and Hy-Vee Drive are designed to include landscape buffers and a planted median. The preliminary plan includes a note that states *"all property owners shall be responsible for landscape maintenance in the rights-of-way adjacent to property. The owner of Lot 5, Mall of the Bluffs, Replat 1 shall be responsible for the maintenance of the center medians"*.

A traffic study was submitted to the City, and the Public Works Department stated they will continue to work with the developer on all comments/recommendations stated in the report.

5. All lots within the subdivision will be served with utilities including: water, sanitary/storm sewer, communications, electricity, and natural gas (see Attachment 'C'). The developer has also proposed to vacate and release several existing utility easements (public and private), and establish new utility easements, in order to redevelop the former Mall of the Bluffs site in an orderly and efficient manner. Said easements are identified on Attachment 'D.' The developer shall be responsible for obtaining approval from all utility providers and any/or private entities for releasing said easements shown on Attachment 'D.' All public easements shown on Attachment 'D' that are identified to be vacated and released must be approved by City Council prior to execution of the final plat. Any cost to construct, extend, remove and/or relocate any utilities within or to this subdivision, as shown in Attachments 'C' and 'D,' shall be the sole responsibility of the developer, and not the City of Council Bluffs. The developer shall also ensure the final plat contains notations on the perpetual ownership and maintenance of said new easements.
6. There is an existing private sanitary sewer main that is protected by an easement along the frontages of Lots 6 through 12, Mall of the Bluffs that will remain in place and will be subject to the terms and conditions agreed upon between the developer and the existing property owners. The developer proposes to construct a new 8-inch sanitary main along the northerly portions of Lot 2, Mall of the Bluffs, and proposed Lots 4 and 5, Mall of the Bluffs, Replat 1, which then connect to the new public sewer main in Menard Drive. This new sewer main will be available for use by the owners of Lots 6 through 12, Mall of the Bluffs at the time their existing sanitary sewer is no longer needed. The developer shall be responsible for the construction of this sewer main, and information related to the perpetual use, maintenance, and ownership of said easement shall be noted on the final plat. The developer shall also be responsible for obtaining easement approvals from the owner of Lot 2, Mall of the Bluffs for the new sanitary sewer main that extends into their property, and documentation of said easement agreement shall be provided to the City of Council Bluffs prior to the Mall of the Bluffs, Replat 1 final plat being executed.
7. A 20-foot wide multi-purpose pedestrian trail will be constructed by the developer along the north side of Menard Drive and will connect into the existing Valley View Trail and to the sidewalks along Madison Avenue. The proposed trail will be dedicated to the City of Council Bluffs and will become part of the City's broader public trail system. Additionally, a minimum four foot-wide sidewalk will

be constructed along the north side of Hy-Vee Drive that will connect into the existing sidewalks along Madison Avenue. There is a small portion of this sidewalk that encroaches onto proposed Lot 1, Mall of the Bluffs that must be protected by an easement. The developer has negotiated an easement for said sidewalk encroachment with the owner of Lot 1, Mall of the Bluffs. A copy of the signed and recorded easement shall be provided to the City of Council Bluffs prior to dedication of Menard Drive and Hy-Vee Drive to the City of Council Bluffs.

8. Outlot A will be used for on-site stormwater detention for the proposed subdivision, and for other properties located in the existing Mall of the Bluffs Subdivision (see Attachment 'F'). Stormwater will be directed to Outlot A through the establishment of new drain inlets within Hy-Vee Drive and Menard Drive, and through existing easements on abutting properties. The developer shall continue to work with Council Bluffs Public Works Department on the design and function of this stormwater detention basin. Furthermore, a note shall also be placed on the final plat that gives clear guidance as to which lots in the Mall of the Bluffs and Mall of the Bluffs, Replat 1 Subdivisions have legal access to utilize Outlot A for stormwater detention, and said note shall also clearly state which lot owner and/or development association is responsible for the perpetual ownership and maintenance of Outlot A.
9. 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.
10. The Council Bluffs Permits and Inspections Division stated they have no comments for the proposed requests.
11. The Council Bluffs Fire Department stated they have no comments for the proposed requests.
12. Council Bluffs Water Works stated they have a main extension agreement in place with the developer for public water mains. Once the final design of the proposed water main is completed, they will be able to provide the permanent locations of water line routing and easement widths.
13. MidAmerican Energy stated they have no conflicts or concerns with the proposed requests.
14. No comments were received from Black Hills Energy, Cox Communication, and/or Lumen (formerly known as Century Link).
15. In accordance with Iowa Code Section 306.19(5), the Iowa Department of Transportation (IDOT) has completed a Corridor Preservation Plan for the interstate improvement project. As such, the City is required to submit all subdivision requests located within the Corridor to IDOT for review prior to approval. The approval submittal was to IDOT and they stated the proposed subdivision will not conflict with their Council Bluffs Interstate Program.
16. Proposed Lots 5 and 6, and Outlot A, are located within AE Flood Zone, as per FEMA FIRM panel 19155C0577E, dated 2/4/2005. The owner(s) of said lots shall be responsible for compliance with all federal, state, and local floodplain development requirements.
17. The following technical correction/comments must be addressed on the forthcoming Mall of the Bluffs, Replat 1 final plat:
 - a. Remove Lot 14, Mall of the Bluffs from the subdivision's legal description as said lot does not exist on the recorded Mall of the Bluffs final plat;
 - b. Notate the total number of acres in the subdivision on the final plat; and

- c. Specify on the plat if any private restrictions and/or covenants will be recorded with the subdivision. If none, state that no private restrictions and/or covenants will be recorded with the subdivision on the plat.

Development Plan – The proposed development plan was negotiated between the City of Council Bluffs, Menard Inc., and D S A G Investments for Lots 2 through 6, Mall of the Bluffs, Replat 1, and will supersede any previously adopted development plans for said properties. Woodsonia MOTB, LLC has requested to adopt their own development plan for Lot 1, Mall of the Bluffs, Replat 1 so they can establish site-specific development standards that take into consideration the existing layout/placement of the Hy-Vee store, and their proposed parking lot expansion area. The Woodsonia MOTB, LLC development plan is anticipated to be reviewed by the City Planning Commission and approved by City Council prior to the Mall of the Bluffs, Replat 1 final plat being executed and recorded.

1. Applicability

- a. The planned commercial development plan for The Bluffs retail shopping center shall be applicable to Lots 2 through 6 and Outlots A and B, Mall of the Bluffs, Replat 1 and shall supersede the previously adopted development plan for the Mall of the Bluffs (Resolution No. 14-108).
- b. All new construction shall comply entirely with all standards of this development plan.
- c. Building modifications equal to 50% or more of the assessed value of the structure in a 24-month period of time shall be required to bring the entire structure into compliance with the applicable standards of this development plan. The assessed value shall be as most recently established by the Pottawattamie County Assessor.
- d. Building modifications equal to 50% or more of the total assessed value of the property shall be required to bring the entire site into compliance with all standards of this development plan. The assessed value shall be as most recently established by the Pottawattamie County Assessor.
- e. Lot 1, Mall of the Bluffs, Replat 1 shall be exempt from the standards of this development plan. A separate planned commercial development plan will be adopted for Lot 1 at a later date.

2. Pedestrian Ways

- a. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of each building to the nearest sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, or change in paving material or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of each lot, and that it be complementary to the landscaping on each site.
- b. A minimum 10-foot wide multipurpose trail that connects with The Bluffs retail shopping center with the existing City trail network shall be installed as part of the public street reconstruction/dedication by the developer, as shown in Attachment 'I.'

3. Streetscapes

- a. A minimum 20-foot wide frontage strip, as measured from the property line to the curb, shall be provided along the side of proposed Menard Drive, to the extent practical, **which contains** the 10-foot wide multipurpose trail, and shall be located within the designated public right-of-way. One deciduous canopy tree shall be planted within the frontage strip every 40 linear feet on center at the time of road construction, and shall be placed between the trail and the back of curb. The 10-foot wide trail shall be included in the overall 20-foot width of the frontage strip and shall be set a minimum of three feet from the back of curb. The frontage strip shown on Attachment 'P' shall be deemed acceptable as designed.
- b. A minimum 10 foot-wide frontage strip, as measured from the property line to the curb, shall

be provided along the side of proposed Menard Drive and Hy-Vee Drive, to the extent practical, **which do not contain** the 10-foot wide multipurpose trail, and shall be located within the designated public right-of-way. One deciduous canopy tree shall be planted within the frontage strip every 40 linear feet on center at the time of road construction. Sidewalks may be included in the overall 10-foot width of the frontage strip and shall be set a minimum of three feet from the back of curb. The frontage strip shown on Attachment 'P' shall be deemed acceptable as designed.

- c. A minimum 10-foot wide frontage strip shall be provided along each side of all private drives, to the extent practical. One deciduous canopy tree shall be planted within the frontage strip every 40 linear feet on center. Installation of frontage strips along private drives shall occur on each lot as determined in the applicability section of this development plan. Sidewalks may be included in the overall 10-foot width of the frontage strip and shall be set a minimum of three feet from the back of curb.
- d. Trees planted within streetscape strips, including medians, shall comply with the Council Bluffs Street Tree Guide and shall be limited to canopy shade trees. The City shall review and approve all proposed trees prior to installation.
- e. Trees planted within streetscape strips shall be appropriately maintained and dead plant material replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year by the adjoining property owner.

4. Landscaping

- a. Landscaping is required on each lot. Not less than 10% of the total lot area shall be landscaped with trees, shrubs, and other plant materials. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch or river rock, etc.).
- b. A minimum five-foot wide landscape strip shall be provided between all parking surfaces and each abutting property line. The requirement can be waived where two parking lots adjoin. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement.
- c. A minimum five-foot wide landscape strip shall be provided between all loading/unloading areas and each abutting property line. The five foot-wide strips may be included in the 10% landscaping lot coverage requirement.
- d. The north elevation of the Menards retail store and the associated lumber yard/warehouse area shall be screened and buffered at 100% opacity through a combination of fencing, not to exceed 14 feet in height, and evergreen/deciduous trees. All trees shall be planted within a 10-foot wide landscape strip, as measured from the property line to the edge of the lumber yard/warehouse area.
- e. A minimum of four square feet of landscaping per each lineal foot of building façades clearly visible from the public right-of-way or private drive, not inclusive of entrance areas and pedestrian ways, shall be installed along the base of the building façade. The landscaping may be at-grade foundation plantings or complementary above grade decorative planters. No more than 20% of foundation plantings may be clustered on one location of the building façade. **Exception:** Foundation plantings shall be not be required for the warehouse building associated with the Menards retail store or the western elevation of the Menards retail store.
- f. All trees shall have a minimum caliper width of two inches at the time of planting.
- g. Landscaping shall not interfere with the sight clearance triangle at any intersection and shall not impede the vision of any motorist, cyclist or pedestrian at the street, driveway or pedestrian way.
- h. All disturbed areas without a specific landscape design shall be hydroseeded, or sodded, turf, and/or prairie grass.
- i. All landscaping areas, including grassed and sodded areas, shall be irrigated.

- j. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
- k. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
- l. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

5. Signage

- a. That portion of any lot abutting Interstate 80 right-of-way shall not be considered in determining street frontage for signage purposes.
- b. Three center identification signs shall be allowed internally for the entire development. Each center identification sign shall identify 'The Bluffs' development and two or more tenants. One sign shall consist of a pylon sign with a maximum height of 60 feet, as measured from the finished grade to the highest point of the sign structure, and shall contain no more than 600 square feet of signage per face. The pylon sign shall front Interstate 80. The other center identification signs shall consist of two monument signs with a maximum height of 10 feet, as measured from the finished grade to the highest point of the sign structure, and each sign shall contain no more than 100 square feet of signage per face.
- c. The total maximum amount of signage allowed on each lot shall be based on a calculation of one and one-half (1 ½) square feet of signage per each lineal foot of street frontage along a public street right-of-way or private drive.
- d. Attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not extend beyond any building wall or above the peak of the roof.
- e. A maximum of one ground/monument sign shall be allowed on each lot in the development. Ground/monument signs shall be limited to a maximum height of 10 feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 100 square feet of signage per face.
- f. On-site directional signage shall count toward the overall amount of signage permitted on each lot. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure, and shall be limited to a maximum of eight square feet. **Exception:** On-site directional signage on the Menards lumber yard gate and within the lumber yard, as shown on Attachment 'M,' shall be exempt from these requirements.
- g. Online/curbside pickup signage shall count toward the overall amount of signage permitted on each lot. If not attached to a structure, each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure, and shall be limited to a maximum of 10 square feet. Such signage shall be located within the parking lot and shall not be visible off-site.
- h. Signs located within 660 feet from Interstate right-of-way are limited to on-premise advertising signs as regulated by the Iowa Department of Transportation. The sign must be located in the usual place of business for the use
- i. The existing Bucky's/Casey's 'gas price' pylon sign shall be considered a legal nonconforming sign and may be allowed to continue as it exists today, subject to the provisions in Section 15.33.220, *Nonconforming Signs – Legal*, of the Council Bluffs Municipal Code (Zoning Ordinance).
- j. The existing USPS pylon sign shall be considered a legal nonconforming sign and may be allowed to continue as it exists today until the U.S. Postal Service ceases to occupy its tenant

space on Lot 6. At such time, the pylon sign shall be removed.

- k. The existing 'Mall of the Bluffs' pylon sign shall be removed as part of the public street reconstruction/dedication by the developer.
- l. Pole signs shall be prohibited from being installed on any lot in the development.

6. Site Development

- a. All principal and accessory structures shall have a minimum setback of 10 feet from all property lines.
- b. No more than 40% of the total area of any lot shall be covered with structures.
- c. The maximum height for all principal structures shall not exceed 50 feet, as measured from finished grade to the peak of the roof. Decorative architectural features shall be included in the overall height of the building.
- d. The maximum height for any accessory structure shall not exceed 20 feet. **Exception:** The warehouse building associated with the Menards retail store shall not exceed 35 feet in height.
- e. All fences shall be installed in accordance with Section 15.24.040, *Fence Regulations*, of the Council Bluffs Municipal Code (Zoning Ordinance). **Exception:** Any fencing associated with the primary façade of the Menards retail store shall be constructed out of ornamental iron/aluminum and shall consist of a four-foot wall and 10-foot ornamental fence that does not exceed 14 feet in total height. The fence to be installed to screen/buffer the west elevation of the Menards retail store and the associated lumber yard/warehouse area shall be constructed out of ornamental iron/aluminum, wood and/or other similar materials, and shall not exceed 14 feet in height.
- f. All trash receptacles that are visible from an adjacent public street right-of-way or private drive shall be enclosed on three sides and completely screened from view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster. Trash receptacles shall be located on the least visible area of the site, to the extent it is practical.
- g. All loading areas that are visible from an adjacent public street right-of-way or private drive shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.
- h. Outdoor storage is not allowed. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers. The lumber yard/warehouse area associated with the Menards retail store shall not be considered outdoor storage.
- i. The stormwater detention area located on Outlot 'A' is considered a site amenity. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of this detention pond at the time of construction.
- j. Access to the rear of each building for Fire Department equipment shall be provided in accordance with the requirements of the Fire Marshal's Office.
- k. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

7. Architecture

- a. Building exteriors shall be made up of 100% masonry materials such as brick, split faced block (with texture), non-flat faced concrete masonry units (CMU), or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of all building façades visible from a public street right-of-way or private drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade. No flat faced/smooth concrete block shall be allowed except for the rear wall of a building when it is not visible from a public street right-of-way or private drive. Wood and vinyl siding shall be not allowed. **Exception:** Wood

siding shall be an acceptable building material for the warehouse building associated with the Menards retail store.

- b. The architectural design, building materials and decorative fencing for the Menards retail store shall be deemed acceptable, and shall be constructed in accordance with the submitted architectural renderings shown in Attachment 'K.'
- c. The architectural design and building materials for the warehouse building associated with the Menards retail shall be deemed acceptable, and shall be constructed in accordance with the submitted architectural renderings shown in Attachment 'N,' provided that the lower 50% of the north wall of the structure is comprised of masonry materials such as brick, split faced block (with texture) or non-flat faced concrete masonry units (CMU) that matches the appearance of the Menards retail store.
- d. Awnings and/or other decorative features may be allowed on the façade of a building and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- e. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way or private drive shall be screened from view using architectural design features.
- f. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way or private drive shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

8. Off-Street Parking

- a. The minimum number of parking spaces shall be as determined in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses.
- b. A deviation from minimum parking requirements may be allowed provided the property owner and/or tenant can demonstrate reasonable proof less parking is needed for their use(s).
- c. All parking lots shall be designed in such a manner that allows interconnection(s) with adjoining lots as part of the overall site development design.
- d. A parking lot permit shall be submitted with all building permit and parking lot expansion requests and shall include the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas, lighting and interconnections.
- e. All off-street parking lots shall comply with Chapter 661-18, Parking for Persons with Disabilities, of the Iowa Administrative Code.

9. Outdoor Lighting

- a. All outdoor light poles shall be limited to a maximum height of 30 feet, as measured from finished grade to the highest point of the pole structure. All light poles shall be painted or finished aluminum or steel. Wood poles shall not be allowed. Light fixtures located on private property shall be generally of a similar design and finish.
- b. All light used for illumination shall be contained onsite and shall be arranged in such a manner to direct the light away from neighboring residential properties and away from the vision of passing motorist, cyclists and pedestrians. No light shall trespass beyond the property line.
- c. Streetlight type and location within public right-of-way shall be determined by the Public Works Department.

Recommendation

The Community Development Department recommends (1) approval of the preliminary plan for Mall of the Bluffs, Replat 1 and (2) approval of the Planned Commercial development plan, subject to the comments above, and shall be in conformance with all City standards and specifications, the Zoning and Subdivision Ordinances, and the Department of Public Works Standards for Public Improvements.



Attachments

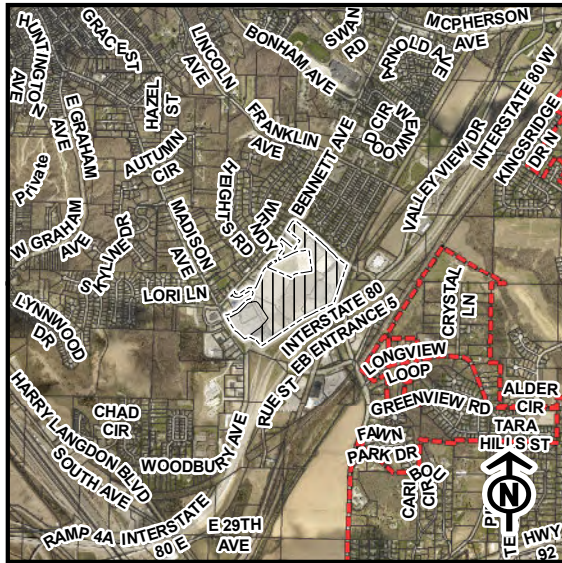
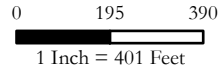
Attachment A: Zoning/location case map
Attachment B: Letter of intent
Attachment C: Mall of the Bluffs, Replat 1 Preliminary Subdivision Plans
Attachment D: Easement exhibit
Attachment E: Sanitary sewer plan
Attachment F: Storm sewer plan
Attachment G: Water plan
Attachment H: Electrical plan
Attachment I: Conceptual redevelopment plan
Attachment J: Menards retail store site plan
Attachment K: Menards retail store building elevations
Attachment L: Menards parking lot plan
Attachment M: Menards signage plan
Attachment N: Menards warehouse building elevations
Attachment O: Center identification signage plan
Attachment P: Menard Drive and Hy-Vee Drive entrance plan

Prepared by: Christopher Gibbons, Planning Manager, and Moises Monrroy, Planner

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-21-001 AND #PC-21-001 LOCATION/ZONING MAP

Legend

-  Case #SUB-21-001
-  Case #PC-21-001

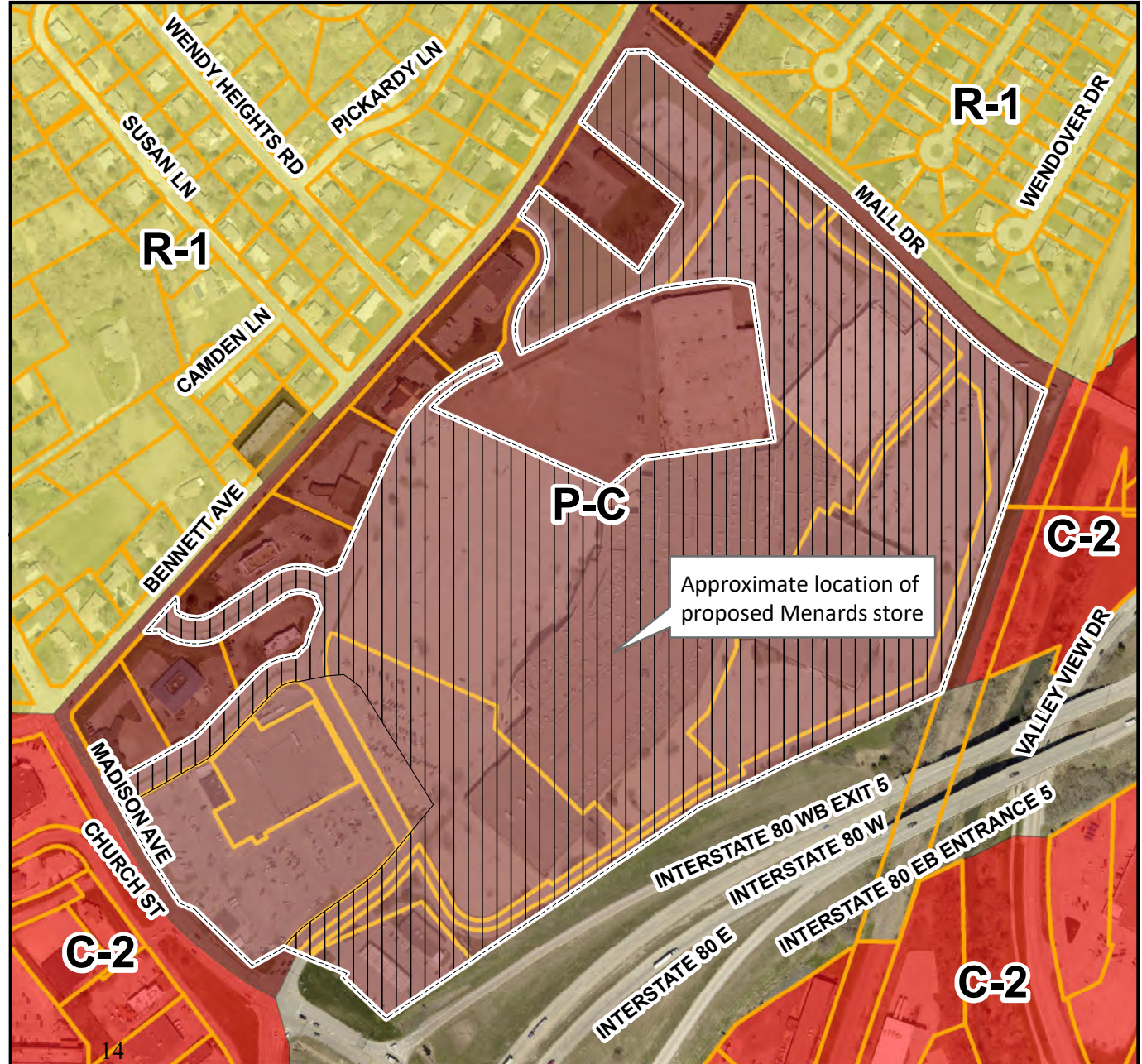


Last Amended: 10/21/2021



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. 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.





October 8, 2021

RE: Menards Plat & Development Plan Application

Dear Mr. Gibbons,

Menard, Inc. is submitting the Preliminary Plat and Development Plan application materials for the redevelopment of the former Mall of the Bluffs. This new development of "The Bluffs" will include a new Menards store along with several future commercial outlots. The remodel of the Casey's gas station and the expansion of Hy-Vee are also taking place in tandem with the Menards project. The project will include the construction of new public roads through the development, the reconstruction of both public and private utilities, as well as a new trail system and stormwater pond as detailed in the plans submitted with this application.

The redevelopment project includes and benefits many of the surrounding property owners as well as Menards and Council Bluffs. This redevelopment will create a vibrant retail destination within the City of Council Bluffs. The new Menards will ensure that Menards is able to secure its location in the city for many years into the future.

Many of the details within these plans have been reviewed and revised with your department over the past several months so I will not detail all of the changes in this letter. However, if you have any questions on what was submitted or the development plans please let me know. Menards is excited to start the review process and get the new store under construction.

Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over a horizontal line.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

Attachment C

PREPARED BY: WARREN R. HEADLEE, P.L.S., LAMP RYNEARSON, 14710 WEST DODGE ROAD, SUITE 100, OMAHA, NE (402)496-2498

PRELIMINARY PLAT OF MALL OF THE BLUFFS REPLAT 1

LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B, BEING A REPLATTING OF LOTS 1, 3, 4, 5, 13 AND 14, MALL OF THE BLUFFS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTH-WEST QUARTER (SW 1/4 SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1) AND SIX (6), AUDITOR'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER (E 1/2 NE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER/DEVELOPER

MENARD, INC., A WISCONSIN CORPORATION
5101 MENARD DRIVE
EAU CLAIRE, WISCONSIN 54703

WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY
20010 MANDERSON STREET STE: 1
ELKHORN, NE 68022

DSAG INVESTMENTS LIMITED PARTNERSHIP
11222 DAVENPORT
OMAHA, NEBRASKA 68154

UTILITIES

POWER: MIDAMERICAN ENERGY COMPANY
3003 S. 11TH STREET
COUNCIL BLUFFS, IOWA 51501
PHONE: 1-888-427-5632

WATER: COUNCIL BLUFFS WATER WORKS
2000 NORTH 25TH STREET
COUNCIL BLUFFS, IOWA 51502
PHONE: 712-328-1006

GAS: BLACK HILLS CORPORATION
1023 S 7TH STREET
COUNCIL BLUFFS, IOWA 51501
PHONE: 1-888-890-5554

CABLE/PHONE: COX COMMUNICATIONS
PHONE: 402-933-3000
CENTURYLINK
PHONE: 1-866-206-1640

ENGINEER

LAMP RYNEARSON
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154

ZONING

EXISTING: P-C
PROPOSED: P-C

LEGEND

- PROPERTY LINE
EXISTING LOT LINE
CORNER FOUND (STAR DRILL HOLE W/ CHISELED "X" UNLESS NOTED OTHERWISE)
BUILDING
STREET DEDICATION

NOTES

- 1. ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITH THE PLAT OF MALL OF THE BLUFFS HAVE BEEN MONUMENTED WITH A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED LS 17613 UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
3. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
4. BEARINGS ARE REFERENCED TO THE FINAL PLAT OF MALL OF THE BLUFFS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1, 2, 3, 5 AND 6 WILL HAVE NO DIRECT VEHICULAR ACCESS TO BENNETT AVENUE, MALL DRIVE, MADISON AVENUE OR I-80.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
8. STORMWATER BASINS AND ASSOCIATED PIPING LOCATED ON OUTLOT A SHALL BE OWNED AND MAINTAINED BY LOT 5.
9. ALL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE IN THE RIGHT OF WAY ADJACENT TO THEIR PROPERTY. THE OWNER OF LOT 5 SHALL BE RESPONSIBLE FOR THE CENTER MEDIANS.

LAMP RYNEARSON

LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



Know what's below. Call before you dig.

REVISIONS
1-27-2021 EAM 8-18-2021 EAM
3-26-2021 EAM 9-30-2021 RER
4-8-2021 EAM
DESIGNER / DRAFTER
EAM
DATE
9-25-2020
PROJECT NUMBER
0119204.02-010
BOOK AND PAGE

SHEET

1 OF 9

LS-Engineering\0119204_Mall of the Bluffs\SURVEY\DRAWINGS\SHEETS\0119204-PP-01.dwg, 10/16/2021 11:16:54 AM, MICHEL RENNECKER, LAMP RYNEARSON

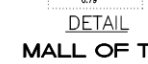
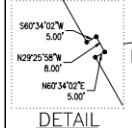


Table with 4 columns: CURVE #, RADIUS, CHORD BEARING, CHORD, ARC LENGTH. Contains data for curves C1 through C20.

Table with 3 columns: LINE #, DIRECTION, LENGTH. Contains data for lines L1 through L34.

LEGAL DESCRIPTION

LOTS 1, 3, 4, 5, 13 AND 14, MALL OF THE BLUFFS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼ NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1) AND SIX (6), AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W¼) CORNER OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M.; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 1,437.56 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION FIVE (5) TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 80; THENCE CONTINUE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 27.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 101.90 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 155.33 FEET; THENCE WESTERLY A DISTANCE OF 173.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 00 SECONDS AND A RADIUS OF 105.00 FEET AND A CHORD THAT BEARS NORTH 78 DEGREES 17 MINUTES 50 SECONDS WEST A DISTANCE OF 154.21 FEET; THENCE NORTH 31 DEGREES 02 MINUTES 50 SECONDS WEST A DISTANCE OF 137.25 FEET; THENCE SOUTH 37 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 39.85 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 116.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS AND A RADIUS OF 457.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 16 MINUTES 57 SECONDS WEST A DISTANCE OF 116.61 FEET; THENCE SOUTH 52 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 156.60 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 58.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 02 SECONDS AND A RADIUS OF 225.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 09 MINUTES 05 SECONDS WEST A DISTANCE OF 58.41 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTH 68 DEGREES 32 MINUTES 50 SECONDS WEST A DISTANCE OF 25.93 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTHEASTERLY A DISTANCE OF 72.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 16 DEGREES 34 MINUTES 53 SECONDS AND A RADIUS OF 250.00 FEET AND A CHORD THAT BEARS NORTH 44 DEGREES 19 MINUTES 15 SECONDS EAST A DISTANCE OF 72.09 FEET; THENCE NORTH 52 DEGREES 36 MINUTES 44 SECONDS EAST A DISTANCE OF 156.60 FEET; THENCE NORTHEASTERLY A DISTANCE OF 110.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS AND A RADIUS OF 432.00 FEET AND A CHORD THAT BEARS NORTH 45 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 110.23 FEET; THENCE NORTH 37 DEGREES 57 MINUTES 10 SECONDS EAST A DISTANCE OF 76.23 FEET; THENCE SOUTH 31 DEGREES 02 MINUTES 50 SECONDS EAST A DISTANCE OF 173.63 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 131.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 00 SECONDS AND A RADIUS OF 80.00 FEET AND A CHORD THAT BEARS SOUTH 78 DEGREES 17 MINUTES 50 SECONDS EAST A DISTANCE OF 117.49 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 152.31 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 50 SECONDS EAST A DISTANCE OF 12.27 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 444.40 FEET; THENCE NORTH 62 DEGREES 02 MINUTES 10 SECONDS EAST A DISTANCE OF 82.07 FEET; THENCE NORTH 47 DEGREES 32 MINUTES 50 SECONDS WEST A DISTANCE OF 138.67 FEET; THENCE NORTH 42 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 74.28 FEET; THENCE NORTH 22 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 180.34 FEET; THENCE NORTH 04 DEGREES 56 MINUTES 55 SECONDS WEST A DISTANCE OF 49.93 FEET; THENCE NORTH 85 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 59.00 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 330.41 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 28.90 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 51.87 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 175.35 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 272.97 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 28 SECONDS EAST A DISTANCE OF 63.50 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 248.22 FEET; THENCE SOUTH 17 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 505.58 FEET; THENCE SOUTH 63 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 355.05 FEET; THENCE SOUTH 64 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 36.32 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 126.92 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 50 SECONDS EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 116.50 FEET; THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 340.83 FEET TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST IS ASSUMED TO BEAR NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST FOR THIS DESCRIPTION.

NOTE: AREA DOES NOT INCLUDE LOT 9.

COUNTY TREASURER CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY INCLUDED IN THE FINAL PLAT OF MALL OF THE BLUFFS

POTTAWATTAMIE COUNTY TREASURER, LEA VOSS DATE

APPROVAL OF THE CITY OF COUNCIL BLUFFS, IOWA

THIS PLAT OF MALL OF THE BLUFFS REPLAT 1, LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B WAS APPROVED BY THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA.

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

CITY CLERK, JODI QUAKENBUSH DATE

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, BRANDON GARRETT DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MENARD, INC., A WISCONSIN CORPORATION AND WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND DSAG INVESTMENTS LIMITED PARTNERSHIP, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MALL OF THE BLUFFS REPLAT 1, LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

- FOR POWER AND COMMUNICATIONS
A 5-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10-FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES:
A. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.
B. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
C. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
D. REMOVAL AND REPLACEMENT: THE COST OF 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 THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
E. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.
F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS 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 GRANTOR.
G. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.
H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEE'S USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

MENARD, INC., A WISCONSIN CORPORATION, OWNERS

(PRINTED NAME) (PRINTED TITLE)

DSAG INVESTMENTS LIMITED PARTNERSHIP, OWNERS

(PRINTED NAME) (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF

PERSONALLY APPEARED (STATE OF NOTARY)

(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF MENARD, INC., A WISCONSIN CORPORATION, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF

PERSONALLY APPEARED (STATE OF NOTARY)

(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF DSAG INVESTMENTS LIMITED PARTNERSHIP, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY

(PRINTED NAME) (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF

PERSONALLY APPEARED (STATE OF NOTARY)

(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA 14710 W. DODGE RD, STE. 100 (402)496.2498

FORT COLLINS, COLORADO 4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI 9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE LS-17613

PRELIMINARY PLAT MALL OF THE BLUFFS REPLAT 1 COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

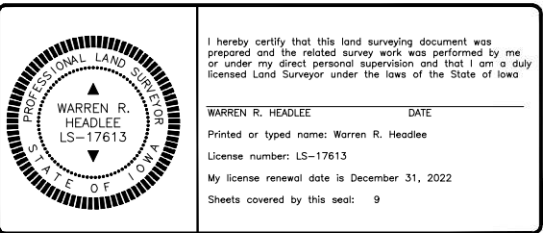


Know what's below. Call before you dig.

REVISIONS 3-26-2021 EAM

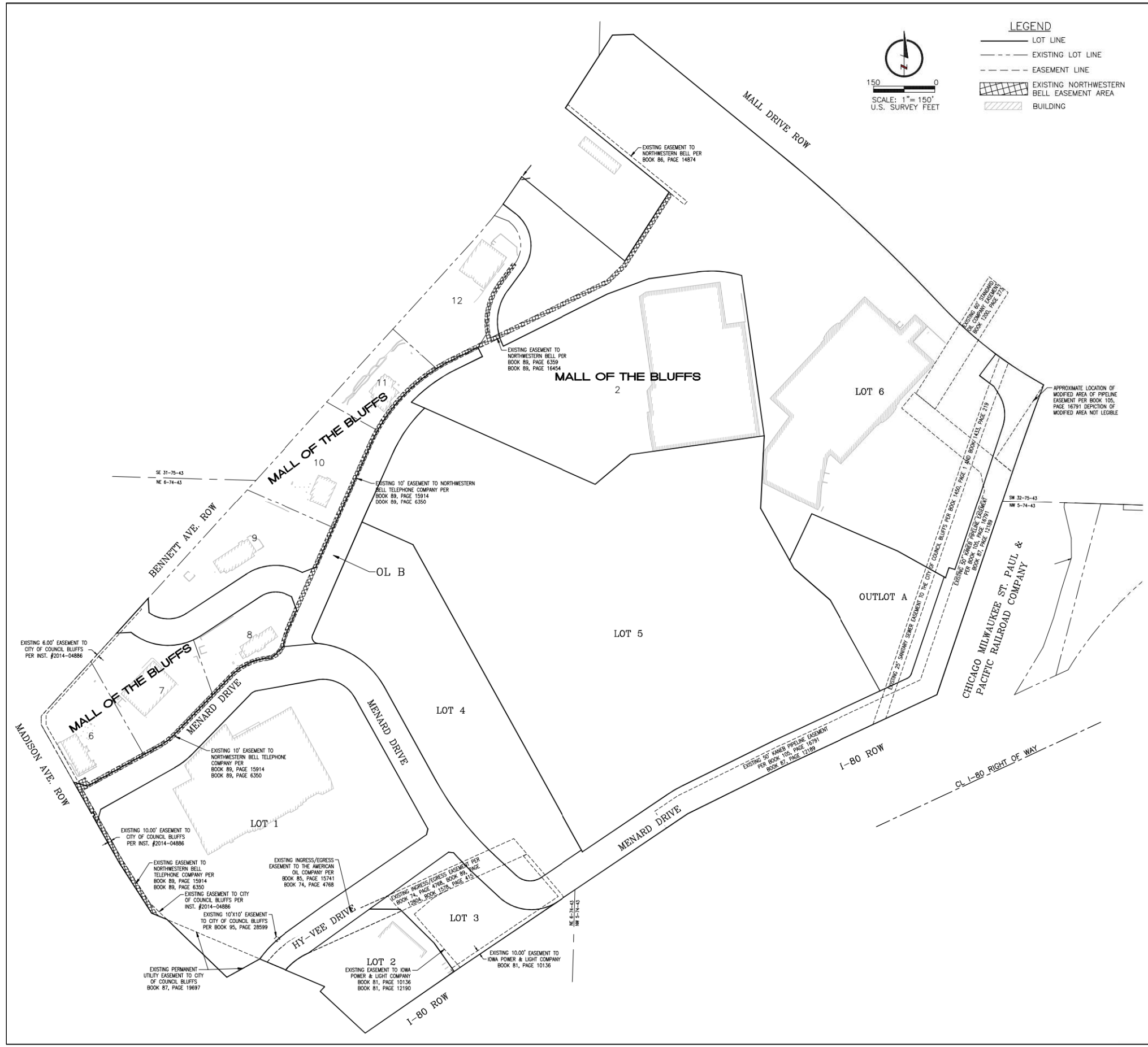
DESIGNER / DRAFTER EAM DATE 9-25-2020 PROJECT NUMBER 0119204.02-010 BOOK AND PAGE

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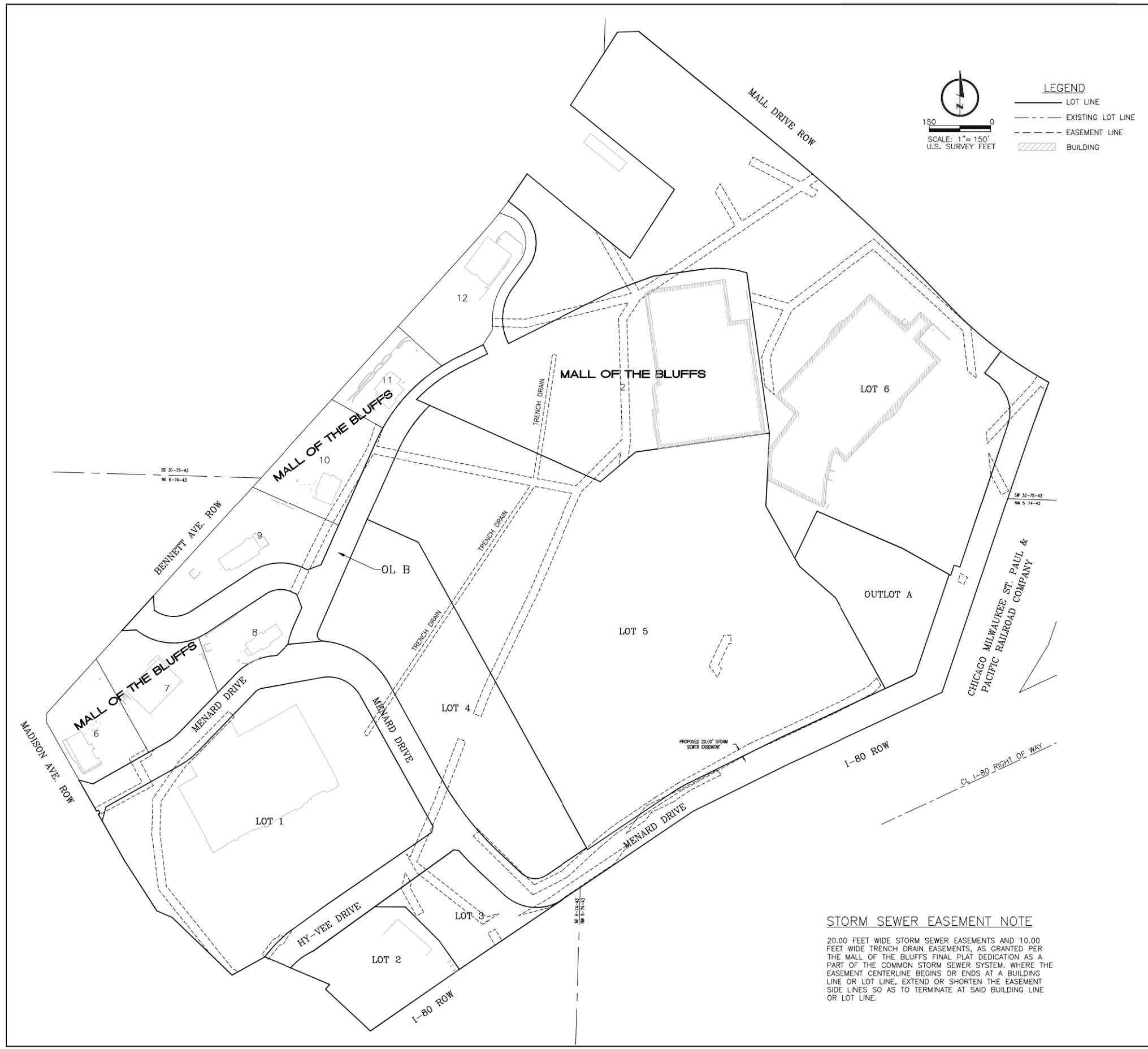
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
WARREN R. HEADLEE DATE
Printed or typed name: Warren R. Headlee
License number: LS-17613
My license renewal date is December 31, 2022
Sheets covered by this seal: 9

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LAMPRYNEARSON.COM	
OMAHA, NEBRASKA 14710 W. DODGE RD., STE. 100 (402)496.2498 FORT COLLINS, COLORADO 4715 INNOVATION DR., STE. 100 (970)226.0342 KANSAS CITY, MISSOURI 9001 STATE LINE RD., STE. 200 (816)361.0440	
WARREN R. HEADLEE	
LS-17613	
PRELIMINARY PLAT EXISTING EASEMENTS	
MALL OF THE BLUFFS REPLAT 1 COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA	
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.	
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REVISIONS 3-26-2021 EAM 4-8-2021 EAM	
DESIGNER / DRAFTER EAM DATE 9-25-2020 PROJECT NUMBER 0119204.02-010 BOOK AND PAGE	
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STORM SEWER EASEMENT NOTE

20.00 FEET WIDE STORM SEWER EASEMENTS AND 10.00 FEET WIDE TRENCH DRAIN EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON STORM SEWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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PRELIMINARY
PLAT
STORM SEWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

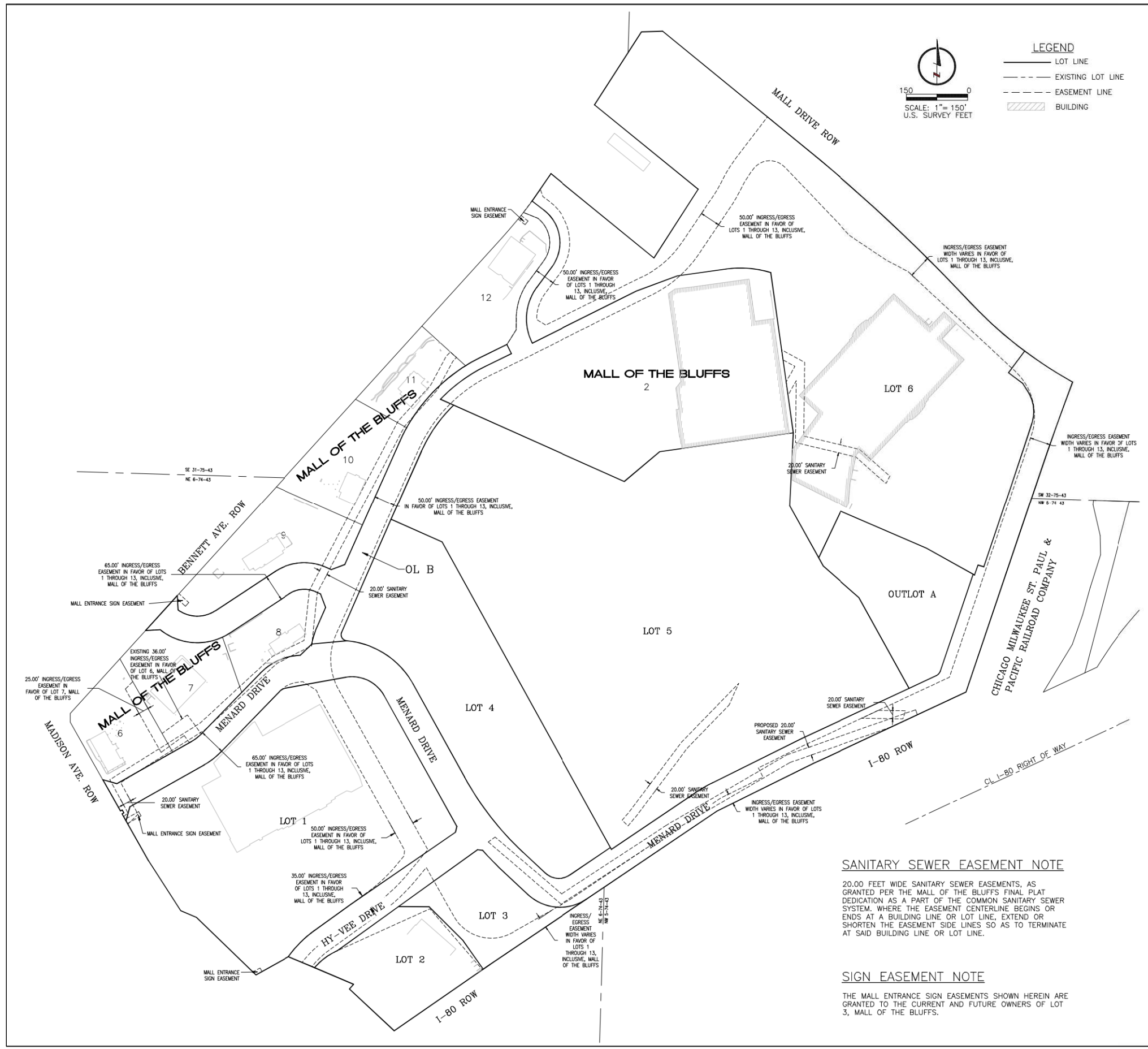
811

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REVISIONS
1-27-2021 EAM
3-26-2021 EAM
4-8-2021 EAM
DESIGNER / DRAFTER
EAM
DATE
9-25-2020
PROJECT NUMBER
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SANITARY SEWER EASEMENT NOTE

20.00 FEET WIDE SANITARY SEWER EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON SANITARY SEWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

SIGN EASEMENT NOTE

THE MALL ENTRANCE SIGN EASEMENTS SHOWN HEREIN ARE GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT 3, MALL OF THE BLUFFS.

LAMP RYNEARSON

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 LS-17613

**PRELIMINARY
 PLAT
 SANITARY SEWER & ACCESS &
 SIGN EASEMENTS**
 MALL OF THE BLUFFS REPLAT 1
 COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



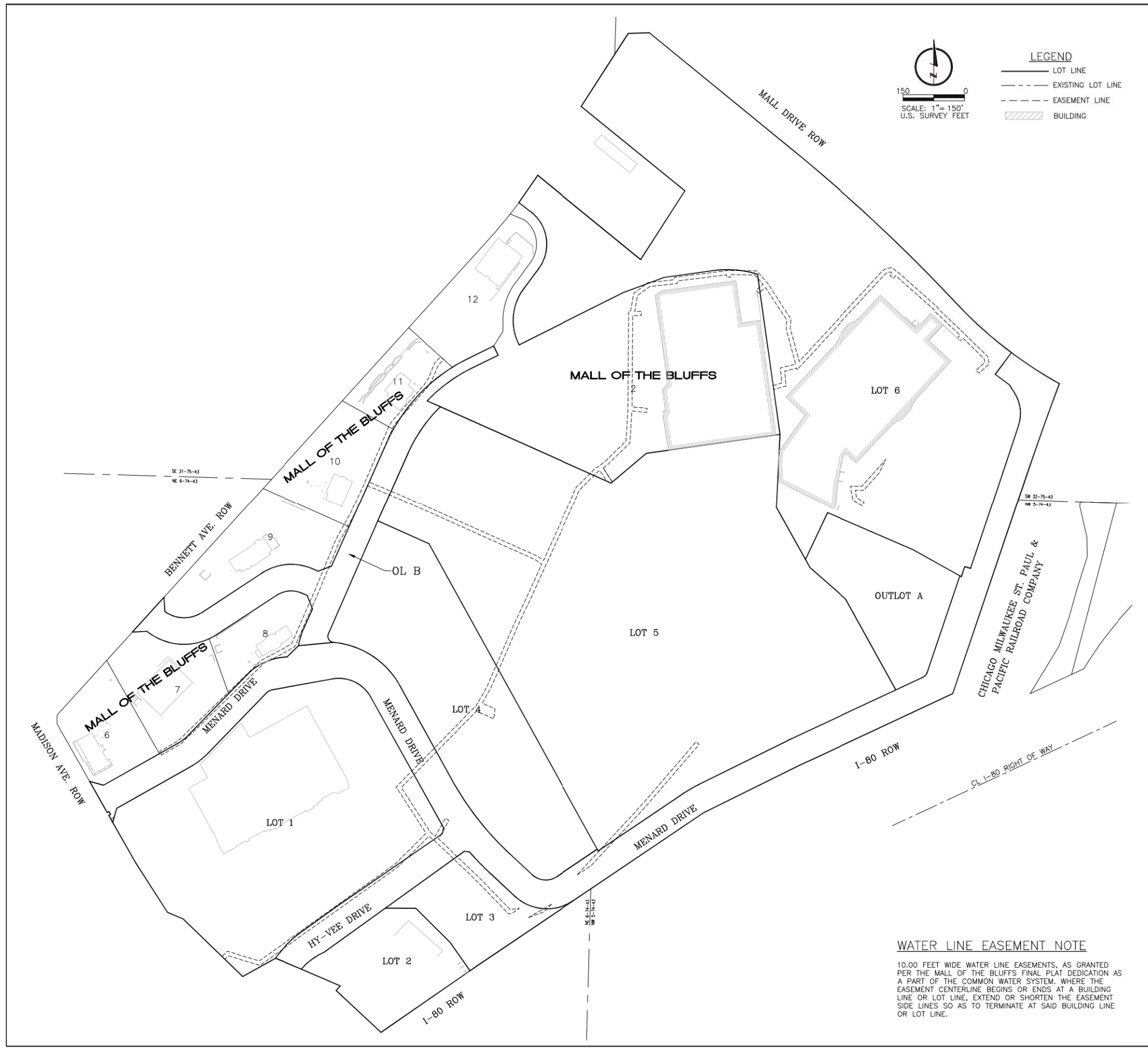
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REVISIONS
1-27-2021 EAM
3-26-2021 EAM
4-8-2021 EAM

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EAM
DATE
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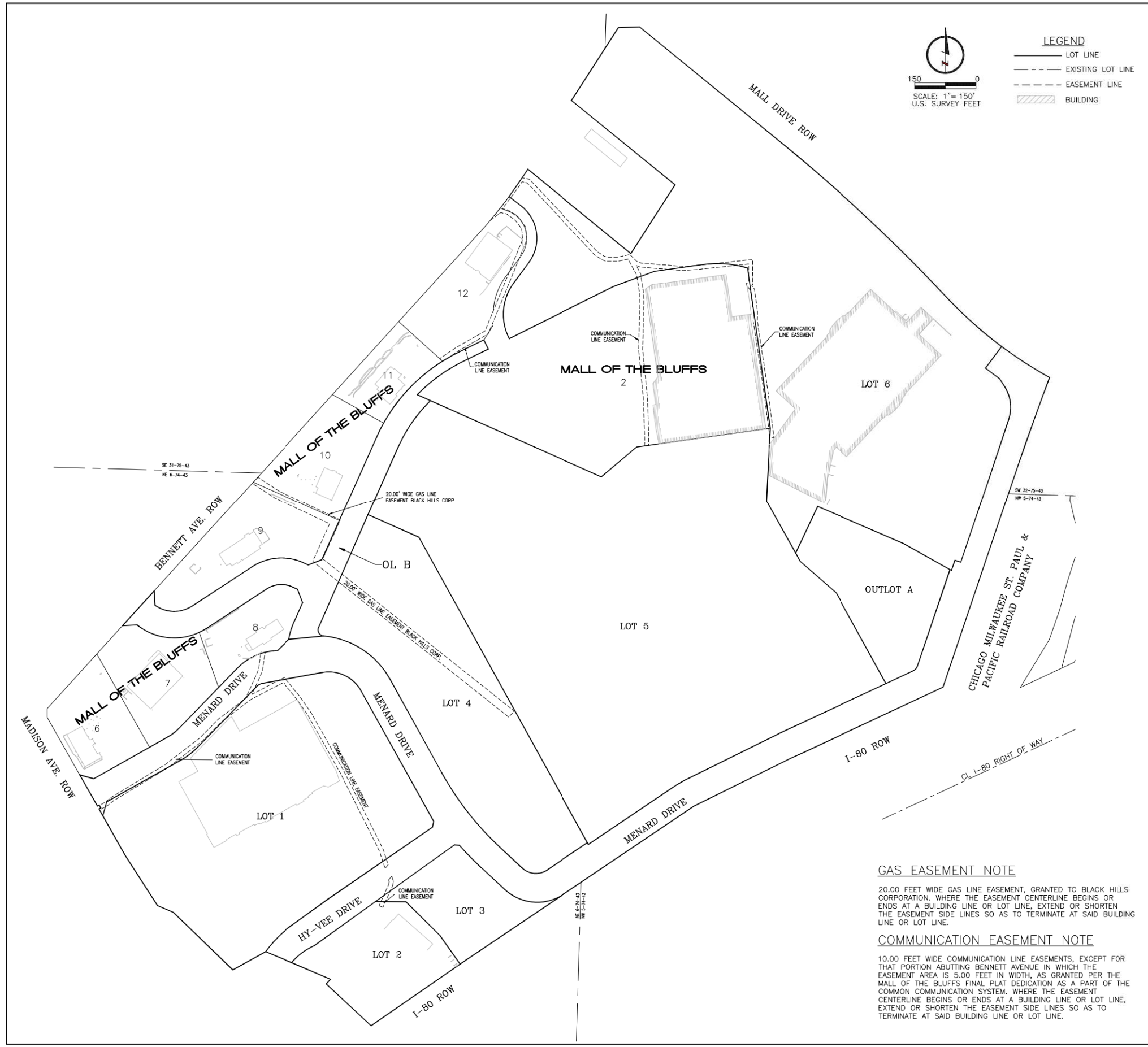


WATER LINE EASEMENT NOTE

10.00 FEET WIDE WATER LINE EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON WATER SYSTEM, WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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WARREN R. HEADLEE	
LS-17613	
PRELIMINARY PLAT WATER EASEMENTS	
MALL OF THE BLUFFS REPLAT 1 COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA	
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SCALE: 1" = 150'
U.S. SURVEY FEET

LEGEND

- LOT LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- ▨ BUILDING

LAMP
RYNEARSON

LAMPRYNEARSON.COM

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LS-17613

PRELIMINARY
PLAT

GAS/ COMMUNICATION EASEMENTS

MALL OF THE BLUFFS REPLAT 1

COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

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4-8-2021	EAM

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EAM

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7 OF 9

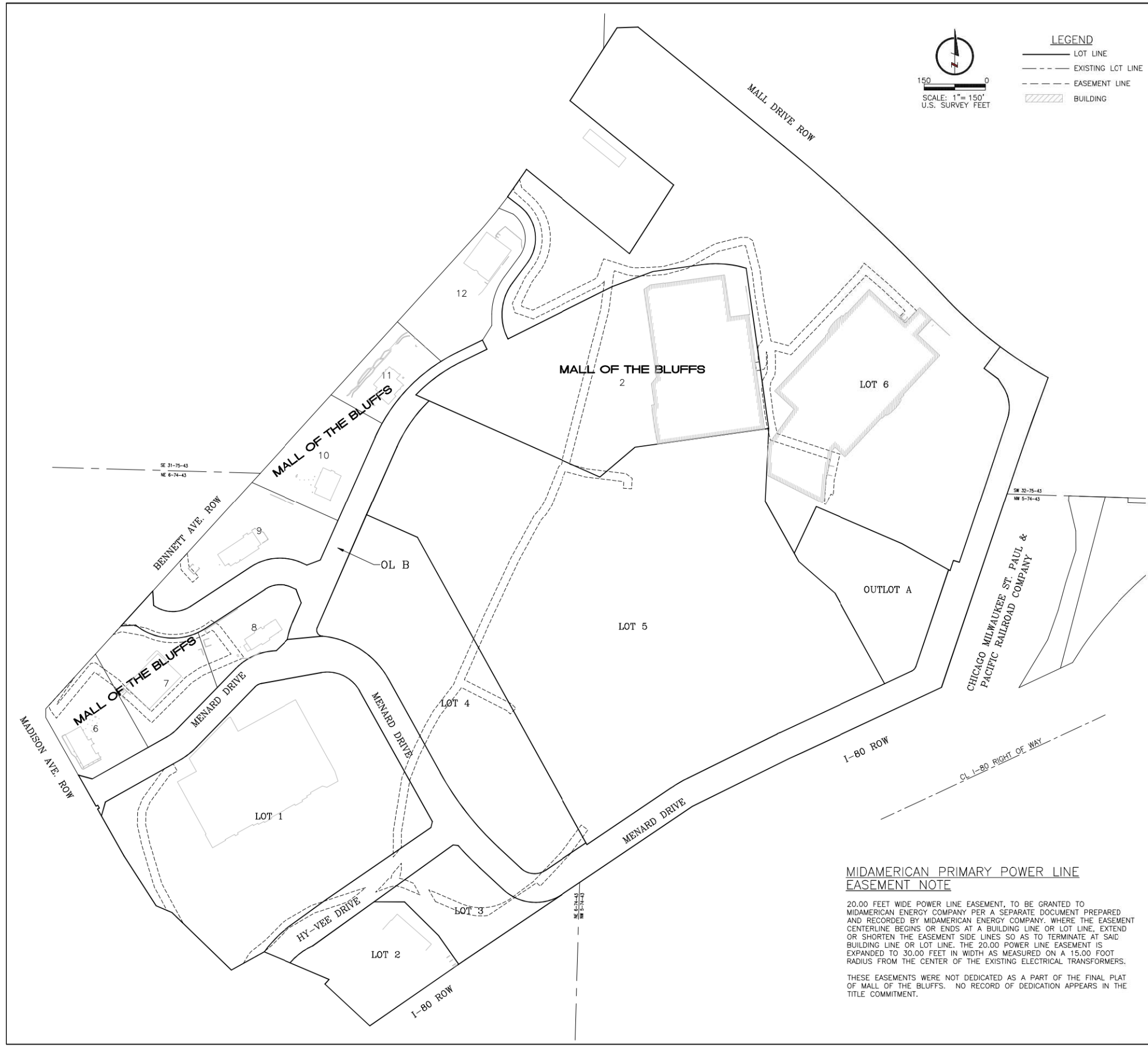
GAS EASEMENT NOTE

20.00 FEET WIDE GAS LINE EASEMENT, GRANTED TO BLACK HILLS CORPORATION. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

COMMUNICATION EASEMENT NOTE

10.00 FEET WIDE COMMUNICATION LINE EASEMENTS, EXCEPT FOR THAT PORTION ABUTTING BENNETT AVENUE IN WHICH THE EASEMENT AREA IS 5.00 FEET IN WIDTH, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON COMMUNICATION SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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LAMP RYNEARSON

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LS-17613

PRELIMINARY
PLAT
MIDAMERICAN POWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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3-26-2021	EAM
4-8-2021	EAM

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EAM

DATE

9-25-2020

PROJECT NUMBER

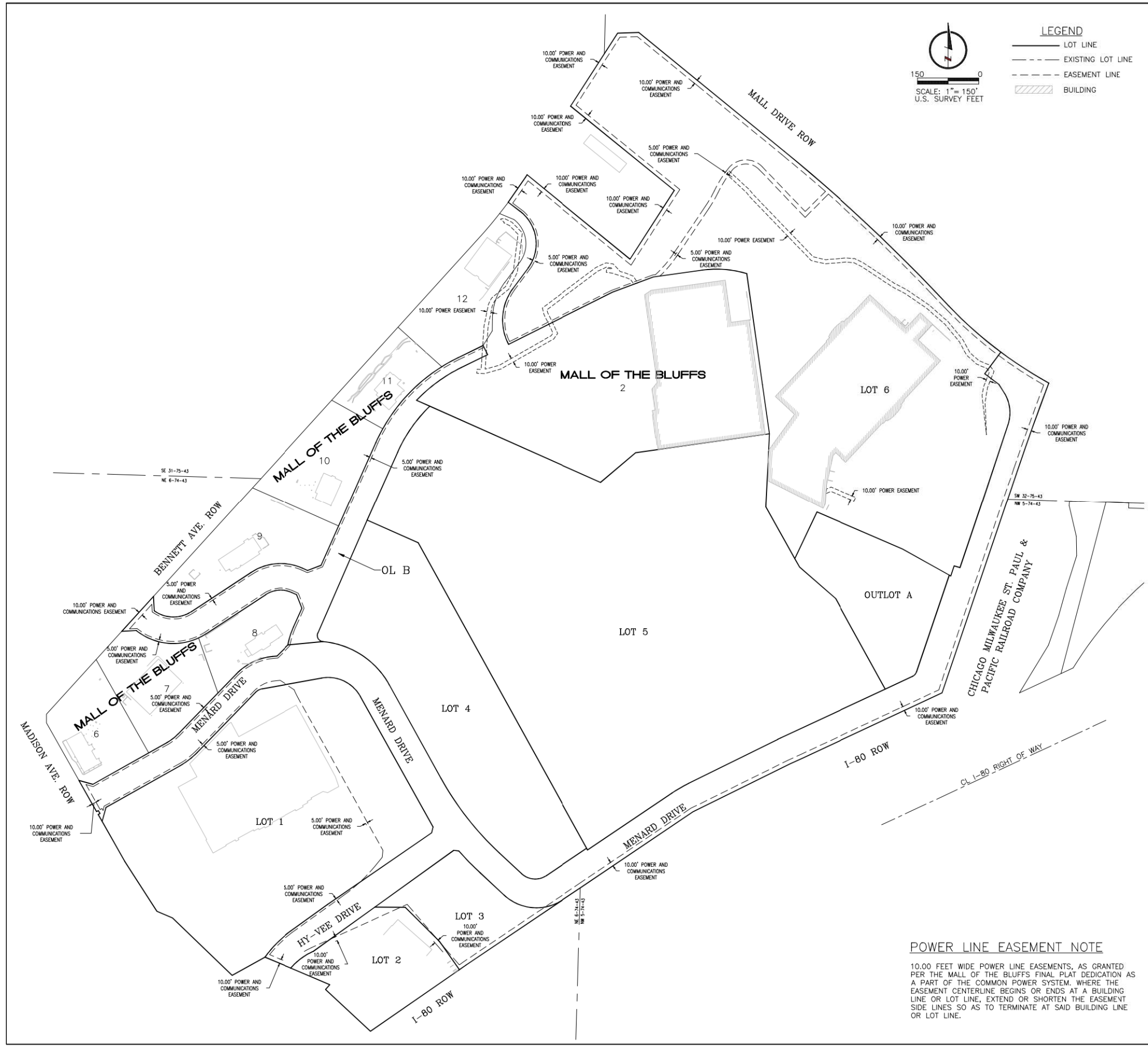
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POWER LINE EASEMENT NOTE

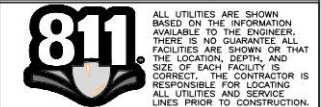
10.00 FEET WIDE POWER LINE EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON POWER SYSTEM, WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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PRELIMINARY
 PLAT
 POWER EASEMENTS
 MALL OF THE BLUFFS REPLAT 1
 COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



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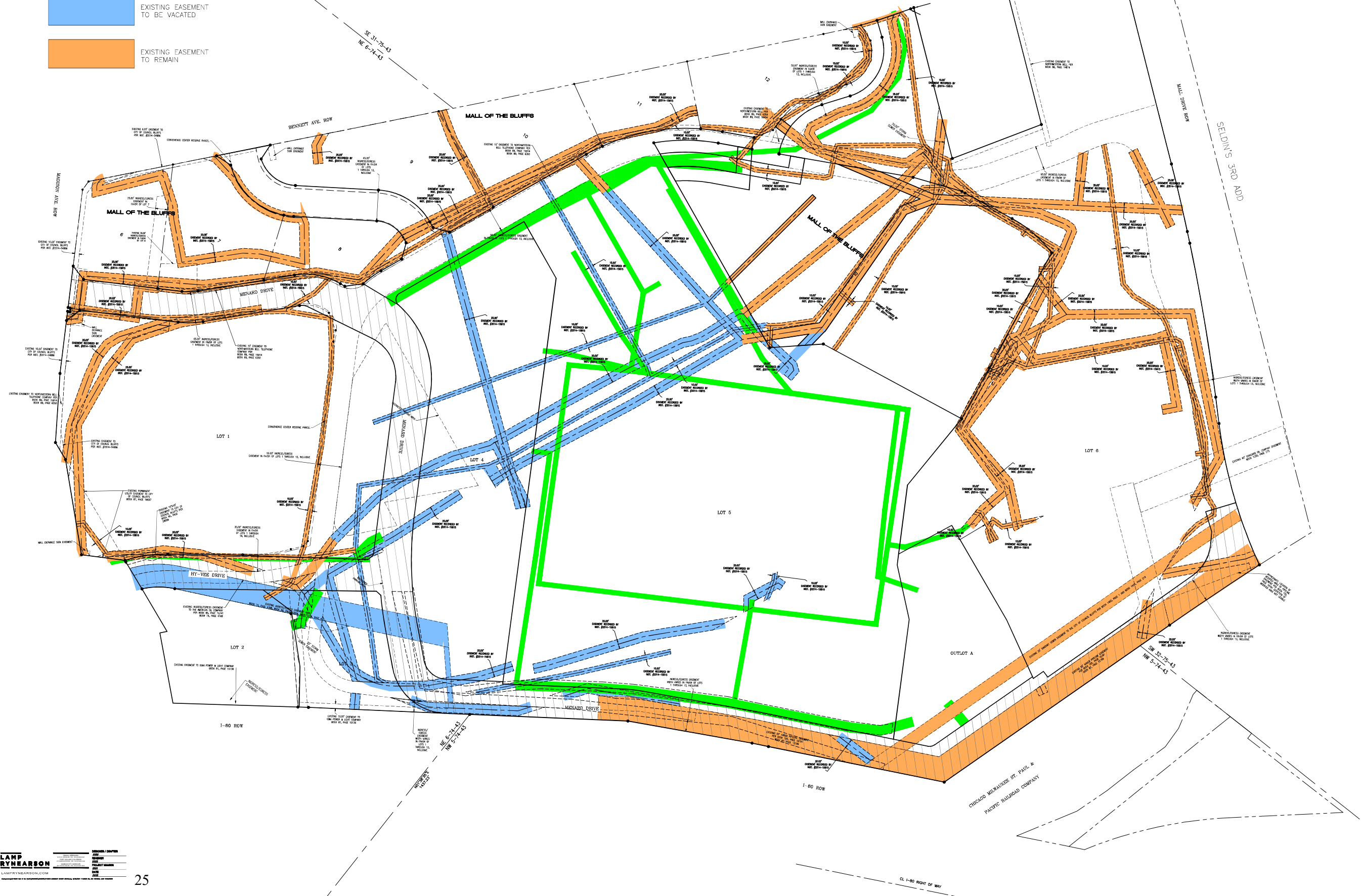
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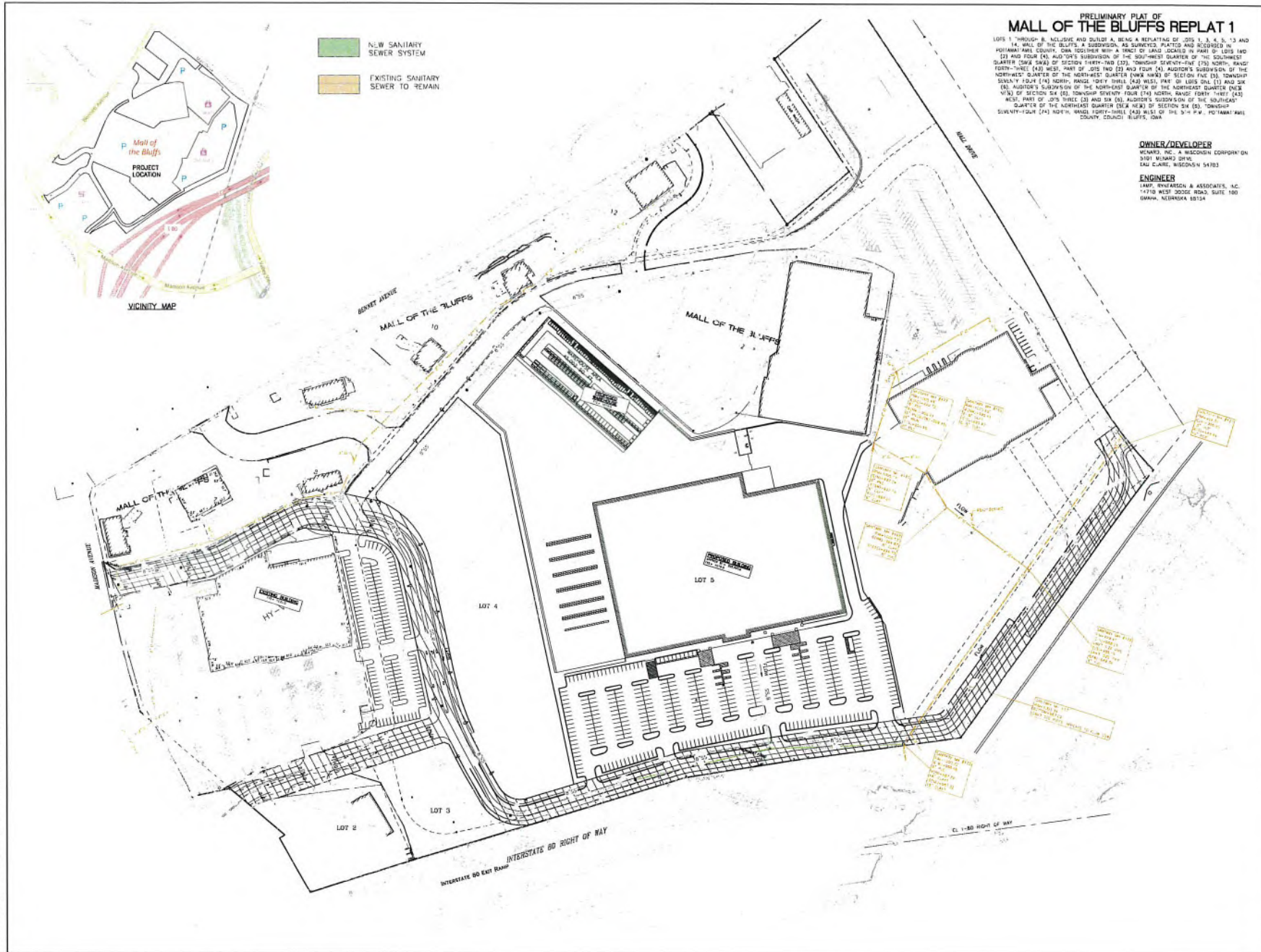
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9 OF 9

- NEW EASEMENT
- EXISTING EASEMENT TO BE VACATED
- EXISTING EASEMENT TO REMAIN



Attachment E



LAMP RYNEARSON

14710 W. 30256 RD. STE. 100
 OMAHA, NE 68134
 402.448.2448
 lamp@rynearson.com

PRELIMINARY

MALL OF THE BLUFFS
 DEVELOPMENT PLAN
 EXHIBIT C - SANITARY SEWER PLAN

COUNCIL BLUFFS, IOWA

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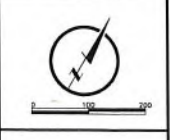
DESIGNER / DRAFTER
 AMBROSE, DREW L. / JEFFREY
 DATE
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 PROJECT NUMBER
 0118704.01
 BOOK AND PAGE

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 1 OF 1

Attachment G



LAMP RYNEARSON
 14710 W. BRIDGE RD. STE. 103
 OMAHA, NE 68154
 402.483.2468
 lamp@rynearson.com



PRELIMINARY

MALL OF THE BLUFFS
 DEVELOPMENT PLAN
 EXHIBIT E - WATER PLAN

COUNCIL BLUFFS, IA

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DESIGNER / DRAFTER
 AMON, GRIEGLER, HOFFER
 DATE
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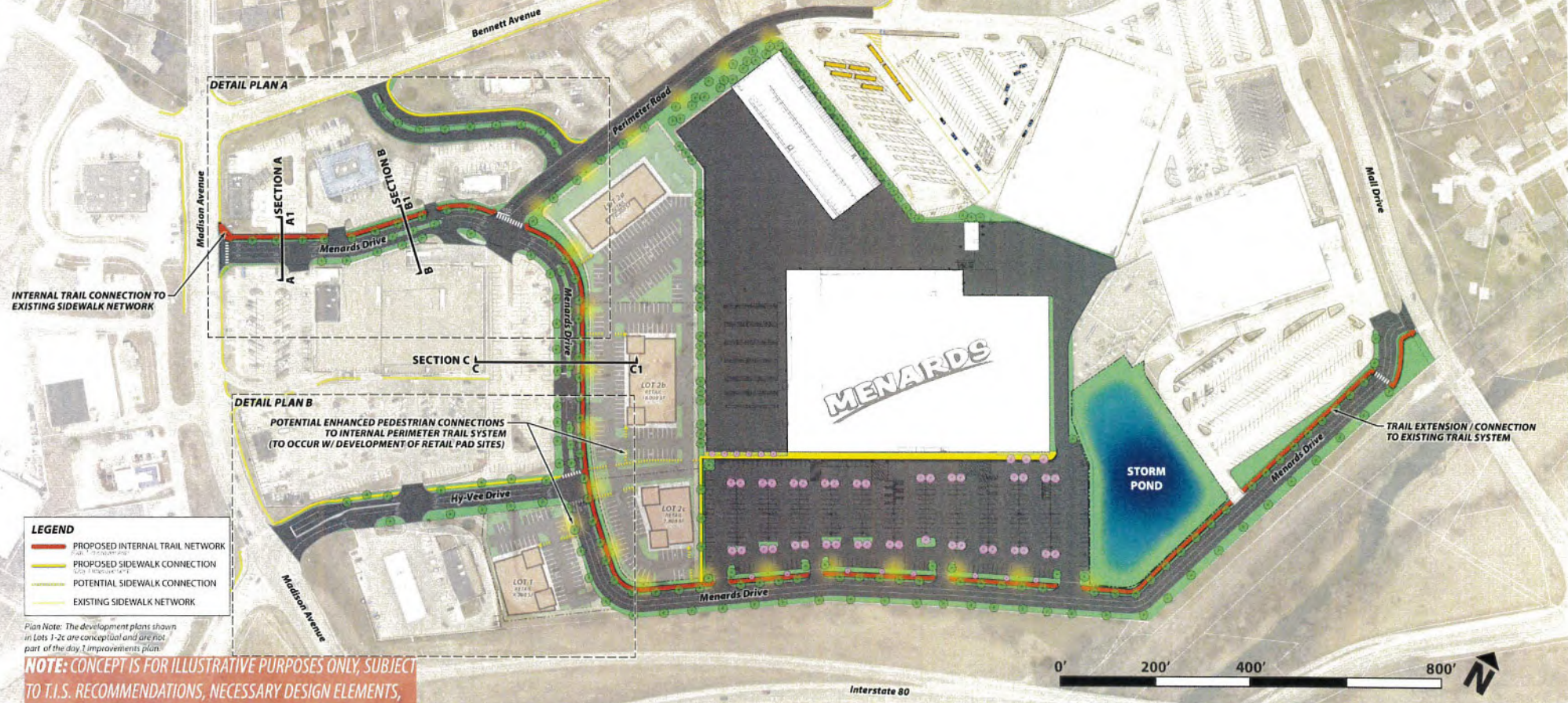
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 1 OF 1

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - OVERALL PLAN

October 4, 2021

PREFERRED CONCEPT TOTALS				
LOT	ACRES	SF	F.A.R.	PARKING
1	1.22	9,600	0.18	48
2a	2.00	16,000	0.18	80
2b	1.91	18,000	0.23	90
2c	1.00	8,200	0.19	41
3	2.06	11,000	0.12	55
TOTALS	8.19	62,800		314



LEGEND

- PROPOSED INTERNAL TRAIL NETWORK
- PROPOSED SIDEWALK CONNECTION
- POTENTIAL SIDEWALK CONNECTION
- EXISTING SIDEWALK NETWORK

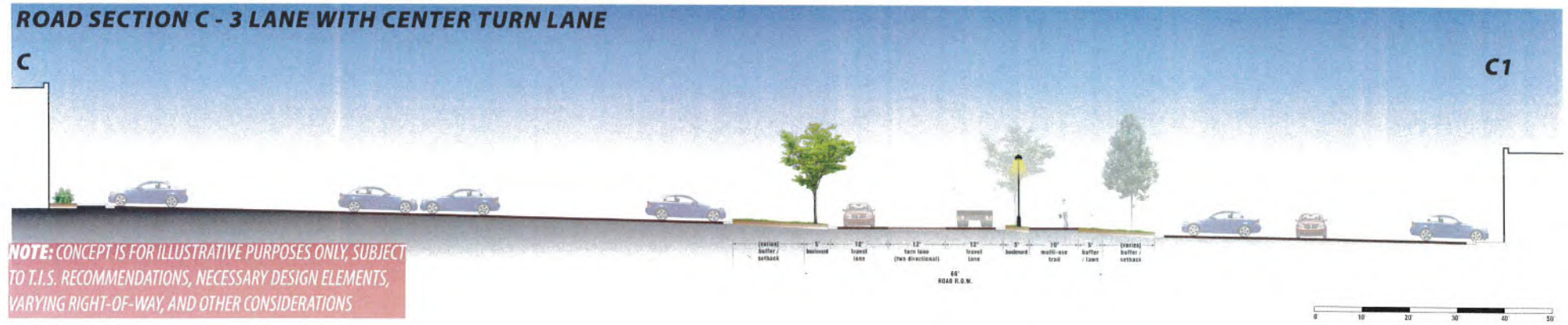
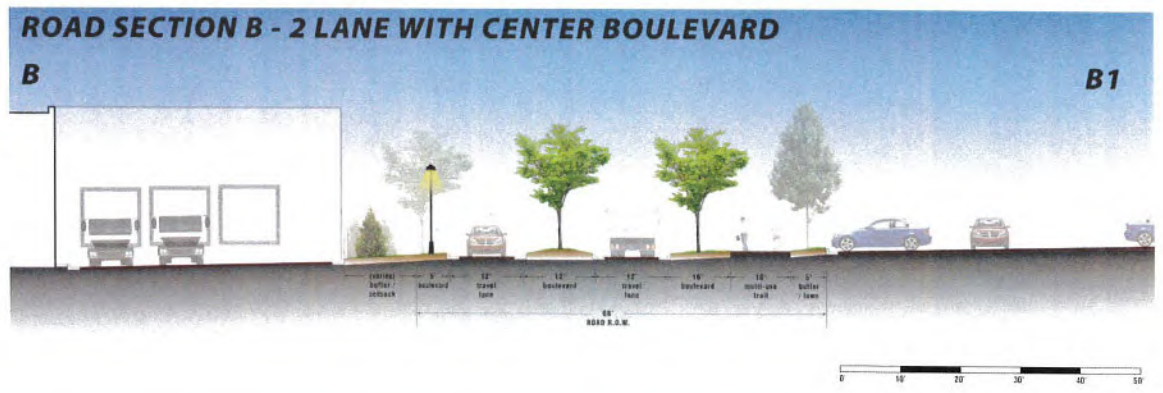
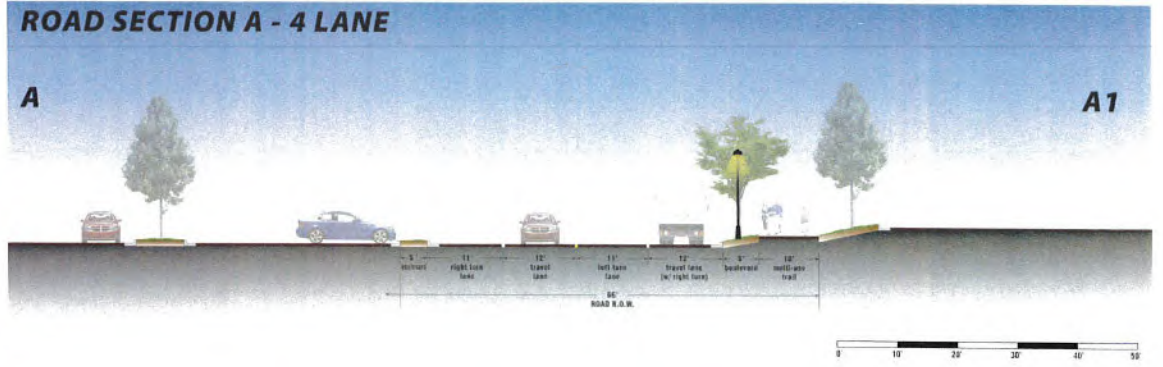
Plan Note: The development plans shown in Lots 1-2c are conceptual and are not part of the day 1 improvements plan.

NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - ROAD SECTIONS

October 4, 2021



NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - DETAIL PLAN A

October 4, 2021

Bennett Avenue

Madison Avenue

Multi-Use Trail

Perimeter Road

MENARDS DRIVE

Existing Screening Wall and Landscape Screening

NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

50 100'

Potential Enhanced Pedestrian Connections (as part of sub-lot development)

MENARDS DRIVE

MENARDS - COUNCIL BLUFFS, IOWA

MALL OF THE BLUFFS REDEVELOPMENT - DETAIL PLAN B

October 4, 2021

Potential Enhanced
Pedestrian Connections
(as part of sub-lot development)

Street Lighting

HY-VEE DRIVE

MENARDS DRIVE

Madison Avenue

LOT 1
RETAIL
7,200 SF
(36 SPACES)

LOT 1
RETAIL
9,200 SF
(46 SPACES)

Multi-Use Trail

Lot 1 Drive-Thru
Alternative

NOTE: CONCEPT IS FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO T.I.S. RECOMMENDATIONS, NECESSARY DESIGN ELEMENTS, VARYING RIGHT-OF-WAY, AND OTHER CONSIDERATIONS

0' 50' 100' 200'

Attachment J



PERVIOUS/IMPERVIOUS SPACE TABLE

AREA/SPACE	SQUARE FEET	ACRES	PERCENTAGE
MENARDS LOT AREA	813,084 SQ. FT.	18.66± ACRES	100%
OUTLOT A DETENTION POND	83,308 SQ. FT.	1.91± ACRES	100%
MENARDS LOT PERVIOUS SPACE	89,541 SQ. FT.	1.59 ACRES	8.55%
MENARDS LOT IMPERVIOUS SPACE	767,189 SQ. FT.	17.61 ACRES	91.45%
COMBINED PERVIOUS SPACE	152,849 SQ. FT.	3.51 ACRES	17.66%

BUILDING AREA COVERAGE

BUILDING AREA	SQUARE FEET
MAIN STORE AREA INCLUDING OVERHANGS	207,913 SQ. FT.
WAREHOUSE AREA	45,002 SQ. FT.
YARD ENTRANCE GATE CANOPY	1,815 SQ. FT.
TOTAL BUILDING AREA	254,730 SQ. FT.

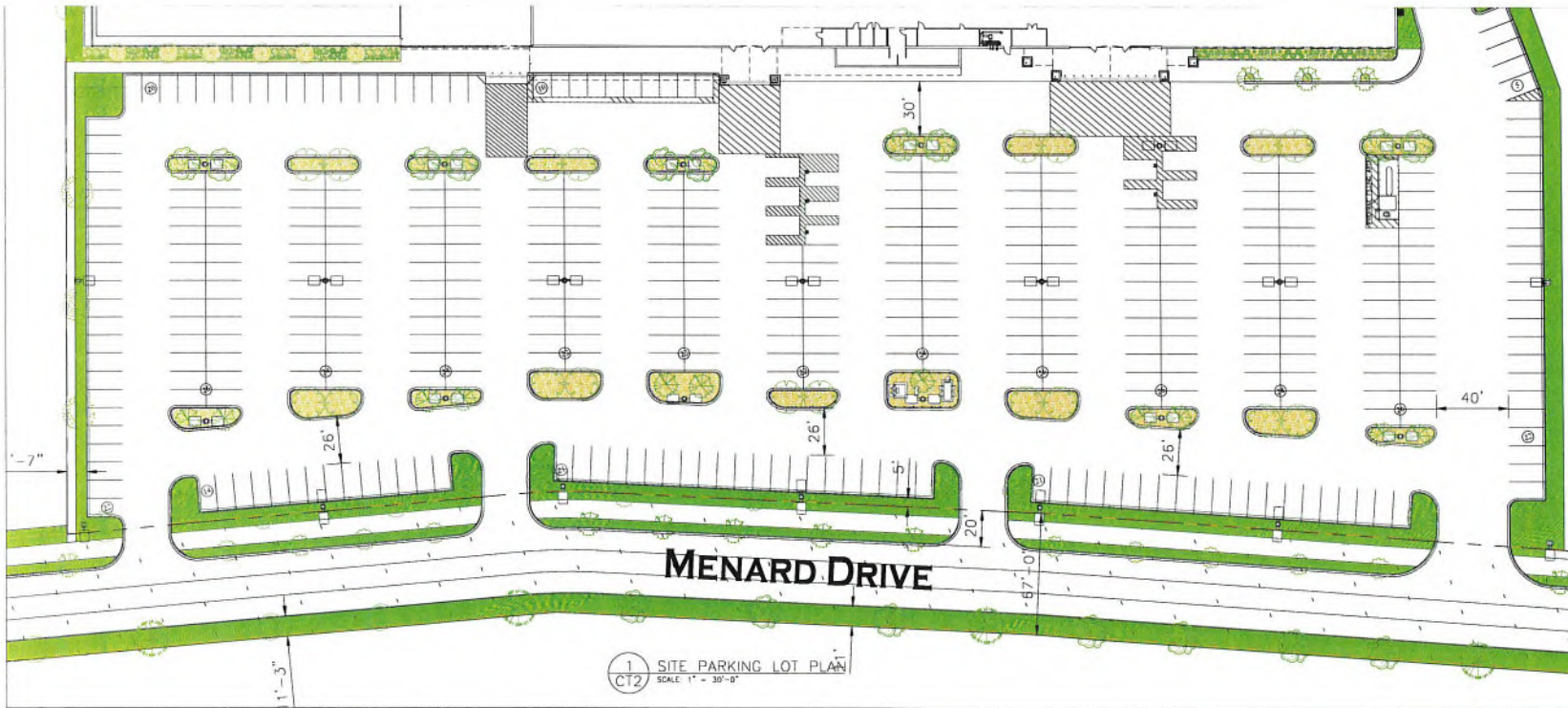
NEW PUBLIC R.O.W.
 GRAY LINES - EXISTING CONDITIONS TO REMAIN

LANDSCAPE LEGEND

Symbol	Area	Botanical Name	Common Name	Sex	Size	Plant Type	Plant Spacing	Notes
1	10	Spring yellow-green anemone	Clousa Star Flower	F	2'	GA	10-12'	10'
2	15	White 'Lilac Snow'	Spring Snow Crabapple	F	2'	GA	10-12'	10'
3	15	Green variegated 'Variegated Holly'	Female Holly	F	2'	GA	10-12'	10'
4	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
5	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
6	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
7	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
8	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
9	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
10	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
11	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
12	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
13	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
14	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
15	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
16	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
17	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
18	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
19	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
20	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
21	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
22	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
23	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
24	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
25	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
26	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
27	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
28	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
29	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
30	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
31	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
32	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
33	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
34	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
35	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
36	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
37	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
38	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
39	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
40	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
41	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
42	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
43	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
44	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
45	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
46	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
47	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
48	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
49	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
50	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
51	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
52	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
53	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
54	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
55	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
56	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
57	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
58	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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62	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
63	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
64	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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66	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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68	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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70	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
71	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
72	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
73	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
74	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
75	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
76	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
77	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
78	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
79	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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81	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
82	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
83	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
84	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
85	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
86	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
87	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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89	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
90	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
91	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
92	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
93	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
94	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
95	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
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97	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
98	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
99	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'
100	15	White variegated 'White Holly'	Female Holly	F	2'	GA	10-12'	10'

MENARDS
 Council Bluffs, Iowa
 Site Plan
 Scale: 1" = 100'-0"
 September 24, 2021
 CT1

Attachment L



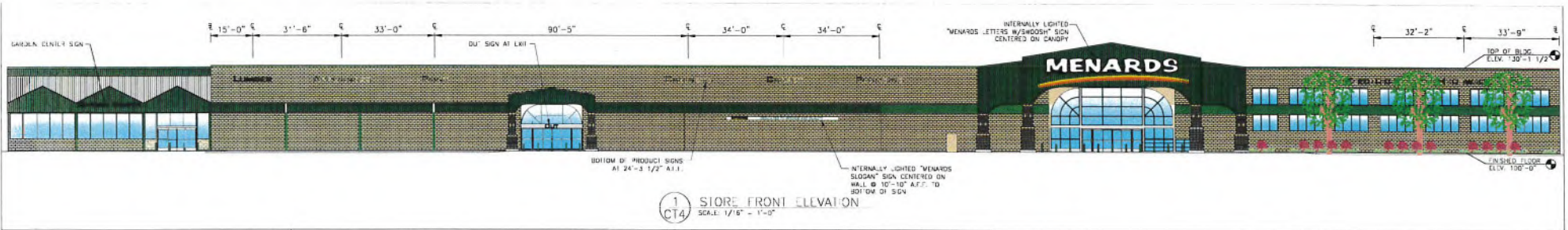
1 SITE PARKING LOT PLAN
SCALE: 1" = 30'-0"

Symbol	No.	Botanical Name	Common Name	Alt. Size	Root	WUCOLS Plant #	WUCOLS Plant #	Quantity
Shrubbery Trees								
[Symbol]	A1	Syringa oblata 'Alice's Dream'	Common Lilac Tree	2" Cal.	B & B	30-20	10-15	21
[Symbol]	A2	Prunella virginiana	Black Cherry Tree	2" Cal.	B & B	20-20	10-20	11
[Symbol]	A3	Crataegus punctata 'Fairy'	Fairy Hawthorn	2" Cal.	B & B	20-20	10-20	18
[Symbol]	A4	Pyracantha coccinea	Firethorn	2" Cal.	B & B	20-20	10-20	23
Shrubbery								
[Symbol]	A5	Euonymus alatus 'Compactus'	Winged Spindle Tree	2.5" Cal.	B & B	30-20	10-20	1
[Symbol]	A6	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	10
[Symbol]	A7	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A8	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
Shrubbery								
[Symbol]	A9	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A10	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A11	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A12	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A13	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A14	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A15	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A16	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
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[Symbol]	A18	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A19	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
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[Symbol]	A23	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A24	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A25	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A26	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A27	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
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[Symbol]	A29	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
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[Symbol]	A49	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
[Symbol]	A50	Hamamelis virginiana	Witch Ham	2.5" Cal.	B & B	40-20	10-20	1
Perennial/Ornamental Grasses								
[Symbol]	A51	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	13-23	13-23	14
[Symbol]	A52	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-9	13-23	8
[Symbol]	A53	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	8
[Symbol]	A54	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	13-23	13-23	8
[Symbol]	A55	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1
[Symbol]	A56	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1
[Symbol]	A57	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1
[Symbol]	A58	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1
[Symbol]	A59	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1
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[Symbol]	A68	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1
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[Symbol]	A70	Perennial Ornamental Grass	Perennial Ornamental Grass	1 Cal.	Grass	2-2	2-2	1

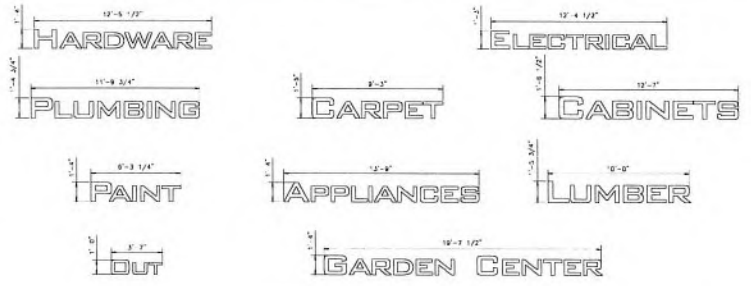
MENARDS
Council Bluffs, Iowa
Site Parking Lot Plan
Scale: 1" = 30'-0"
September 24, 2021

CT3

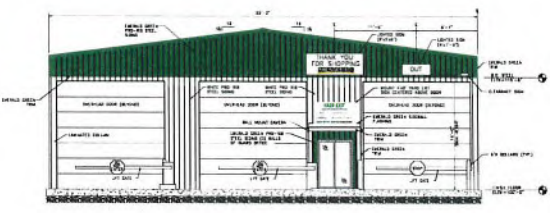
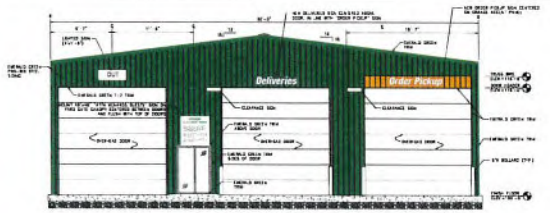
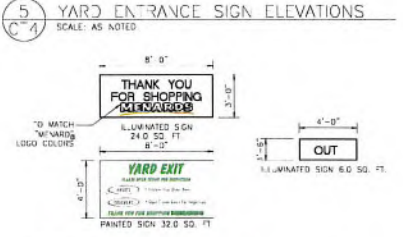
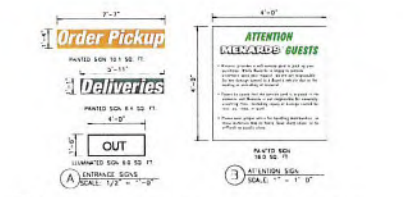
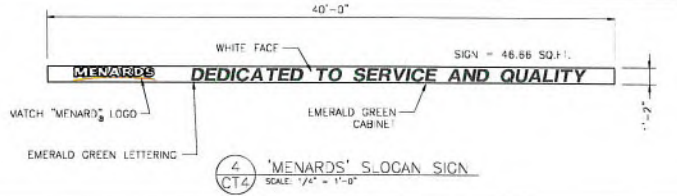
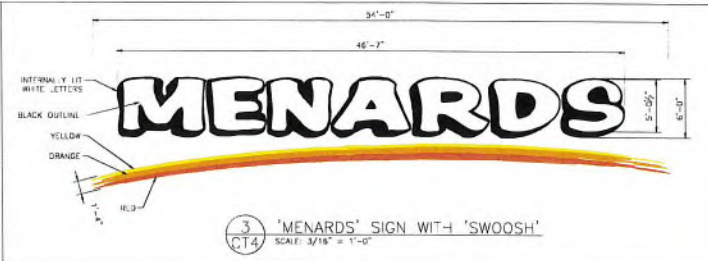
Attachment M



SIGN LEGEND					
QTY	DESCRIPTION	HEIGHT	LENGTH	SQ. FT.	SIGN
1	MENARDS	5'-0"	46'-7"	239.5	ILLUMINATED
1	SWOOSH	1'-4"	34'-0"	71.8	ILLUMINATED
1	SLOGAN SIGN	1'-2"	40'-0"	46.8	ILLUMINATED
1	HARDWARE	1'-4"	12'-0 1/2"	19.8	ILLUMINATED
1	ELECTRICAL	1'-5"	12'-4 1/2"	19.9	ILLUMINATED
1	PLUMBING	1'-4"	11'-9 3/4"	19.5	ILLUMINATED
1	CARPET	1'-5"	9'-3"	13.1	ILLUMINATED
1	CABINETS	1'-6 1/2"	12'-7"	19.4	ILLUMINATED
1	PAINT	1'-4"	8'-2 1/4"	8.4	ILLUMINATED
1	APPLIANCES	1'-4"	13'-9"	18.2	ILLUMINATED
1	LUMBER	1'-5 3/4"	10'-0"	14.8	ILLUMINATED
1	OUT	1'-0"	3'-3"	3.6	ILLUMINATED
1	GARDEN CENTER	1'-4"	19'-7 1/2"	26.2	ILLUMINATED
1	Deliveries	5'-11"	1'-11"	6.4	PAINTED
1	Order Pickup	7'-3"	1'-4"	10.1	PAINTED
1	ATTENTION - MENARDS GUESTS	4'-0"	4'-0"	16.0	PAINTED
1	THANK YOU FOR SHOPPING AT MENARDS	4'-0"	8'-0"	32.0	PAINTED
1	THANK YOU FOR SHOPPING	3'-0"	8'-0"	24.0	ILLUMINATED
2	OUT	1'-8"	4'-0"	6.0	ILLUMINATED

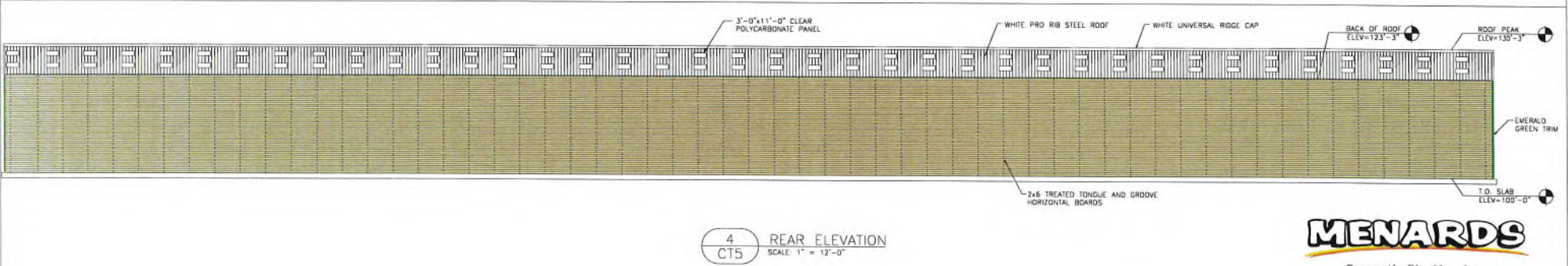
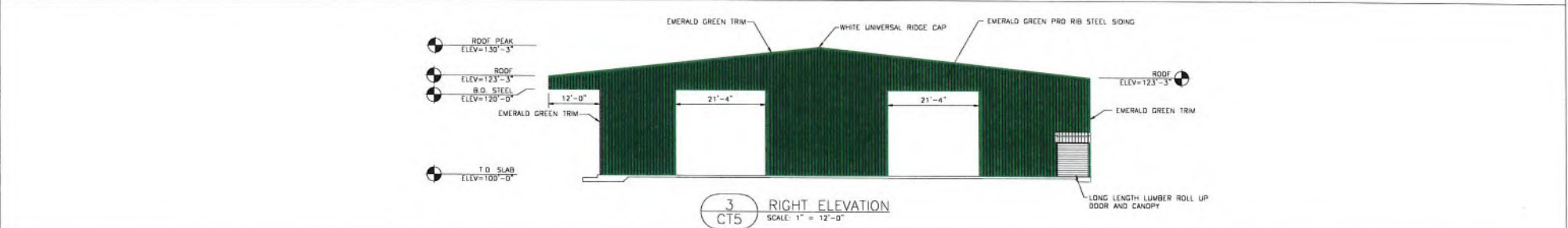
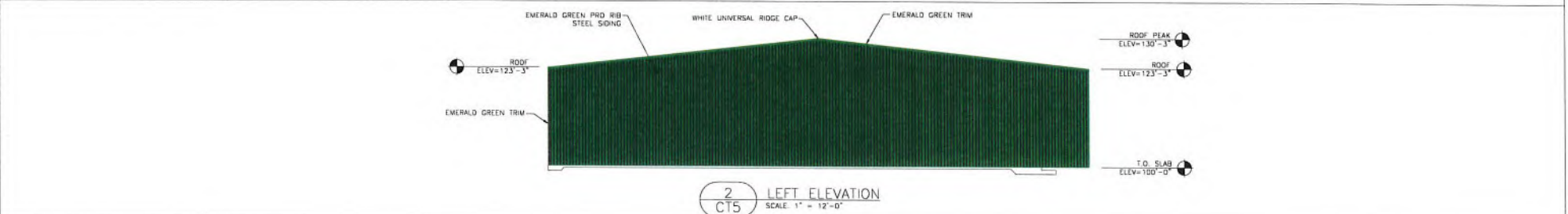
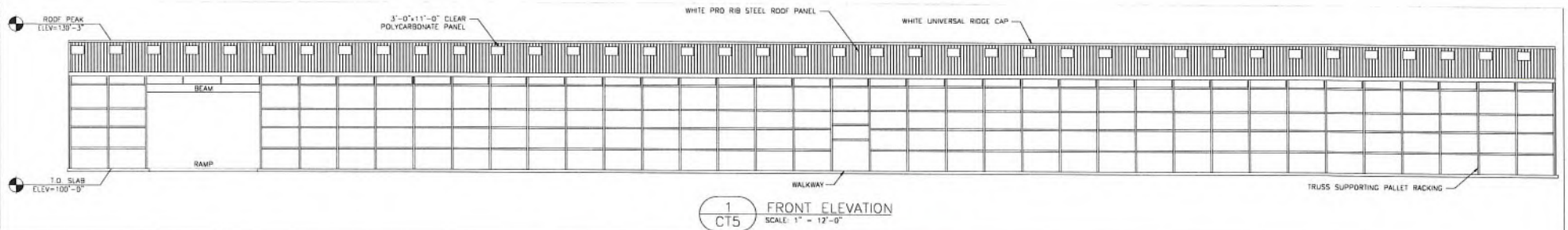


WHITE ACRYLIC FACE WITH EMERALD GREEN CABINETS
THE PRODUCT SIGN LETTERING IS NOT TRUE TO SCALE, BUT SIMILAR THE SIGN SIZES ARE CORRECT AS INDICATED

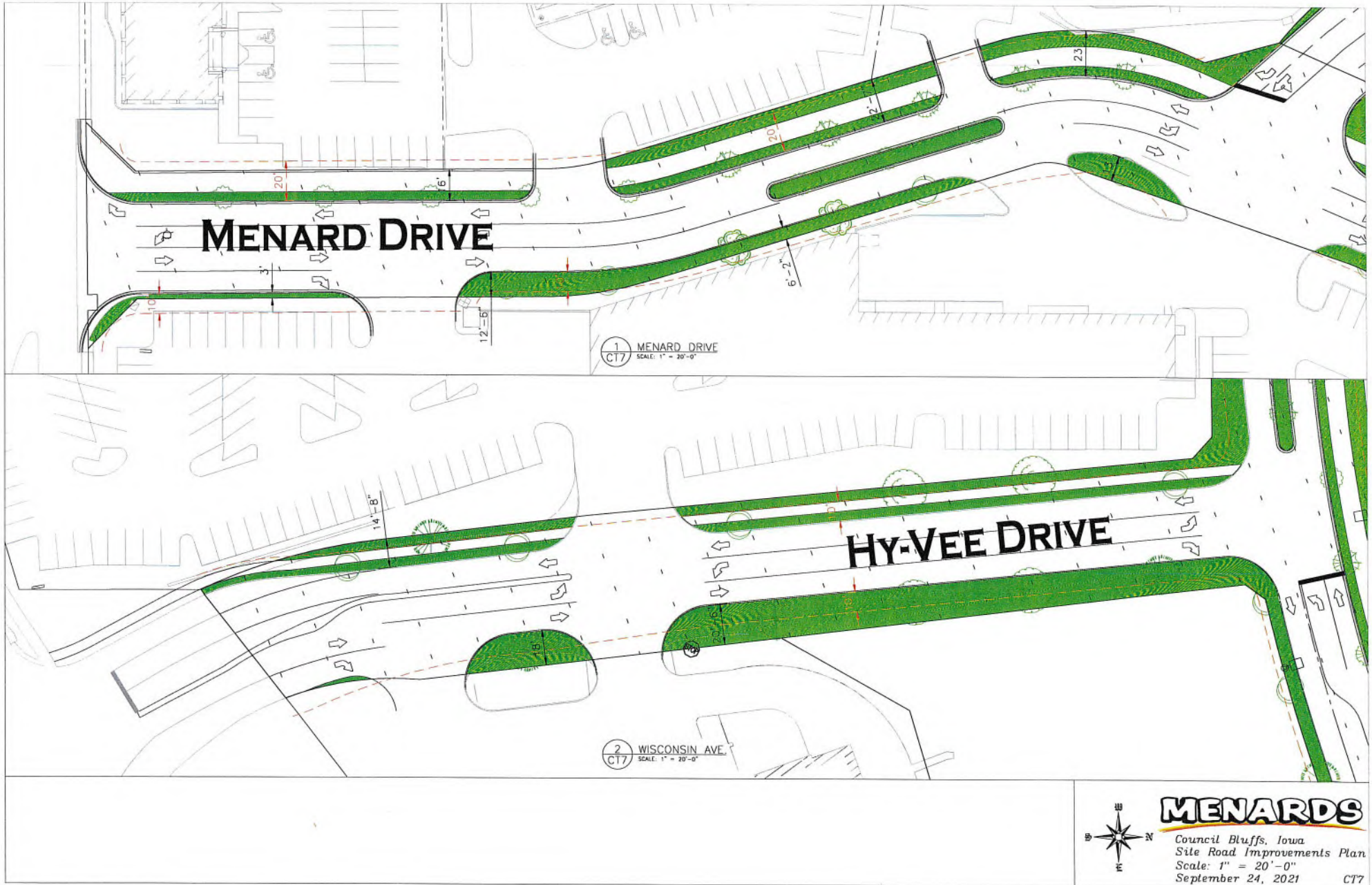


MENARDS
Council Bluffs, Iowa
Proposed Building Signage
September 24, 2021
Scale: as noted

Attachment N



MENARDS
 Council Bluffs, Iowa
 Warehouse Elevations
 September 24, 2021
 Scale: 3/32" = 1'-0" CT5



Planning Commission Communication

Department: Community
Development

Case/Project No.: MIS-21-002

CASE #MIS-21-002

Council Action: 11/9/2021

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

Description

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2023-2024 through Fiscal Year 2026-2027 Capital Improvement Plan.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	11/4/2021

Planning Commission Communication

Department: Community Development	Resolution No. _____	Planning Commission: 11/9/21
Case/Project No.		
Subject/Title		
Request: Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2023 through Fiscal Year 2027 Capital Improvement Plan.		
Background/Discussion		
<p>The City annually prepares and adopts a Capital Improvement Program (CIP). The CIP establishes which projects will be undertaken during the next fiscal year and proposes other projects for the balance of a five-year period. The CIP is utilized as a financial tool and is required to meet underwriting criteria for issuing bonded indebtedness. The CIP should also be considered as the primary method of implementing the goals and objectives contained in the Bluffs Tomorrow: 2030 Comprehensive Plan, neighborhood plans, and other less informal expressions of community policy.</p> <p>City staff has prepared a CIP document for review and approval by the City Planning Commission and City Council. Within the document six specific categories and their associated goals/objectives were identified, as follows: public facilities, parks and recreation, public safety, utilities, transportation, community development, and library. Staff is now requesting review and recommendation by the City Planning Commission on the proposed FY2023 through 2027 CIP and has the following comments:</p> <ul style="list-style-type: none"> • The proposed FY2023 CIP outlines a detailed listing of 62 projects and calls for the expenditure of \$58,210,751. The FY2023 CIP should be considered final. • The balance of the CIP (FY2024 through FY2027) contains a preliminary allocation of \$216,947,500 in expenditures over a four year period and should be considered preliminary. <p>The City Planning Commission should review the proposed FY2023 through FY2027 CIP for consistency with the City’s adopted comprehensive plan.</p>		
Recommendation		
The Community Development Department recommends that the City Planning Commission find the proposed Capital Improvement Program for FY2023 through FY2027 consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.		
Attachments		
Attachment A: Capital Improvement Program for FY2023 through FY2027		
Prepared by: Christopher N. Gibbons, AICP, Planning Manager		



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/1st 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 1st 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.

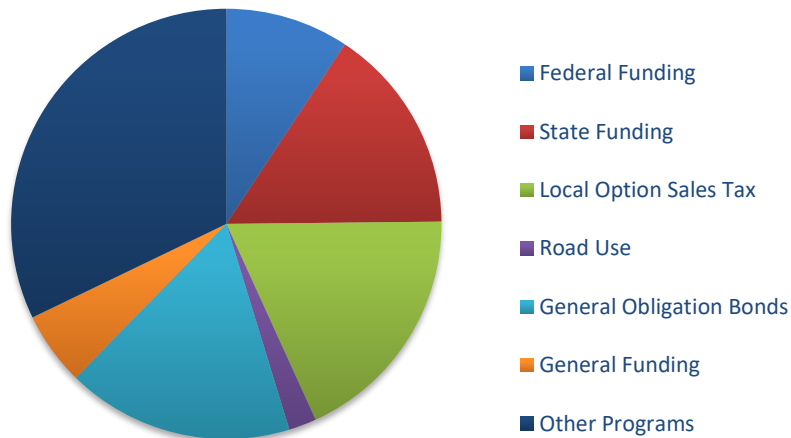
REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

	FY23	FY24	FY25	FY26	FY27	Totals
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
Totals	\$58,210,751	\$55,710,000	\$42,722,500	\$44,730,000	\$73,785,000	\$275,158,251

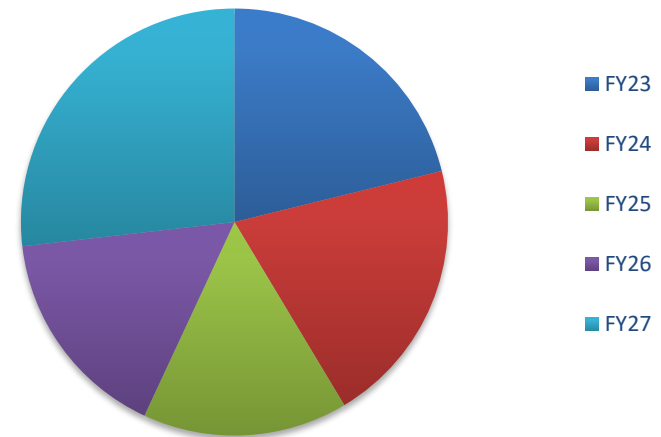
*Road Use funds are primarily used for road maintenance and improvement. Utilization of Road Use funds increases in FY26 and FY27 due to the planned Gifford Road reconstruction/pavement improvement Phase II, the reconstruction of Richard Downing Blvd, and N. 16th St reconstruction/pavement improvements.

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

Revenue Summary By Funding Source



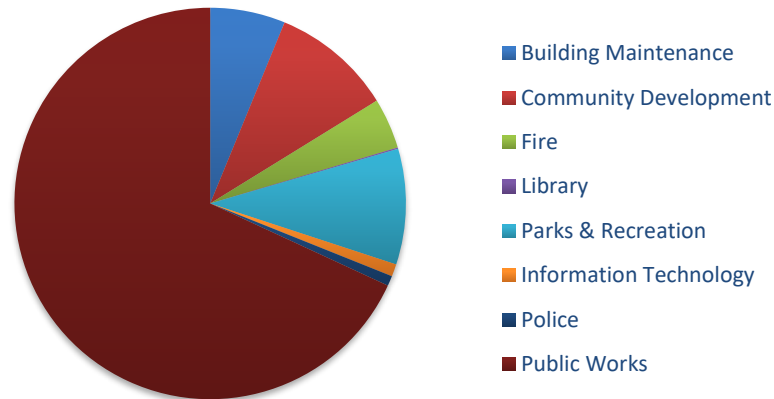
Revenue Summary By Fiscal Year



EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY23	FY24	FY25	FY26	FY27	Totals
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
Totals	\$58,210,751	\$55,710,000	\$42,722,500	\$44,730,000	\$73,785,000	\$275,158,251

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			
Building Maintenance			\$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	
Community Development Department			\$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	Axne/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	
Fire Department			\$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		
Police Department			\$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	
IT			\$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	
Parks and Recreation Department			\$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
Public Works Department			\$7,250,000	\$3,200,000	\$8,875,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,925,000	\$37,750,000	
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
Total			\$10,508,751	\$3,200,000	\$8,875,000	\$500,000	\$6,000,000	\$3,187,000	\$595,000	\$0	\$1,000,000	\$0	\$0	\$24,345,000	\$58,210,751	

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		
Building Maintenance			\$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
Library			\$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	
Community Development Department			\$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
Fire Department			\$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	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-24-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
Parks and Recreation Department			\$0	\$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	
Public Works Department			\$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
Total			\$8,300,000	\$8,700,000	\$8,875,000	\$350,000	\$7,545,000	\$3,015,000	\$1,100,000	\$100,000	\$0	\$17,725,000	\$55,710,000	

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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		
Building Maintenance			\$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
Library			\$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	
Community Development			\$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	
Fire Department			\$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	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-25-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$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	
Public Works Department			\$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	
Total			\$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		
Building Maintenance			\$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
Community Development Department			\$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	
Fire Department			\$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	
IT			\$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	
Parks, Recreation and Public Property Department			\$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 Sternhill, 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	
Public Works Department			\$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 Digeator Lids	Repair/Replace Digeator 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	
Total			\$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	

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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			
Building Maintenance			\$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	
Community Development Department			\$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		
Fire Department			\$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		
IT			\$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		
Parks, Recreation and Public Property Department			\$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 Impvments - 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		
Public Works Department			\$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		
Total			\$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	