



**Study Session Agenda  
City of Council Bluffs, Iowa  
November 4, 2024, 3:45 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**STUDY SESSION AGENDA**

- A. Speak Up Program - Matt Davis
- B. Review Agenda



**Council Agenda, City of Council Bluffs, Iowa  
Regular Meeting November 4, 2024, 7:00 PM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**AGENDA**

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER**

**3. CONSENT AGENDA**

- A. Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.
- B. Reading, correction and approval of the October 21, 2024 City Council meeting minutes.
- C. Resolution 24-304  
Resolution accepting the work of Rife Construction, Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Central Fire Station Chiller and Electrical Service Replacement. Project #BM-23-08
- D. Resolution 24-305  
Resolution setting a public hearing for November 18, 2024 at 7:00 p.m. on the intent to enter into a perpetual, non-exclusive easement for utilities with MidAmerican Energy Company to install underground electric facilities in a portion of City owned property located along Veterans Memorial Highway.
- E. July 2024 Financial Reports
- F. Claims

**4. PUBLIC HEARINGS**

- A. Resolution 24-306  
Resolution approving the plans, specifications, form of contract and cost estimate for the UP Museum Rooftop Mechanical. Project #BM-25-05
- B. Resolution 24-307  
Resolution approving the plans, specifications, form of contract and cost estimate for Mid-America Center Cooling Towers. Project #BM25-02

- C. Resolution 24-308  
Resolution approving the plans, specifications, form of contract and cost estimate for the State Orchard Road Reconstruction. Project #PW25-07
- D. Resolution 24-309  
Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the Bluffs Center I Urban Renewal Plan. URN-24-003
- E. Resolution 24-310  
Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the West Broadway Urban Renewal Plan. URN-24-004
- F. Resolution 24-311  
Resolution approving the plans, specifications, form of contract and cost estimate for the WPCP Centrifuge Replacement. Project #PW24-18
- G. Resolution 24-312  
Resolution approving the plans, specifications and form of contract for the East Manawa Infrastructure Phase I Project and directing the City Clerk to advertise for bids and setting December 4, 2024 at 2:00 p.m. as the date and time for the bid opening for the Project.

**5. ORDINANCES ON 1ST READING**

- A. Ordinances 6615, 6616, 6617 and 6618  
Ordinances amending 4 separate sections of Title 15: Zoning of the Municipal Code (Zoning Ordinance) by amending Chapters 15.16, 15.17, 15.32A and 15.33 with regard to signs.

**6. RESOLUTIONS**

- A. Resolution 24-313  
Resolution permitting Police Officer Staffing in the Police Department to temporarily exceed 121 officers.
- B. Resolutions 24-314, 24-315, 24-316, 24-317, 24-318 and 24-319  
Resolutions authorizing Interfund Loan approval for FY26 TIF Certifications.

C. Resolution 24-320

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

**7. APPLICATIONS FOR PERMITS AND CANCELLATIONS**

A. Liquor Licenses

1. Iowa Western Community College, 2700 College Rd.
2. Sam Food Mart, 701 16th Ave. (NEW)

B. Cigarette/Tobacco/Nicotine/Vapor Permit

Sam Food Mart, 701 16th Ave. (NEW)

**8. OTHER BUSINESS**

**9. CITIZENS REQUEST TO BE HEARD**

**10. ADJOURNMENT**

DISCLAIMER:

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



## **City Council Meeting Minutes October 21, 2024**

### **CALL TO ORDER**

Mayor Walsh called the meeting to order at 7:00 p.m.

Council Member present: Joe Disalvo, Steve Gorman, Chris Peterson, Roger Sandau and Jill Shudak.

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

### **CONSENT AGENDA**

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

Reading, correction and approval of the October 7, 2024 City Council meeting minutes.

Resolution 24-285

Resolution accepting the work of Compass Utility, LLC as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the East Manawa Sewer Rehab, Phase XII. Project # PW24-09

Resolution 24-286

Resolution setting a public hearing for 7:00 p.m. on November 4, 2024 for the State Orchard Road Reconstruction Project #PW25-09

Resolution 24-287

Resolution setting a public hearing for 7:00 p.m. on November 4, 2024, on the plans, specifications, form of contract, and cost estimate for Mid-America Center Cooling Towers. Project #BM-25-02

Resolution 24-288

Resolution setting a public hearing for 7:00 p.m. on November 4, 2024 on the plans, specifications, form of contract, and cost estimate for the UP Museum Rooftop Mechanical. Project #BM-25-05

Resolution 24-289

Resolution setting a public hearing for 7:00 p.m. on November 4, 2024 on the plans, specifications, form of contract, and cost estimate for the WPCP Centrifuge Replacement. Project #PW24-18

Resolution 24-303

Resolution directing the City Clerk to publish notice and setting a public hearing for November 4, 2024 at 7:00 p.m. on the plans, specifications and form of contact for the East Manawa Infrastructure Phase I Project.

Claim and Right of Redemption

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

**PUBLIC HEARINGS**

Resolution 24-290

Resolution approving the plans, specifications, form of contract and cost estimate for the Council Bluffs Public Library Roof Replacement. Project # BM-25-08

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-290. Unanimous, 5-0 vote.

Resolution 24-291

Resolution approving the plans and specifications for the Kaneshville Sanitary Sewer Extension. Project # PW24-21A

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 24-291. Unanimous, 5-0 vote.

Resolutions 24-292 & 24-293

Resolution 24-292 to dispose of City property formerly addressed as 1612 7th Avenue. OTB-24-007

Resolution 24-293 to dispose of City property formerly addressed as 1614 7th Avenue. OTB-24-008

Joe Disalvo and Roger Sandau moved and seconded approval of Resolutions 24-292 and 24-293. Unanimous, 5-0 vote.

## **ORDINANCES ON 3RD READING**

### **Ordinance 6613**

Ordinance to amend the zoning map as adopted by reference in section 15.27.020 of the 2020 Municipal Code of Council Bluffs, by rezoning property legally described as Lots 10 – 15, Lockwood Place, all lying Northeast of Harry Langdon Boulevard and Northwest of I-80, along with the vacated Garfield Avenue Right-Of-Way adjacent; and Lot G, Auditor's Subdivision of Lot 3, Mallett's Subdivision, lying South of abandoned railroad Right-Of-Way and North of I-80, all in the City of Council Bluffs, from R-1/single-family residential district to I-2/General Industrial District, as set forth and defined in chapter 15.21.

Steve Gorman and Roger Sandau moved and seconded approval of third consideration of Ordinance 6613. Ordinance passes to law. Unanimous, 5-0 vote.

### **Ordinance 6614**

Ordinance designating the 1st Ave and 17th Street subarea of the Council Bluffs Consolidated Urban Revitalization area for the City of Council Bluffs, Iowa.

Jill Shudak and Joe Disalvo moved and seconded approval of third consideration of Ordinance 6614. Ordinance passes to law. Unanimous, 5-0 vote.

## **RESOLUTIONS**

### **Resolution 24-294**

Resolution accepting the bid of Compass Utility, LLC for the South 23rd Street Rehab, Phase I project. Project # PW24-12

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 24-294. Unanimous, 5-0 vote.

### **Resolution 24-295**

Resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Federal Aid Agreement No. 2-24-STPU-022 for the West Graham Reconstruction Project #PW25-10.

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-295. Unanimous, 5-0 vote.

### **Resolution 24-296**

Resolution accepting the bid of Midwest DCM for the Council Bluffs Recycle Center Paving and Scale Foundation Removal. Project# PW25-21

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 24-296. Unanimous, 5-0 vote.

Resolution 24-297

Resolution authorizing the Mayor and City Clerk to execute an agreement and award a contract in the amount of \$493,274.00 to United Utilities & Excavation, LLC for the Recreation Complex Facility Maintenance Yard Upgrade, Project R23-14 & R25-03.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 24-297. Unanimous, 5-0 vote.

Resolution 24-298

Resolution to accept multiple parcels of property donated by Lannette Flood, legally described as stated in this Resolution, City of Council Bluffs, Pottawattamie County, Iowa.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 24-298. Unanimous, 5-0 vote.

Resolution 24-299

Resolution authorizing the mayor to execute an agreement with Veenstra & Kimm, Inc. for engineering services in connection with the I-80 Pump Station Emergency Generator. Project # PW25-15

Jill Shudak and Steve Gorman moved and seconded approval of Resolution 24-299. Unanimous, 5-0 vote.

Resolution 24-300

Resolution authorizing the use of American Rescue Plan Act (ARPA) funds for the East Manawa Grading Project.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 24-300. Unanimous, 5-0 vote.

Resolution 24-301

Resolution authorizing the City to submit an U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

Jill Shudak and Joe Disalvo moved and seconded approval of Resolution 24-301. Unanimous, 5-0 vote.

Resolution 24-302

Resolution approving and authorizing execution of a Consent to Collateral Assignment of redevelopment agreement from Union at Bluffs Run, LP to Merchants Capital Corp.

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 24-302. Unanimous, 5-0 vote.

## **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

### Liquor Licenses

1. 712, 1851 Madison Avenue
2. La Caretta Rosa, 620 South Main Street (NEW)

### Special Event Application

Veterans Day Parade

Roger Sandau and Joe Disalvo moved and seconded approval of Applications for permit and cancellations, Items 7A 1-2 and 7B. Unanimous, 5-0 vote.

## **CITIZENS REQUEST TO BE HEARD**

Heard from Genevieve Pfitzer, 2912 Avenue D - regarding solicitor ordinance.

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:13 p.m.

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

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk

## Council Communication

Department: Public Works Admin  
Case/Project No.: BM23-08  
Submitted by: Cody Smith,  
Facilities Superintendent

Resolution 24-304  
ITEM 3.C.

Council Action: 11/4/2024

### Description

Resolution accepting the work of Rife Construction, Inc. as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Central Fire Station Chiller and Electrical Service Replacement. Project #BM-23-08

### Background/Discussion

Central Fire Station was constructed in 1972, and a 100 ton chiller using R-22 refrigerant was installed to provide chilled water to the air handlers in the building. The chiller was past its useful life and was rapidly deteriorating. A leak was discovered that could not be fixed and would have led to a complete failure of the system. With R-22 refrigerant being obsolete all major repairs required the system to be updated to handle newer refrigerants.

A 1000 amp electric service and main distribution panel were also installed in 1972 to provide power for the building. This equipment was past its useful life and was found to be no longer supported by the manufacturer. Any failure in the distribution side of the panel would have left portions of the building without power.

The work for this project included the replacement of the chiller plant which consisted of the evaporator, pumps, air cooled condenser and other associated chiller components, the relocation of the chiller from inside the building and on the roof of the building to the ground on the west side of the building, the installation of a glycol loop and heat exchanger to safely bring the chilled water into the building, and the replacement of the 1000 amp electric service and main distribution panel.

There was one change order for this project totaling \$14,624.30. The change order was to switch the main electrical equipment to equipment that could be readily obtained and prevent delays in the install of the chiller and other components.

	<u>Total</u>
Original Contract Amount	\$670,515.00
Change Orders (2%)	\$14,624.30
Final Contract Amount	\$685,139.30
Less Previous Payments	\$650,882.33
Retainage Due Contractor	\$34,256.97

This project was added to the CIP and identified as BM-23-08 with funding from ARPA Revenue Loss Funds. The total cost of this project was \$749,879.29 which includes \$64,739.99 for professional services provided by HGM and Engineering Technologies Inc.

### Recommendation

Approval of this resolution to accept the work of Rife Construction Inc., release the retainage, and approve the use of ARPA Revenue Loss funds for all project expenses. This project included the replacement of equipment that had failed and equipment that was no longer supported by the manufacturer to provide the continued uninterrupted operation of the Central Fire Station.

**ATTACHMENTS:**

Description	Type	Upload Date
Resolution 24-304	Resolution	10/29/2024

**RESOLUTION NO. 24-304**

**RESOLUTION ACCEPTING THE WORK OF RIFE CONSTRUCTION INC. IN CONNECTION WITH THE CENTRAL FIRE STATION CHILLER AND ELECTRICAL SERVICE REPLACEMENT AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE A CITY CHECK IN THE AMOUNT OF \$34,256.97 FOR PROJECT #BM-23-08**

WHEREAS, the City of Council Bluffs has entered into an agreement with Rife Construction Inc. for the Central Fire Station Chiller and Electrical Service Replacement project; and

WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the city clerk; and

WHEREAS, a request of final payment in the amount of \$34,256.97 to Rife Construction Inc. has been submitted to the city council for approval and payment; and

WHEREAS, final payment is due 30 days after the acceptance of the work; and

WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$34,256.97 constitutes a valid obligation of the City and should in its best interest be paid.

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

That said improvements are hereby accepted as having been fully completed in accordance with plans and specifications; and

**BE IT FURTHER RESOLVED**

That the finance director is hereby authorized and directed to issue a city check in the amount of \$34,256.97 payable to Rife Construction Inc. from budget I19000-672700-GARP; and

**AND BE IT FURTHER RESOLVED**

That the aforementioned project is an appropriate use of American Rescue Plan Act (ARPA) Revenue Loss funds, and that all project expenses shall be paid with these funds.

**ADOPTED  
AND  
APPROVED**

November 4, 2024

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

**ATTEST:**

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

## Council Communication

Department: Legal  
Case/Project No.:  
Submitted by: Graham Jura

Resolution 24-305  
ITEM 3.D.

Council Action: 11/4/2024

### Description

Resolution setting a public hearing for November 18, 2024 at 7:00 p.m. on the intent to enter into a perpetual, non-exclusive easement for utilities with MidAmerican Energy Company to install underground electric facilities in a portion of City owned property located along Veterans Memorial Highway.

### Background/Discussion

The City granted Resolution 22-25 on January 24, 2022, giving Mid-American Energy Company a perpetual, non-exclusive easement for utilities across the city-owned parcel listed above. While installing utilities within the easement, MidAmerican determined that the legal description and easement area needed to be updated to fully accommodate the installation of the utilities. MidAmerican will release the previous easement granted by the City in Resolution 22-25 on January 24, 2022, upon passage of this Resolution and the holding of a public hearing. It is in the best interest of the City of Council Bluffs to enter into this easement.

### Recommendation

Approval is recommended.

### ATTACHMENTS:

Description	Type	Upload Date
Release of Easement	Other	10/24/2024
New Easement	Other	10/24/2024
Public Hearing Notice	Notice	10/24/2024
Resolution 24-305	Resolution	10/29/2024

Prepared by and return to: Kirk Maxfield 712-277-7580  
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET SIOUX CITY, IA 51101

**MIDAMERICAN ENERGY COMPANY  
RELEASE OF EASEMENT**

Folder No.	<u>2024-103300</u>	State of	<u>Iowa</u>
Work Req. No.	<u>2024-2874405</u>	County of	<u>Pottawattamie</u>
Project No.	<u>D59QJ</u>	Section	<u>11</u>
		Township	<u>74</u> North
		Range	<u>44</u> West of the 5 <sup>th</sup> P.M.

This MidAmerican Energy Company Release of Easement ("Release") is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by MidAmerican Energy Company, an Iowa Corporation.

**RECITALS**

- WHEREAS, The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, ("Grantor") signed as grantor that certain Underground Electric Easement dated January 24, 2022, ("Easement"), whereby Grantor granted easement rights to MidAmerican Energy Company over certain property then owned by Grantor and described in the Easement.

WHEREAS, the Easement was filed in the official records of Pottawattamie County, Iowa, as document number 2022-02653, and a copy of the Easement is attached to this Release as Exhibit A.

NOW THEREFORE, MidAmerican Energy Company as the owner of the Easement, does hereby release and vacate any right, title, or interest created by the Easement.

Signature Page Follows

IN WITNESS WHEREOF, MidAmerican Energy Company has caused this Release to be executed as of the date first above written.

MIDAMERICAN ENERGY COMPANY

By: \_\_\_\_\_  
Jason Ewers  
Vice President, Electric Distribution

By: \_\_\_\_\_  
Mark Lowe  
Vice President, General Counsel  
and Assistant Secretary

ACKNOWLEDGEMENTS

STATE OF IOWA            )  
                                  ) SS  
COUNTY OF POLK        )

This record was acknowledged before me on \_\_\_\_\_, 2024, by Jason Ewers as Vice President, Electric Distribution for MidAmerican Energy Company.

\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA            )  
                                  ) SS  
COUNTY OF POLK        )

This record was acknowledged before me on \_\_\_\_\_, 2024, by Mark Lowe as Vice President, General Counsel and Assistant Secretary for MidAmerican Energy Company.

\_\_\_\_\_  
Signature of Notary Public



8 6 0 6 6 6 9  
Tx:5013258

R FEE \$ 46.00 RMA \$ 1.00

A FEE \$ \_\_\_\_\_ ECOM \$ 1.00

T TAX \$ \_\_\_\_\_

2022-02653

RECORDER MARILYN HEBING

POTTAWATTAMIE COUNTY, IA

FILE TIME: 02/23/2022 12:45:27 PM

RECORDING FEE	40.00
RMA FEE	1.00
ECM FEE	1.00

*Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 – Phone: (712) 890-5261*  
*Prepared by: Legal Dept., 209 Pearl Street, Council Bluffs, IA 51503 – Phone: (712) 890-5317*

**RESOLUTION NO. 22-25**

RETURN ENVELOPE

**A RESOLUTION TO GRANT A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR UTILITIES LOCATED UNDER AND ON: THE NORTH TEN (10) FEET OF A PARCEL OF LAND LOCATED IN THE SE1/4 SW1/4 AND SW1/4 SE1/4 OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5<sup>th</sup> P.M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TO MIDAMERICAN ENERGY COMPANY.**

**WHEREAS,** The City has previously expressed its intent to grant a perpetual, non-exclusive easement for utility purposes on this property; and

**WHEREAS,** A public hearing has been held in this matter on January 24, 2022 at 7:00 p.m.; and

**WHEREAS,** Following public hearing and having given careful study to the proposal, the City Council determines that the perpetual, non-exclusive easement for utility purposes should be granted to Midamerican Energy Company across: The north ten (10) feet of the following parcel of land legally described as:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01°43'19" EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88°16'41" EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01°52'50" EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07°30'15" WEST, 3108.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", 572.90 FEET; THENCE SOUTH 86°56'35" EAST, 1056.86 FEET; THENCE SOUTH 02°03'49" WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-

OF-WAY LINE, OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°31' 20" WEST, 297.18 FEET, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°30'48" WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'12" 388.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT:

A PARCEL OF LAND LOCATED IN THE SE¼ SW¼ AND SW¼ SE¼ OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5TH P. M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE¼ SW¼ OF SAID SECTION 11; THENCE N1°53'18"E, 537.91 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼ TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA 92, THE POINT OF BEGINNING; THENCE CONTINUING N1°53'18"E, 8.14 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼; THENCE EASTERLY 571.81 FEET ALONG A 3058.00-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING N87°42'01"E, 570.98 FEET; THENCE S86°56'35"E, 1108.06 FEET; THENCE S1°59'54"W, 11.87 FEET TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA 92; THENCE WESTERLY ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: N87°31'23"W, 1286.16 FEET; THENCE WESTERLY 392.67 FEET ALONG A 2359.26-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING S87°42'32"W, 392.21 FEET TO THE POINT OF BEGINNING; CONTAINING 28,301 SQUARE FEET.

EASEMENT AREA:

An underground electric easement described as follows:

THE NORTH TEN (10) FEET OF THE ABOVE-DESCRIBED PARCEL OF LAND. AS SHOWN ON EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF BY REFERENCE; and

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

This perpetual, non-exclusive easement is hereby granted and the Mayor and City Clerk are hereby empowered and directed to execute a quit claim deed and all necessary documents conveying this easement to Midamerican Energy Company; and

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder according to Iowa Code Section 354.23.

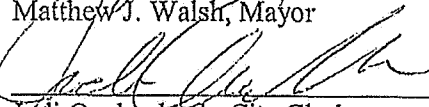
ADOPTED

AND

APPROVED: January 24, 2022.

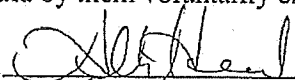
  
Matthew J. Walsh, Mayor

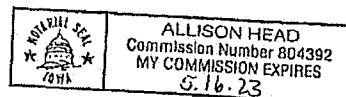
ATTEST:

  
Jodi Quakenbush, City Clerk

STATE OF IOWA )  
COUNTY OF ) ss  
POTTAWATTAMIE)

On this 25<sup>th</sup> day of January, 2022, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and said Jodi Quakenbush, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

  
Notary Public in and for said  
State



PREPARED BY AND RETURN TO: COLBY HANNASCH 712-277-7581  
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET, SIOUX CITY, IA 51101

MIDAMERICAN ENERGY COMPANY  
UNDERGROUND ELECTRIC EASEMENT

RETURN ENVELOPE

Folder No. 103306  
Work Req. No. 2874405  
Project No. D59QJ

State of Iowa  
County of Pottawattamie  
Section 11 SW ¼  
Township 74 North  
Range 44 West of the 5<sup>th</sup> P.M.

1. For and in consideration of the sum of One and no/100 Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5<sup>TH</sup> P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01°43'19" EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88°16'41" EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01°52'50" EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07°30'15" WEST, 3108.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", 572.90 FEET; THENCE SOUTH 86°56'35" EAST, 1056.86 FEET; THENCE SOUTH 02°03'49" WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°31' 20" WEST, 297.18 FEET, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°30'48" WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE

AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'12" 388.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT:

A PARCEL OF LAND LOCATED IN THE SE¼ SW¼ AND SW¼ SE¼ OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5TH P. M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SE¼ SW¼ OF SAID SECTION 11; THENCE N1°53'18"E, 537.91 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼ TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/A 92, THE POINT OF BEGINNING; THENCE CONTINUING N1°53'18"E, 8.14 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼; THENCE EASTERLY 571.81 FEET ALONG A 3058.00-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING N87°42'01"E, 570.98 FEET; THENCE S86°56'35"E, 1108.06 FEET; THENCE S1°59'54"W, 11.87 FEET TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/A 92; THENCE WESTERLY ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: N87°31'23"W, 1286.16 FEET; THENCE WESTERLY 392.67 FEET ALONG A 2359.26-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING S87°42'32"W, 392.21 FEET TO THE POINT OF BEGINNING; CONTAINING 28,301 SQUARE FEET.

EASEMENT AREA:

An underground electric easement described as follows:

THE NORTH TEN (10) FEET OF THE ABOVE DESCRIBED PARCEL OF LAND. AS SHOWN ON EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF BY REFERENCE.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.
3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants or other objects on the Easement Area described above or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities.
4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.
5. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.
6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless the Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter of

dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

9. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Acknowledgement on following page)

Dated this 24<sup>th</sup> day of January, 2022.

The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa

By: [Signature]  
Printed: Matthew J. Walsh

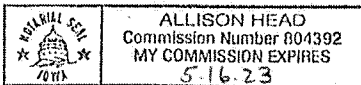
Title: Mayor  
By: [Signature]  
Printed: Jodi Quakenbush

Title: City Clerk

ACKNOWLEDGMENT

STATE OF Iowa )  
COUNTY OF Pottawattamie ) ss

On this 24<sup>th</sup> day of January, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Council Bluffs, Pottawattamie County, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 22-25 of the City Council on the 24<sup>th</sup> day of January, 2022; and Matthew Walsh and Jodi Quakenbush acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



[Signature]  
Notary Public in and for said State

(Notarial Seal)

# EXHIBIT "A"

Legend

-  - Subject Property Line & ROW
-  - Easement area

## Parcel Legal Description:

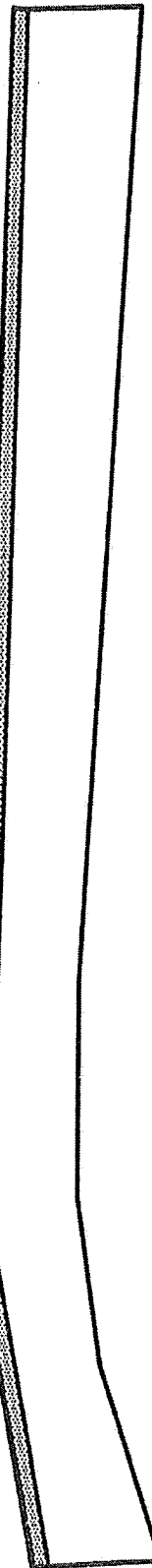
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5<sup>TH</sup> P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01°43'19" EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88°46'41" EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275; AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01°52'50" EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07°30'15" WEST, 3108.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", 572.90 FEET; THENCE SOUTH 86°56'35" EAST, 1056.86 FEET; THENCE SOUTH 02°05'49" WEST, 62.68 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE; OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°31'20" WEST, 297.18 FEET. THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°30'48" WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'12" 388.56 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT:  
 A PARCEL OF LAND LOCATED IN THE SE1/4 SW1/4 AND SW1/4 SW1/4 OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5TH P. M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF THE SE1/4 SW1/4 OF SAID SECTION 11; THENCE N1°53'18"E, 537.91 FEET ALONG THE WEST LINE OF SAID SE1/4 SW1/4 TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA.92, THE POINT OF BEGINNING; THENCE CONTINUING N1°53'18"E, 8.14 FEET ALONG THE WEST LINE OF SAID SE1/4 SW1/4; THENCE EASTERLY 571.81 FEET ALONG A 3058.00-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING N87°42'01"E, 570.98 FEET; THENCE S86°56'35"E, 1108.06 FEET; THENCE S1°59'54"W, 11.87 FEET TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA.92; THENCE WESTERLY ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: N87°31'23"W, 1286.16 FEET; THENCE WESTERLY 392.67 FEET ALONG A 2359.26-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING S87°42'32"W, 392.21 FEET TO THE POINT OF BEGINNING; CONTAINING 28,301 SQUARE FEET.


## Easement Area:

THE NORTH TEN (10) FEET OF THE ABOVE DESCRIBED PARCEL OF LAND.

10.1' ±



Veterans Memorial Hwy 275

	Customer: City of Council Bluffs	Folder No. 103306
	Address: 209 Pearl St.	Date: 12.3.21
City: Council Bluffs	State: IA	Scale: Not to Scale
Job Desc: New underground electric.		Sec 11, Twp 74, Rng 44



Prepared by and return to: Kirk Maxfield 712-277-7580  
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET SIOUX CITY, IA 51101

**MIDAMERICAN ENERGY COMPANY  
ELECTRIC EASEMENT**

Folder No.	<u>2024-103306</u>	State of	<u>Iowa</u>
Work Req. No.	<u>2024-2874405</u>	County of	<u>Pottawattamie</u>
Project No.	<u>D59QJ</u>	Section	<u>11</u>
		Township	<u>74</u> North
		Range	<u>44</u> West of the 5 <sup>th</sup> P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between **CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AN IOWA MUNICIPAL CORPORATION** ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

**RECITALS**

WHEREAS, Grantor is the owner of the property legally described as:

**A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5<sup>th</sup> PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01 DEGREE 43 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 41 SECONDS EAST. 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07 DEGREES 30 MINUTES 15 SECONDS WEST, 3108.00 FEET; THENCE; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 41 SECONDS, 572.90 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS EAST, 1056.86 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 49 SECONDS WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 31 MINUTES 20 SECONDS WEST, 297.18 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 30 MINUTES 48 SECONDS WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE**

**AND ALONG SAID CURVE THROUGH A. CENTRAL ANGLE OF 09 DEGREES 20 MINUTES 12 SECONDS, 388.56 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.513 ACRES MORE OR LESS, (the "Property").**

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across a portion of the Property as described on **Exhibit A** attached hereto (the "Easement Area"), to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and further including other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area
2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.
3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.
4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.
5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.
6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by

Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.
8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.
9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.
10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.
11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.
12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.
13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.
14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.



15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

**Signature Page Follows**



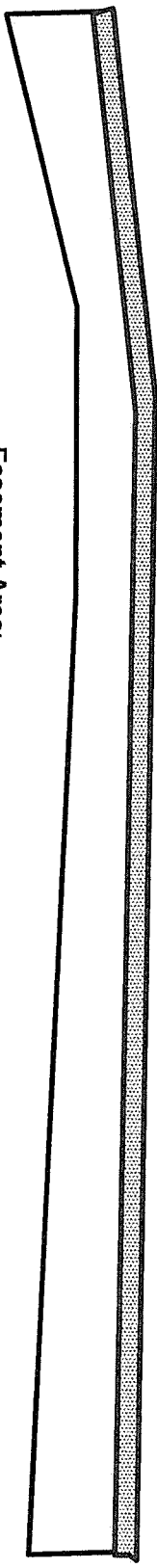
# EXHIBIT "A"

## Legend

	Subject Property Line & ROW
	Easement



### Parcel Legal Description:

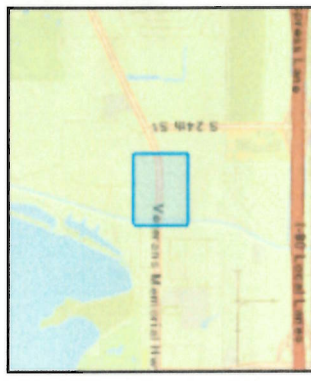
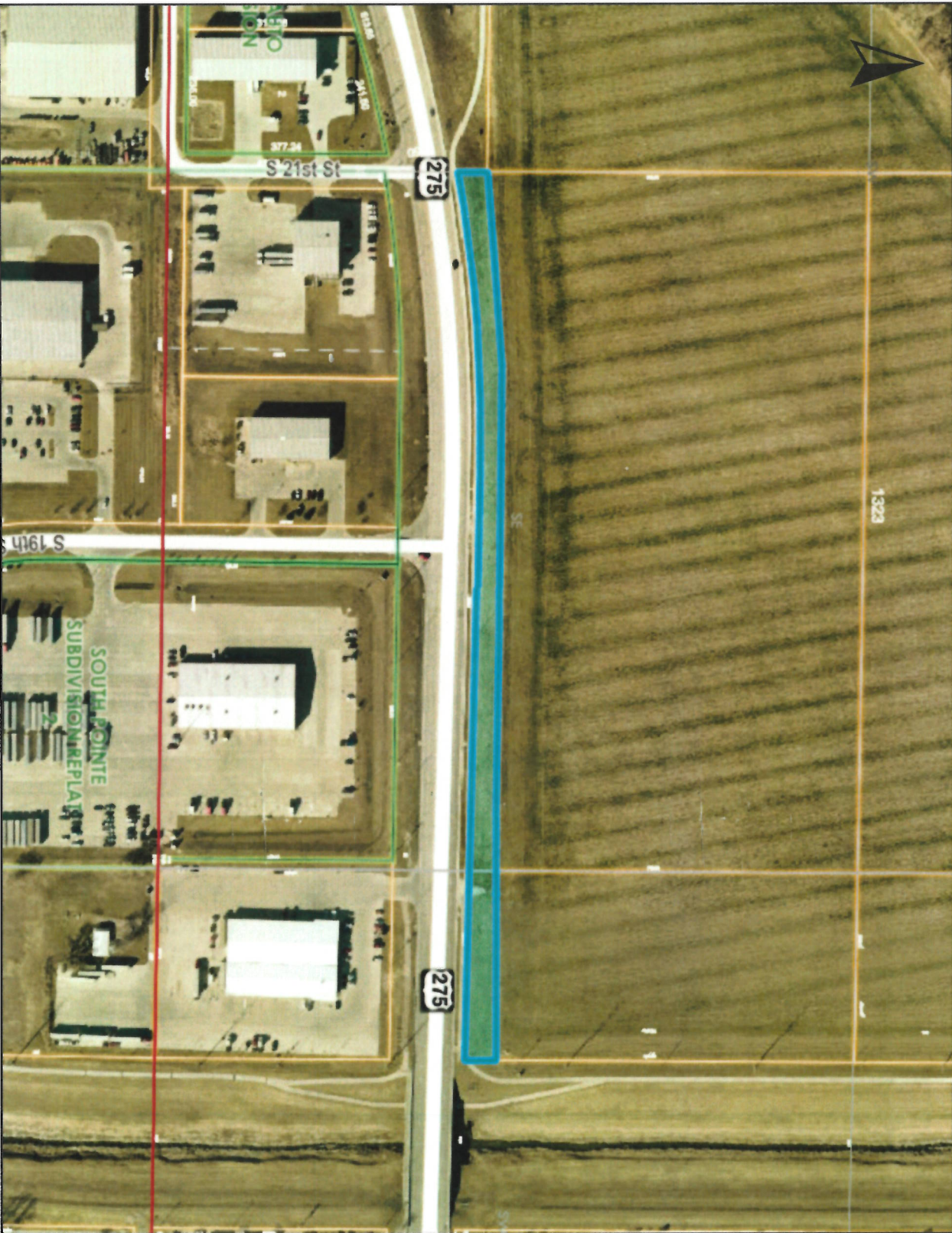
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01 DEGREE 43 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 41 SECONDS EAST. 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07 DEGREES 30 MINUTES 15 SECONDS WEST, 3108.00 FEET; THENCE; EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 41 SECONDS, 572.90 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS EAST, 1056.86 FEET; THENCE SOUTH 02 DEGREES 03 MINUTES 49 SECONDS WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 31 MINUTES 20 SECONDS WEST, 297.18 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 30 MINUTES 48 SECONDS WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 20 MINUTES 12 SECONDS, 388.56 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.513 ACRES MORE OR LESS



### Easement Area:

An underground electric easement described as follows: The North 10.00 feet of the above described property.

 <b>MIDAMERICAN ENERGY COMPANY</b>	Customer: City of Council Bluffs		DR #2874405	
	Address: HWY 275		Scale: Not to Scale	
	City: N/A	State: Iowa	Folder:	Sec 11, T74N, R44W
Job Desc: Electric Easement				



Legend

2024

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

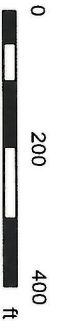
World Imagery (Map Service)  
World Imagery

High Resolution 60cm  
Imagery

High Resolution 30cm

227 S 6th St.  
Suite #169  
Council Bluffs, IA 51501  
(712) 328-4885  
gis@pottcounty-ia.gov  
<https://gis.pottcounty-ia.gov>  
8/6/2024

SCALE: 4407



Users of Pottawattamie County (The County) GIS data agree that he/she will at all times indemnify and hold The County and its officers, employees, and agents harmless from any damages, claims, lawsuits, costs, or liability arising from any act, omission, or commission with respect to the release and use of information in this Agreement and any of the terms thereof. The County makes no claim as to the accuracy of the spatial data and its associated data tables and assumes no responsibility for their positional or content accuracy. The County makes no claim as to the ability of the spatial data to fulfill the Contracting Organization's application requirements. In providing data (or access to data), The County assumes no obligation to assist in the use of the data, or in the development, use, or maintenance of any applications applied to the data. In no event shall The County be liable for any direct, indirect, incidental, consequential or special damages that may result from the use of the GIS data.

**Pottawattamie County**  
Geographic Information Systems



WARRANTY DEED  
(CORPORATE GRANTOR)

COMPARED

For the consideration of forty-five thousand seven hundred fifty and 00/100th  
Dollar(s) and other valuable consideration,  
Midwest Land Development L.C.  
a corporation organized and existing under the laws of  
State of Iowa  
does hereby Convey to  
City of Council Bluffs

the following described real estate in Pottawattamie County, Iowa:  
A parcel of land situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 11,  
Township 74 North, Range 44 West of the 5th P.M., and more particularly described on the attached  
two pages.

EXEMPTION #6

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 25, 2005  
By Midwest Land Development L.C.  
a(n) State of Iowa limited corporation  
By John Jerkovich Title  
By \_\_\_\_\_ Title

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This instrument was acknowledged before me on August 25, 2005  
by John Jerkovich  
as \_\_\_\_\_  
of Midwest Land Development L.C.

Mary J. Hughes  
\_\_\_\_\_, Notary Public

PROJECT #: FY 06-05C  
US HWY. 275 SEWER EXTENSION

EXHIBIT "A"  
ACQUISITION PLAT

TRACT NO. 1  
SHEET 2 OF 2

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER(SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER(SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE NORTH 01 DEGREE 43 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET;

THENCE SOUTH 88 DEGREES 16 MINUTES 41 SECONDS EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, NORTH 01 DEGREE 52 MINUTES 50 SECONDS EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07 DEGREES 30 MINUTES 15 SECONDS WEST, 3108.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 33 MINUTES 41 SECONDS, 572.90 FEET;

THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS EAST, 1056.86 FEET;

THENCE SOUTH 02 DEGREES 03 MINUTES 49 SECONDS WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 31 MINUTES 20 SECONDS WEST, 297.18 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87 DEGREES 30 MINUTES 48 SECONDS WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET;

THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 20 MINUTES 12 SECONDS, 388.56 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.513 ACRES MORE OR LESS.

PROJECT # FY 06-05C  
US HWY. 275 SEWER EXTENSION

# EXHIBIT "A" ACQUISITION PLAT

ACCESS RIGHTS STA. 174+48.6, 181+50 AND 187+54 LEFT SIDE ONLY  
ACQUIRED FROM MIDWEST LAND DEVELOPMENT L.C. C/O MICHAEL MASSMAN

TRACT NO. 1  
SHEET 1 OF 2

CONTRACT DATED \_\_\_\_\_

ACRES \_\_\_\_\_

BORROW \_\_\_\_\_

RANGE 44

TWP 74

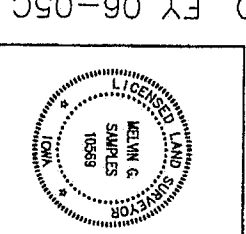
CIVIL TWP. \_\_\_\_\_

CONSIDERATION \$ \_\_\_\_\_

R.O.W. 2.513

TO & STA. 190+73.24

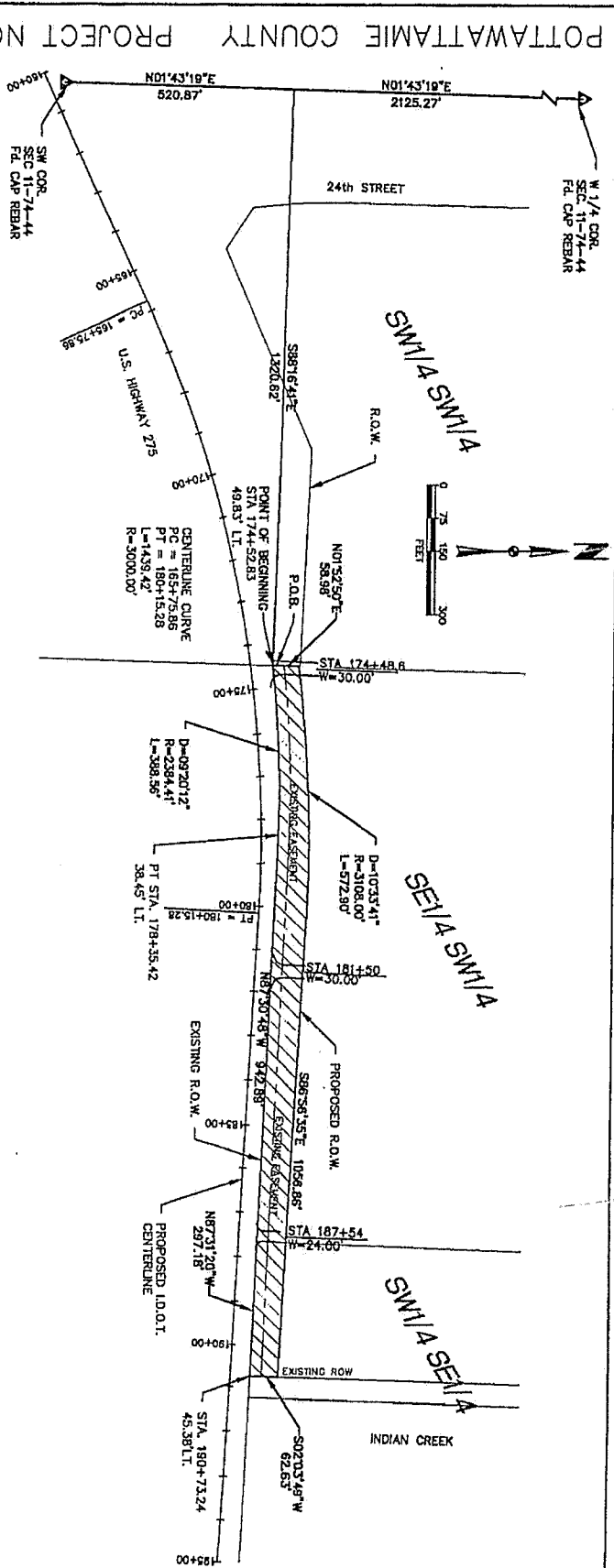
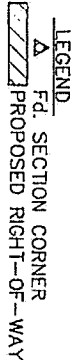
FROM & STA. 174+52.83



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.

*Melvin G. Samples*  
MELVIN G. SAMPLES  
12-1-04  
DATE

License Number 10589  
My license renewal date is December 31, 2004.  
Pages or sheets covered by this seal:  
SHEET 1 OF 2 AND SHEET 2 OF 2



**NOTICE OF PUBLIC HEARING  
ON INTENT TO ENTER INTO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR  
UTILITIES WITH MIDAMERICAN ENERGY COMPANY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council for the City of Council Bluffs, Iowa, has scheduled a Public Hearing on the proposed Easement with MidAmerican Energy for the installation of underground electric facilities.

You are further notified that this Public Hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting to be held at 7:00 p.m. on the 18<sup>th</sup> day of November, 2024, in the City Council Chambers in the City Hall building, 209 Pearl Street, Council Bluffs, IA 51503, at which time and place all persons interested in said matter will be given an opportunity to be heard.

---

JODI QUAKENBUSH

City Clerk

**RESOLUTION NO. 24-305**

**A RESOLUTION OF INTENT TO ENTER INTO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR UTILITIES WITH MIDAMERICAN ENERGY COMPANY TO INSTALL UNDERGROUND ELECTRIC FACILITIES IN A PORTION OF CITY-OWNED PROPERTY LOCATED ALONG VETERANS MEMORIAL HIGHWAY (PARCEL# 744411376002).**

**WHEREAS,** the City granted Resolution 22-25 on January 24, 2022, giving Mid-American Energy Company a perpetual, non-exclusive easement for utilities across the city-owned parcel listed above;

**WHEREAS,** while installing utilities within the easement, MidAmerican determined that the legal description and easement area needed to be updated to fully accommodate the installation of the utilities;

**WHEREAS,** MidAmerican will release the previous easement granted by the City in Resolution 22-25 on January 24, 2022, upon passage of this Resolution and the holding of a public hearing;

**WHEREAS,** it is in the best interest of the City of Council Bluffs to enter into this easement.

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

That this matter is set for public hearing on November 18, 2024 at 7:00 p.m.

ADOPTED  
AND  
APPROVED

November 4, 2024

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

Mayor

Attest:

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

City Clerk

**Council Communication**

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

July 2024 Financial Reports  
ITEM 3.E.

Council Action: 11/4/2024

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
July 2024 Expenditures by Amount	Other	10/25/2024
July 2024 Expenditures by Vendor	Other	10/25/2024
July 2024 Receipts & Expenditures by Fund	Other	10/25/2024

**CITY OF COUNCIL BLUFFS  
AP POSTING BY AMOUNT  
JULY 2024  
(\$'S)**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
CITY PAYROLL	\$2,522,371.48	EMPLOYEE PAYROLL
JESTER INSURANCE SERVICES INC.	\$1,846,926.08	INSURANCE
TWO RIVERS INSURANCE COMPANY, INC.	\$1,132,995.68	EMPLOYEE INSURANCE
COUNCIL BLUFFS WATER WORKS	\$738,555.92	WATER
EFTPS	\$699,923.57	PAYROLL RELATED
MUNICIPAL PIPE TOOL CO LLC	\$675,970.11	EQUIPMENT/PARTS
WASTE CONNECTIONS OF IOWA	\$592,309.85	HOUSEHOLD TRASH
MFPRSI	\$497,711.87	PAYROLL RELATED
HENNINGSEN CONSTRUCTION INC	\$296,294.11	CONSTRUCTION
KARL CHEVROLET, INC.	\$290,700.00	VEHICLES
DIXON CONSTRUCTION CO.	\$272,477.82	CONSTRUCTION
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$240,344.00	BUS SERVICE
IPERS	\$236,849.94	PAYROLL RELATED
CAESARS ENTERTAINMENT	\$233,704.73	MAC OPERATING EXPENSE
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$218,790.00	CONTRIBUTIONS
PETERSON CONTRACTORS INC	\$198,092.87	CONSTRUCTION
HGM ASSOCIATES INC	\$174,694.14	CONSULTANT
HDR ENGINEERING INC	\$162,752.89	PROFESSIONAL SVCS
PAYROLL	\$158,723.33	MAC OPERATING EXPENSE
RPL UTILITY LLC	\$157,223.07	CONSTRUCTION
DOSTALS CONSTRUCTION CO INC	\$155,685.50	CONSTRUCTION
IOWA DEPT OF REVENUE	\$148,292.00	PAYROLL RELATED
US BANK	\$145,356.29	CREDIT CARD PURCHASES
EMPLOYERS MUTUAL CASUALTY COMPANY	\$143,957.03	INSURANCE
FISHER BUILDING SERVICES INC	\$127,144.75	REPAIRS & MAINTENANCE
ZOLL MEDICAL CORP	\$89,785.40	MEDICAL SERVICES
NATIONWIDE RETIREMENT SOLUTIONS INC	\$76,508.72	PAYROLL RELATED
STUDIO 15 COMMERCIAL INTERIORS INC	\$73,605.17	PROFESSIONAL SVCS
DODGE RIVSIDE PAYROLL	\$73,499.76	DODGE OPERATING EXPENSE
FELSBURG HOLT & ULLEVIG INC	\$63,413.92	PROFESSIONAL SVCS
IOWA DEPARTMENT OF HUMAN SERVICES	\$58,303.24	AMBULANCE BILLING FEE
AHLERS & COONEY P.C	\$55,464.89	LEGAL SERVICES
HOWARD BEBOUT	\$52,455.00	PROFESSIONAL SVCS
SOUTHWEST IOWA PLANNING COUNCIL	\$50,938.50	TRANSIT SERVICES
AGRILAND F S INC	\$43,550.47	SUPPLIES
ECO-STORAGE INVESTMENTS INC	\$42,757.27	SOLID WASTE DISPOSAL
IOWA WASTE SERVICES HOLDINGS INC	\$41,991.06	SOLID WASTE DISPOSAL
BLUFFS PAVING & UTILITY INC	\$40,560.36	CONSTRUCTION
PETROLEUM TRADERS CORPORATION	\$39,352.46	FUEL
THE DAVEY TREE EXPERT COMPANY	\$39,112.50	TREE WORK
TRU PRO CONSTRUCTION INC	\$39,091.40	CONSTRUCTION
TREASURER STATE OF IOWA/SALES TAX	\$37,687.83	SALES TAX
DP MANAGEMENT LLC	\$33,088.97	MOWING/GROUNDS MAINT
GAZAWAY & ASSOCIATED INC	\$32,304.00	EQUIPMENT/PARTS
MID AMERICAN SIGNAL INC	\$31,942.00	EQUIPMENT/PARTS
CDW GOVERNMENT LLC	\$30,933.13	SUPPLIES
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	\$30,840.00	HARDWARE/SOFTWARE
HUPY AND ABRAHAM SC	\$30,000.00	LEGAL CLAIM
BLACK STRAP INC	\$28,235.89	STREET MAINTENANCE SUPLS
KELTEK, INCORPORATED	\$27,487.15	EQUIPMENT/PARTS
ALLIED VALVE INC	\$26,679.62	EQUIPMENT/PARTS
TARGET SOLUTIONS LEARNING, LLC	\$26,572.51	TRAINING
ELECTRIC PUMP	\$25,375.50	EQUIPMENT/PARTS

MARK J RATER	\$25,000.00	LEGAL CLAIM
EHRHART GRIFFIN & ASSOCIATES INC	\$24,180.62	CONSULTANT
CONVERGEONE INC	\$24,114.06	HARDWARE/SOFTWARE
RELIANCE STANDARD LIFE INSURANCE CO	\$22,893.15	PAYROLL RELATED
FANTASY DRONE SHOWS LLC	\$22,500.00	PUBLIC EVENTS
RJN GROUP	\$20,812.17	ENGINEERING
HORWATH LAUNDRY MACHINERY CO	\$20,250.00	EQUIPMENT/PARTS
HEARTLAND BUSINESS SYSTEMS LLC	\$19,484.05	HARDWARE/SOFTWARE
BREHMER MFG INC	\$19,130.00	VEHICLES
COX COMMUNICATION INC	\$18,814.43	PHONE/INTERNET SVC
EBSCO INDUSTRIES, INC.	\$17,695.00	SUBSCRIPTION
OCLC INC	\$17,483.81	SUBSCRIPTION
JEO CONSULTING GROUP INC	\$17,260.00	CONSULTANT
IOWA LEAGUE OF CITIES	\$16,924.00	FEES
DONALD W MATHEWS	\$16,742.70	VEHICLE REPAIR
LANDSCAPES GOLF MANAGEMENT	\$16,659.72	DODGE OPERATING EXPENSE
ECHO GROUP	\$16,385.72	SUPPLIES
MACQUEEN EQUIPMENT, LLC	\$16,164.80	EQUIPMENT/PARTS
MIDLANDS PRINTING & BUSINESS FORMS	\$15,966.09	PRINTING/BINDING
IOWA LAW ENFORCEMENT ACADEMY	\$15,950.00	TRAINING
RYAN ROBERT ADKINS	\$15,668.42	MOWING/GROUNDS MAINT
OVERDRIVE INC	\$15,371.76	BOOKS/PERIODICALS/SUB
OMAHA DOOR & WINDOW CO INC	\$14,823.00	REPAIRS & MAINTENANCE
COMPASS UTILITY LLC	\$14,568.53	CONSTRUCTION
GREAT PLAINS UNIFORMS	\$13,801.70	UNIFORMS
IOWA DEPARTMENT OF REVENUE	\$13,665.18	MAC OPERATING EXPENSE
ALFRED BENESCH & COMPANY	\$13,387.00	CONTRACT AGREEMENT
BIBLIOTHECA LLC	\$13,194.50	HARDWARE/SOFTWARE
FLEXIM AMERICAS CORPORATION	\$13,051.77	EQUIPMENT/PARTS
PORTABLE COMPUTER SYSTEMS INC	\$12,965.90	HARDWARE/SOFTWARE
EXCHANGE BANK LEASING DIV	\$12,645.14	DODGE OPERATING EXPENSE
MCINTOSH PLUMBING INC	\$12,200.00	PLUMBING NEW OR REPAIR
WSP USA INC	\$12,000.00	ENGINEERING
ICMA RETIREMENT TRUST - 457	\$11,869.06	PAYROLL RELATED
IMPACT7G INC	\$11,816.25	PROFESSIONAL SVCS
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$11,785.00	PAYROLL RELATED
LEADSONLINE LLC	\$11,772.00	PROFESSIONAL SVCS
BAKER & TAYLOR INC	\$11,349.54	BOOKS/PERIODICALS/SUB
LYMAN RICHEY SAND & GRAVEL COMPANY	\$11,348.03	STREET MAINTENANCE SUPLS
BLUFFS ELECTRIC INC	\$11,127.10	ELECTRICAL REPAIR
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
IOWA DEPT OF TRANSPORTATION	\$10,214.00	CONSULTANT
CITY OF COUNCIL BLUFFS-FLEX	\$10,118.92	PAYROLL RELATED
RODNEY JOHNSON	\$9,422.00	SERVICE LABOR
DALES TRASH SERVICE INC	\$9,391.00	RENTAL EXPS
SADLER ELECTRIC INC	\$9,331.00	CONTRACT AGREEMENT
MMC MECHANICAL CONTRACTORS, INC.	\$9,232.50	SERVICE LABOR
VISION INDUSTRIAL SALES INC	\$9,091.78	SUPPLIES
RASMUSSEN MECHANICAL SERVICES INC	\$8,810.51	EQUIPMENT/PARTS
COLLECTION SERVICES CENTER	\$8,778.66	PAYROLL RELATED
MICHAEL L SELVES	\$8,721.00	CONSULTANT
RTG BUILDING SERVICES INC	\$8,580.33	JANITORIAL SERVICE
VERIZON WIRELESS SERVICES LLC	\$8,560.13	CELL PHONE
MOTOROLA SOLUTIONS INC	\$8,415.00	EQUIPMENT/PARTS
KAITLYN GARCIA	\$8,240.00	MOWING/GROUNDS MAINT
GLOBAL PAYMENTS DIRECT, INC	\$7,935.90	CREDIT CARD CHGS
SYSCO LINCOLN	\$7,826.02	DODGE OPERATING EXPENSE
MUNICIPAL EMERGENCY SERVICES INC	\$7,666.40	EQUIPMENT/PARTS
HARMS OIL COMPANY	\$7,578.15	FUEL

COUNCIL BLUFFS AIRPORT AUTHORITY	\$7,346.02	AIRPORT AUTH TAX
ACUSHNET COMPANY	\$6,876.25	DODGE OPERATING EXPENSE
UPTOWN STAFFING INC	\$6,792.00	CONTRACT AGREEMENT
TK ELEVATOR CORPORATION	\$6,746.38	PROFESSIONAL SVCS
ARNOLD MOTOR SUPPLY, LLP	\$6,727.76	EQUIPMENT/PARTS
CONTINENTAL WESTERN GROUP	\$6,504.99	DODGE OPERATING EXPENSE
NEW COMMUNITY DEVELOPMENT CORPORATION	\$6,430.00	DEVLPMNT CONTRACT
DOLL DISTRIBUTING LLC	\$6,384.80	DODGE OPERATING EXPENSE
SCHULTZ ENTERPRISES INC	\$5,800.00	CONTRACT LABOR
MIDWEST TAPE, LLC	\$5,649.83	DVD/AUDIO/CD
ILAAMEN PELSHAW	\$5,500.00	PROFESSIONAL SVCS
CITY TREASURER	\$5,438.59	DODGE OPERATING EXPENSE
DODGE RIVSIDE SALES TAX	\$5,158.25	DODGE OPERATING EXPENSE
MOORE'S SERVICE INCORPORATED	\$5,030.00	SERVICE LABOR
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,990.00	PAYROLL RELATED
FELD FIRE	\$4,825.15	EQUIPMENT/PARTS
WORKMAN PRECAST CORP	\$4,815.00	SUPPLIES
D & K PRODUCTS	\$4,680.00	SUPPLIES
MOBIUS	\$4,652.92	CONTRACT AGREEMENT
LIBRARY SOLUTIONS, LLC	\$4,500.00	PROFESSIONAL SVCS
FIRST NATIONAL BANK PCARDS	\$4,491.21	DODGE OPERATING EXPENSE
CUBIC CORPORATION AND SUBSIDIARIES	\$4,403.00	HARDWARE/SOFTWARE
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,400.00	PHONE/INTERNET SVC
CFI TIRE SERVICE	\$4,315.95	TIRE REPLACEMENT/REPAIR
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,275.00	PAYROLL RELATED
TURNER MORGAN	\$4,270.00	PROFESSIONAL SVCS
AQUA-CHEM INCORPORATED	\$4,111.70	SUPPLIES
KOSISKI AUTO PARTS INC	\$4,070.00	EQUIPMENT/PARTS
BATON GLOBAL LLC	\$4,064.28	CONSULTANT
ODEYS INC	\$4,024.00	EQUIPMENT/PARTS
METRO WASTE AUTHORITY	\$4,021.35	SERVICE LABOR
NAPA AUTO PARTS	\$3,999.78	EQUIPMENT/PARTS
W.W. GRAINGER, INC.	\$3,977.44	EQUIPMENT/PARTS
THE DOLLYWOOD FOUNDATION	\$3,968.16	BOOKS/PERIODICALS/SUB
MOBOTREX INC	\$3,858.00	STREET MAINTENANCE SUPLS
WESTERN ENGINEERING COMPANY INC	\$3,776.70	CONSTRUCTION
VULCAN INDUSTRIES INCORPORATED	\$3,763.68	SUPPLIES
DODGE BANK & CR CARD FEES	\$3,751.05	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$3,623.66	PAYROLL RELATED
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$3,539.95	SUPPLIES
MIDWEST TURF & IRRIGATION	\$3,480.96	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	\$3,463.37	COPY/PRINTER MAINTANCE
FACTORY MOTOR PARTS	\$3,313.07	EQUIPMENT/PARTS
IOWA WESTERN COMMUNITY COLLEGE	\$3,250.00	PROFESSIONAL SVCS
BOBCAT OF OMAHA	\$3,138.51	EQUIPMENT/PARTS
CALLAWAY	\$3,132.30	DODGE OPERATING EXPENSE
METRO PLUMBING	\$3,070.00	REPAIRS & MAINTENANCE
BLACK HILLS UTILITY HOLDINGS, INC.	\$3,056.55	NATURAL GAS
I-80 LIQUOR	\$3,042.72	DODGE OPERATING EXPENSE
CORNHUSKER INTERNATIONAL TRUCKS	\$2,983.64	EQUIPMENT/PARTS
NODDLE DEVELOPMENT CO	\$2,875.00	RIVER'S EDGE OPERATING EXPENSE
CONSOLIDATED ELECTRICAL DISTR, INC	\$2,832.10	SUPPLIES
DAN BECKMANN	\$2,776.00	JANITORIAL SERVICE
HEARTLAND TIRES & TREADS INC	\$2,764.59	TIRE REPLACEMENT/REPAIR
PREMIER GLAZER'S BEVS	\$2,743.25	DODGE OPERATING EXPENSE
AMERICAN BOTTLING COMPANY	\$2,713.84	SUPPLIES
ENNIS-FLINT, INC.	\$2,634.50	SUPPLIES
TIREHUB, LLC	\$2,611.00	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$2,594.40	EQUIPMENT/PARTS

WEST PUBLISHING CORPORATION	\$2,550.00	SUBSCRIPTION
CHAMPLIN TIRE RECYCLING INC	\$2,520.00	TIRE DISPOSAL
ORIGINAL WATERMEN INC	\$2,500.00	SUPPLIES
BLUFFS TAXI & COURIER	\$2,499.25	TRANSIT SERVICES
OMNI ENGINEERING	\$2,428.61	STREET MAINTENANCE SUPLS
OMAHA TRUCK CENTER COMPANY INC.	\$2,420.29	EQUIPMENT/PARTS
M & R WELDING	\$2,318.00	WELDING SUPPLIES/SERVICE
ARROW TOWING	\$2,248.33	TOWING/STORAGE/AUCTION
RELIANT FIRE APPARATUS INC	\$2,178.78	EQUIPMENT/PARTS
FORTE PAYMENT SYSTEMS INC	\$2,088.56	EQUIPMENT/PARTS
TRAFFIC & PARKING CONTROL CO	\$2,067.88	HARDWARE/SOFTWARE
PASSPORT LABS INC	\$2,057.93	PARKING FEES
KELLY SUPPLY COMPANY	\$2,040.02	EQUIPMENT/PARTS
MATTHEW COX	\$2,000.00	PUBLIC EVENTS
UKG KRONOS SYSTEMS	\$2,000.00	HARDWARE/SOFTWARE
ERRIN K GUNDERSON	\$1,979.00	MOWING/GROUNDS MAINT
NEBRASKA GOLF AND TURF	\$1,974.08	DODGE OPERATING EXPENSE
ELAVON INC	\$1,864.53	FEES
MAX I WALKER UNIFORM & APPAREL	\$1,825.29	UNIFORMS
CONFLUENCE INC	\$1,825.00	CONSULTANT
NMC INC.	\$1,807.71	EQUIPMENT/PARTS
MICHAEL O'BRADOVICH	\$1,800.00	LEGAL SERVICES
SNYDER & ASSOCIATES INC	\$1,800.00	CONSULTANT
D&K PRODUCTS	\$1,765.63	DODGE OPERATING EXPENSE
INLAND TRUCK PARTS COMPANY INC	\$1,764.99	EQUIPMENT/PARTS
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
SAPP BROTHERS INC	\$1,727.88	FUEL
ALEGENT CREIGHTON HEALTH	\$1,727.00	PROFESSIONAL SVCS
LIGHTSPEED	\$1,720.07	DODGE OPERATING EXPENSE
TECH DATA CORPORATION	\$1,676.90	HARDWARE/SOFTWARE
HUFFMAN ENGINEERING INC	\$1,650.00	CONSTRUCTION
LISA MARIE WARD	\$1,600.00	RELOCATION EXP
JASON R BLAYNEY	\$1,585.76	CONSTRUCTION
UMR	\$1,536.76	DODGE OPERATING EXPENSE
ABC ELECTRIC INC.	\$1,522.00	REPAIRS & MAINTENANCE
EYMAN PLUMBING INC	\$1,519.75	CONSTRUCTION
CENTURYLINK	\$1,430.63	PHONE/INTERNET SVC
PEPSI BEVERAGES CO	\$1,424.91	DODGE OPERATING EXPENSE
LOESS HILLS TURF LLC	\$1,400.00	CONTRACT AGREEMENT
MARK ALLEN DORSETT	\$1,350.00	RELOCATION EXP
MYRON WILDER	\$1,330.00	PROFESSIONAL SVCS
MCMULLEN FORD INC	\$1,310.27	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,300.00	PAYROLL RELATED
LLOYD GLOVER	\$1,295.00	REFUND
VOGEL TRAFFIC SERVICES INC	\$1,294.41	EQUIPMENT/PARTS
ENTERPRISE FM TRUST	\$1,281.50	RENTAL EXPS
LAWSON PRODUCTS INC	\$1,249.34	SUPPLIES
STEVE ANDREWS	\$1,200.00	CONSULTANT
DERYCK RICHARDSON	\$1,181.92	REIMB EMPLOYEE EXPENSE
U.S. VENTURE, INC.	\$1,144.94	EQUIPMENT/PARTS
IOWA PRISON INDUSTRIES	\$1,134.72	SUPPLIES
JONES BARREL CO.	\$1,111.00	SUPPLIES
J.B. POINDEXTER & CO., INC.	\$1,046.66	EQUIPMENT/PARTS
BRYAN PREGON	\$1,032.50	TENNIS INSTRUCTION
NODDLE DEVELOPMENT CO	\$1,000.00	RIVER'S EDGE OPERATING EXPENSE
MID AMERICAN ENERGY CO	\$998.59	RIVER'S EDGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$980.90	PROFESSIONAL SVCS
ALLIED OIL & TIRE COMPANY	\$961.15	SUPPLIES
JAMES M CLARK	\$940.00	EQUIPMENT/PARTS

METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
DAILY NONPAREIL	\$879.73	ADVERTISEMENT
A + UNITED RADIATOR REPAIR INC.	\$875.00	REPAIRS & MAINTENANCE
PER MAR SECURITY & RESEARCH CORP	\$861.00	ALARM SECURITY
STEARNS CONRAD AND SCHMIDT	\$849.25	CONSULTANT
BERTELSMANN PUBLISHING GROUP, INC.	\$842.49	DVD/AUDIO/CD
JONES AUTOMOTIVE	\$824.13	EQUIPMENT/PARTS
COUNCIL BLUFFS WINSUPPLY	\$822.81	SUPPLIES
TYLER TECHNOLOGIES INC	\$800.00	HARDWARE/SOFTWARE
TUMBLEWEED PRESS INC	\$799.00	SUBSCRIPTION
NEBRASKA TEXTILE AND SUPPLIES	\$742.22	DODGE OPERATING EXPENSE
JOHNSON CONTROLS INC.	\$732.80	EQUIPMENT/PARTS
KIESLER POLICE SUPPLY INC	\$724.12	SUPPLIES
ROSANNA M THURMAN	\$720.00	CONSULTANT
SOIL DYNAMICS COMPOSTING FARM INC	\$720.00	PROFESSIONAL SVCS
COX BUSINESS	\$715.99	DODGE OPERATING EXPENSE
ARR ROOFING OF IOWA LLC	\$705.03	REPAIRS & MAINTENANCE
JOSEPH FAUST ENTERPRISES LLC	\$700.00	MOWING/GROUNDS MAINT
KEVIN MICHAEL JONES	\$700.00	CONSULTANT
JEFF'S WASH & GLO LTD	\$684.80	REPAIRS & MAINTENANCE
CAROLINA SOFTWARE INC	\$675.00	HARDWARE/SOFTWARE
RACOM CORPORATION	\$667.50	EQUIPMENT/PARTS
CLEVELAND GOLF/SRISON	\$661.92	DODGE OPERATING EXPENSE
ABLE LOCKSMITHS	\$657.50	PROFESSIONAL SVCS
TK ELEVATOR CORP	\$645.21	RIVER'S EDGE OPERATING EXPENSE
WATER ENGINEERING INC	\$600.06	MOWING/GROUNDS MAINT
K9 BED BUG DETECTION OF NEBRASKA LLC	\$600.00	PROFESSIONAL SVCS
CHRISTOPHER J WAILES	\$576.00	CONSULTANT
IOWA DEPARTMENT OF REVENUE	\$569.50	PAYROLL RELATED
PITNEY BOWES GLOBAL FINANCIAL LLC	\$568.29	POSTAGE & PRINTING
SCALES SALES & SERVICE LLC	\$565.00	EQUIPMENT/PARTS
BLACKBURN MANUFACTURING COMPANY	\$557.10	SUPPLIES
TURFWERKS	\$555.83	DODGE OPERATING EXPENSE
CENGAGE LEARNING INC	\$543.69	BOOKS/PERIODICALS/SUB
LANEE A OLSEN	\$540.00	TENNIS INSTRUCTION
DIAMOND MOWERS INC	\$535.14	REPAIRS & MAINTENANCE
IPFS CORPORATION	\$527.56	DODGE OPERATING EXPENSE
GOVCONNECTION INC	\$525.98	HARDWARE/SOFTWARE
EDWARDS CDJRF CB	\$507.20	EQUIPMENT/PARTS
THERMAL SERVICES	\$493.00	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	\$490.00	DUES/MEMBERSHIP
KYLIE RAE HANSEN	\$468.00	PROFESSIONAL SVCS
KINGHORN GARDENS	\$459.04	RIVER'S EDGE OPERATING EXPENSE
ROTELLAS ITALIAN BAKERY	\$458.78	DODGE OPERATING EXPENSE
WESTON FISCHER	\$456.81	DODGE OPERATING EXPENSE
J&M GOLF	\$454.29	DODGE OPERATING EXPENSE
FIVE STAR PLUMBING & DRAIN INC	\$450.00	REPAIRS & MAINTENANCE
MIDWEST STORAGE SOLUTIONS INC	\$450.00	EQUIPMENT/PARTS
ECOSOLUTIONS INC	\$442.75	SUPPLIES
WILDLIFE LEARNING ENCOUNTERS	\$425.00	CONTRACT AGREEMENT
PRINCIPAL LIFE	\$405.27	DODGE OPERATING EXPENSE
JEENA CARLE	\$405.00	PROFESSIONAL SVCS
POLKA DOT ENTERTAINMENT	\$400.00	PUBLIC EVENTS
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
MID-AMERICA CLEANING SYSTEMS INC	\$385.33	EQUIPMENT/PARTS
AGRIVISION EQUIPMENT GROUP	\$374.71	EQUIPMENT/PARTS
MATHESON TRI GAS INC.	\$373.40	SUPPLIES
J & R LIQUOR LLC	\$367.16	MAC OPERATING EXPENSE

JOHN E HUEY	\$364.00	REIMB EMPLOYEE EXPENSE
DAVIS EQUIPMENT CORPORATION	\$362.81	EQUIPMENT/PARTS
VANGUARD ID SYSTEMS CORPORATION	\$348.40	SUPPLIES
MIDWEST TURF & IRRIGATION	\$347.78	DODGE OPERATING EXPENSE
PARKS & REC REFUNDS	\$345.00	REFUND
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
LYNCH DALLAS, P.C.	\$340.00	ATTORNEY FEES
DRIVER PLUMBING LTD.	\$339.00	REPAIRS & MAINTENANCE
RLKM INC	\$337.52	REPAIRS & MAINTENANCE
GERMANIA SEED COMPANY	\$337.42	SUPPLIES
COX BUSINESS SERVICES	\$330.89	RIVER'S EDGE OPERATING EXPENSE
DYNA-KLEEN SERVICES INC	\$330.00	CONTRACT AGREEMENT
CLEAR TITLE & ABSTRACT LLC	\$325.00	PROFESSIONAL SVCS
HUBWISE TECHNOLOGY INC	\$318.86	RIVER'S EDGE OPERATING EXPENSE
LOGAN CONTRACTORS SUPPLY INC	\$318.23	SUPPLIES
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$315.50	CONSULTANT
MIDWEST WHEEL COMPANIES	\$313.68	EQUIPMENT/PARTS
C & J INDUSTRIAL SUPPLY	\$305.75	JANITORIAL SERVICE
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$300.00	PROFESSIONAL SVCS
PHILIP MEYER	\$300.00	REIMB EMPLOYEE EXPENSE
GENIE SERVICES LLC	\$295.00	PEST CONTROL
JEFFS CAR WASH	\$290.00	BUSINESS ASSISTANCE PROGRAM
ZIMCO SUPPLY CO	\$279.35	DODGE OPERATING EXPENSE
WASTE CONNECTIONS OF IOWA	\$270.98	DODGE OPERATING EXPENSE
TIMOTHY D GILLOON	\$270.00	FEES
AA WHEEL & TRUCK SUPPLY LLC	\$259.77	SUPPLIES
DUSTIN J OSTDIEK	\$250.00	LEGAL CLAIM
OMAHA CHILDRENS MUSEUM	\$249.00	PUBLIC EVENTS
MENARD INC.	\$233.76	SUPPLIES
GREAT AMERICA FINANCIAL SERV	\$212.57	DODGE OPERATING EXPENSE
TONIA L HARRIS	\$212.50	REFUND
JIM HAWK TRUCK TRAILERS INC.	\$210.15	EQUIPMENT/PARTS
LINDA M CONNER	\$210.00	CONSULTANT
SAFETY KLEEN SYSTEMS, INC	\$204.08	SERVICE LABOR
MICHAEL M SALES	\$200.00	PRINTING/BINDING
WOODHOUSE FORD CHRYLSEY INC	\$194.66	EQUIPMENT/PARTS
THERMO KING CHRISTENSEN	\$184.68	SUPPLIES
BLACKSTONE AUDIO INC	\$180.42	BOOKS/PERIODICALS/SUB
HEARTLAND CO-OP	\$168.01	FUEL
CANON SOLUTIONS AMERICA INC	\$166.43	COPY/PRINTER MAINTANCE
TG TECHNICAL SERVICES LLC	\$163.83	REPAIRS & MAINTENANCE
LINCOLN NATIONAL LIFE INS CO	\$147.40	DODGE OPERATING EXPENSE
SAVANT CORPORATION	\$147.00	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$136.75	DODGE OPERATING EXPENSE
GRP & ASSOCIATES	\$124.00	SUPPLIES
IOWA MUNICIPAL FINANCE OFFICERS ASSOC	\$110.00	DUES/MEMBERSHIP
DANIEL BETTMANN	\$109.56	REIMB EMPLOYEE EXPENSE
WOODHOUSE CBP	\$107.52	EQUIPMENT/PARTS
INFOSAFE SHREDDING LLC	\$100.00	PROFESSIONAL SVCS
TOYNE INC	\$81.50	EQUIPMENT/PARTS
NUCO PUMP SALES AND SERVICE	\$80.25	DODGE OPERATING EXPENSE
TECH INC	\$79.93	SUPPLIES
IOWA ASSOCIATION OF BUILDING OFFICIALS	\$75.00	DUES/MEMBERSHIP
KRISTINE L SINCLAIR	\$75.00	LIBRARY PREFORMANCES
HEARTLAND TOXICOLOGY	\$74.00	PROFESSIONAL SVCS
PRESTO X	\$71.82	RIVER'S EDGE OPERATING EXPENSE
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
DATASHIELD CORPORATION	\$63.00	SERVICE LABOR
TED'S MOWER SALES & SERVICE INC	\$62.00	EQUIPMENT/PARTS

WHCC OF OMAHA, INC.	\$60.81	EQUIPMENT/PARTS
ATHLETICO EXCEL NEBRASKA LLC	\$60.00	PROFESSIONAL SVCS
ABBAY EDWARDS	\$50.00	PROFESSIONAL SVCS
ROSE HOLDING, INC.	\$49.63	EQUIPMENT/PARTS
RIVER'S EDGE BANK FEES	\$45.55	RIVER'S EDGE OPERATING EXPENSE
AMERITAS LIFE INS CORP	\$45.29	DODGE OPERATING EXPENSE
BOUND TO STAY BOUND BOOKS INC	\$38.50	BOOKS/PERIODICALS/SUB
LARRISYA BRANT	\$30.00	REFUND
UNITED PARCEL SERVICE	\$28.64	FREIGHT/POSTAGE
MICHAEL RAY PHILLIPS JR	\$25.00	UMPIRE/PARKS
UNION BANK/OMNIFY BENEFITS	\$19.50	DODGE OPERATING EXPENSE
AMEX	\$11.21	MAC OPERATING EXPENSE
RED LIGHT REFUNDS	\$10.00	REFUND
BOFA	\$2.23	MAC OPERATING EXPENSE
<b>TOTAL</b>	<b>\$14,519,494.87</b>	

**CITY OF COUNCIL BLUFFS  
AP POSTING BY VENDOR  
JULY 2024  
(\$'S)**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>DESCRIPTION</b>
A + UNITED RADIATOR REPAIR INC.	\$875.00	REPAIRS & MAINTENANCE
AA WHEEL & TRUCK SUPPLY LLC	\$259.77	SUPPLIES
ABBEY EDWARDS	\$50.00	PROFESSIONAL SVCS
ABC ELECTRIC INC.	\$1,522.00	REPAIRS & MAINTENANCE
ABLE LOCKSMITHS	\$657.50	PROFESSIONAL SVCS
ACUSHNET COMPANY	\$6,876.25	DODGE OPERATING EXPENSE
AGRILAND F S INC	\$43,550.47	SUPPLIES
AGRIVISION EQUIPMENT GROUP	\$374.71	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$55,464.89	LEGAL SERVICES
ALEGENT CREIGHTON HEALTH	\$1,727.00	PROFESSIONAL SVCS
ALFRED BENESCH & COMPANY	\$13,387.00	CONTRACT AGREEMENT
ALLIED OIL & TIRE COMPANY	\$961.15	SUPPLIES
ALLIED VALVE INC	\$26,679.62	EQUIPMENT/PARTS
AMERICAN BOTTLING COMPANY	\$2,713.84	SUPPLIES
AMERICAN NATIONAL BANK	\$65.00	BANK SERVICES
AMERITAS LIFE INS CORP	\$45.29	DODGE OPERATING EXPENSE
AMEX	\$11.21	MAC OPERATING EXPENSE
AQUA-CHEM INCORPORATED	\$4,111.70	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	\$6,727.76	EQUIPMENT/PARTS
ARR ROOFING OF IOWA LLC	\$705.03	REPAIRS & MAINTENANCE
ARROW TOWING	\$2,248.33	TOWING/STORAGE/AUCTION
ATHLETICO EXCEL NEBRASKA LLC	\$60.00	PROFESSIONAL SVCS
BAKER & TAYLOR INC	\$11,349.54	BOOKS/PERIODICALS/SUB
BATON GLOBAL LLC	\$4,064.28	CONSULTANT
BERTELSMANN PUBLISHING GROUP, INC.	\$842.49	DVD/AUDIO/CD
BIBLIOTHECA LLC	\$13,194.50	HARDWARE/SOFTWARE
BLACK HILLS UTILITY HOLDINGS, INC.	\$3,056.55	NATURAL GAS
BLACK STRAP INC	\$28,235.89	STREET MAINTENANCE SUPLS
BLACKBURN MANUFACTURING COMPANY	\$557.10	SUPPLIES
BLACKSTONE AUDIO INC	\$180.42	BOOKS/PERIODICALS/SUB
BLUFFS ELECTRIC INC	\$11,127.10	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	\$40,560.36	CONSTRUCTION
BLUFFS TAXI & COURIER	\$2,499.25	TRANSIT SERVICES
BOBCAT OF OMAHA	\$3,138.51	EQUIPMENT/PARTS
BOFA	\$2.23	MAC OPERATING EXPENSE
BOUND TO STAY BOUND BOOKS INC	\$38.50	BOOKS/PERIODICALS/SUB
BREHMER MFG INC	\$19,130.00	VEHICLES
BRYAN PREGON	\$1,032.50	TENNIS INSTRUCTION
C & J INDUSTRIAL SUPPLY	\$305.75	JANITORIAL SERVICE
CAESARS ENTERTAINMENT	\$233,704.73	MAC OPERATING EXPENSE
CALLAWAY	\$3,132.30	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$166.43	COPY/PRINTER MAINTANCE
CAROLINA SOFTWARE INC	\$675.00	HARDWARE/SOFTWARE
CDW GOVERNMENT LLC	\$30,933.13	SUPPLIES
CENGAGE LEARNING INC	\$543.69	BOOKS/PERIODICALS/SUB
CENTURYLINK	\$1,430.63	PHONE/INTERNET SVC
CFI TIRE SERVICE	\$4,315.95	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	\$2,520.00	TIRE DISPOSAL
CHRISTOPHER J WAILES	\$576.00	CONSULTANT
CITY OF COUNCIL BLUFFS-DEPENDENT	\$3,623.66	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	\$10,118.92	PAYROLL RELATED
CITY PAYROLL	\$2,522,371.48	EMPLOYEE PAYROLL
CITY TREASURER	\$5,438.59	DODGE OPERATING EXPENSE

CLEAR TITLE & ABSTRACT LLC	\$325.00	PROFESSIONAL SVCS
CLEVELAND GOLF/SRISON	\$661.92	DODGE OPERATING EXPENSE
COLLECTION SERVICES CENTER	\$8,778.66	PAYROLL RELATED
COMPASS UTILITY LLC	\$14,568.53	CONSTRUCTION
CONFLUENCE INC	\$1,825.00	CONSULTANT
CONSOLIDATED ELECTRICAL DISTR, INC	\$2,832.10	SUPPLIES
CONTINENTAL WESTERN GROUP	\$6,504.99	DODGE OPERATING EXPENSE
CONVERGEONE INC	\$24,114.06	HARDWARE/SOFTWARE
CORNHUSKER INTERNATIONAL TRUCKS	\$2,983.64	EQUIPMENT/PARTS
COUNCIL BLUFFS AIRPORT AUTHORITY	\$7,346.02	AIRPORT AUTH TAX
COUNCIL BLUFFS CONVENTION & VISITORS BUREAU	\$218,790.00	CONTRIBUTIONS
COUNCIL BLUFFS WATER WORKS	\$738,555.92	WATER
COUNCIL BLUFFS WINSUPPLY	\$822.81	SUPPLIES
COX BUSINESS	\$715.99	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	\$330.89	RIVER'S EDGE OPERATING EXPENSE
COX COMMUNICATION INC	\$18,814.43	PHONE/INTERNET SVC
CUBIC CORPORATION AND SUBSIDIARIES	\$4,403.00	HARDWARE/SOFTWARE
D & K PRODUCTS	\$4,680.00	SUPPLIES
D&K PRODUCTS	\$1,765.63	DODGE OPERATING EXPENSE
DAILY NONPAREIL	\$879.73	ADVERTISEMENT
DALES TRASH SERVICE INC	\$9,391.00	RENTAL EXPS
DAN BECKMANN	\$2,776.00	JANITORIAL SERVICE
DANIEL BETTMANN	\$109.56	REIMB EMPLOYEE EXPENSE
DATASHIELD CORPORATION	\$63.00	SERVICE LABOR
DAVIS EQUIPMENT CORPORATION	\$362.81	EQUIPMENT/PARTS
DERYCK RICHARDSON	\$1,181.92	REIMB EMPLOYEE EXPENSE
DIAMOND MOWERS INC	\$535.14	REPAIRS & MAINTENANCE
DIXON CONSTRUCTION CO.	\$272,477.82	CONSTRUCTION
DODGE BANK & CR CARD FEES	\$3,751.05	DODGE OPERATING EXPENSE
DODGE RIVSIDE PAYROLL	\$73,499.76	DODGE OPERATING EXPENSE
DODGE RIVSIDE SALES TAX	\$5,158.25	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$6,384.80	DODGE OPERATING EXPENSE
DONALD W MATHEWS	\$16,742.70	VEHICLE REPAIR
DOSTALS CONSTRUCTION CO INC	\$155,685.50	CONSTRUCTION
DP MANAGEMENT LLC	\$33,088.97	MOWING/GROUNDS MAINT
DRIVER PLUMBING LTD.	\$339.00	REPAIRS & MAINTENANCE
DUSTIN J OSTDIEK	\$250.00	LEGAL CLAIM
DYNA-KLEEN SERVICES INC	\$330.00	CONTRACT AGREEMENT
EBSCO INDUSTRIES, INC.	\$17,695.00	SUBSCRIPTION
ECHO GROUP	\$16,385.72	SUPPLIES
ECOSOLUTIONS INC	\$442.75	SUPPLIES
ECO-STORAGE INVESTMENTS INC	\$42,757.27	SOLID WASTE DISPOSAL
EDWARDS CDJRF CB	\$507.20	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$2,594.40	EQUIPMENT/PARTS
EFTPS	\$699,923.57	PAYROLL RELATED
EHRHART GRIFFIN & ASSOCIATES INC	\$24,180.62	CONSULTANT
ELAVON INC	\$1,864.53	FEES
ELECTRIC PUMP	\$25,375.50	EQUIPMENT/PARTS
EMPLOYERS MUTUAL CASUALTY COMPANY	\$143,957.03	INSURANCE
ENNIS-FLINT, INC.	\$2,634.50	SUPPLIES
ENTERPRISE FM TRUST	\$1,281.50	RENTAL EXPS
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	\$30,840.00	HARDWARE/SOFTWARE
ERRIN K GUNDERSON	\$1,979.00	MOWING/GROUNDS MAINT
EXCHANGE BANK LEASING DIV	\$12,645.14	DODGE OPERATING EXPENSE
EYMAN PLUMBING INC	\$1,519.75	CONSTRUCTION
FACTORY MOTOR PARTS	\$3,313.07	EQUIPMENT/PARTS
FANTASY DRONE SHOWS LLC	\$22,500.00	PUBLIC EVENTS
FELD FIRE	\$4,825.15	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$63,413.92	PROFESSIONAL SVCS

FIRST NATIONAL BANK PCARDS	\$4,491.21	DODGE OPERATING EXPENSE
FISHER BUILDING SERVICES INC	\$127,144.75	REPAIRS & MAINTENANCE
FIVE STAR PLUMBING & DRAIN INC	\$450.00	REPAIRS & MAINTENANCE
FLEXIM AMERICAS CORPORATION	\$13,051.77	EQUIPMENT/PARTS
FORTE PAYMENT SYSTEMS INC	\$2,088.56	EQUIPMENT/PARTS
GAZAWAY & ASSOCIATED INC	\$32,304.00	EQUIPMENT/PARTS
GENIE SERVICES LLC	\$295.00	PEST CONTROL
GERMANIA SEED COMPANY	\$337.42	SUPPLIES
GLOBAL PAYMENTS DIRECT, INC	\$7,935.90	CREDIT CARD CHGS
GOVCONNECTION INC	\$525.98	HARDWARE/SOFTWARE
GREAT AMERICA FINANCIAL SERV	\$212.57	DODGE OPERATING EXPENSE
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,400.00	PHONE/INTERNET SVC
GREAT PLAINS UNIFORMS	\$13,801.70	UNIFORMS
GRP & ASSOCIATES	\$124.00	SUPPLIES
HARMS OIL COMPANY	\$7,578.15	FUEL
HDR ENGINEERING INC	\$162,752.89	PROFESSIONAL SVCS
HEARTLAND BUSINESS SYSTEMS LLC	\$19,484.05	HARDWARE/SOFTWARE
HEARTLAND CO-OP	\$168.01	FUEL
HEARTLAND TIRES & TREADS INC	\$2,764.59	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	\$74.00	PROFESSIONAL SVCS
HENNINGSEN CONSTRUCTION INC	\$296,294.11	CONSTRUCTION
HERITAGE LANDSCAPE SUPPLY GROUP INC	\$3,539.95	SUPPLIES
HGM ASSOCIATES INC	\$174,694.14	CONSULTANT
HORWATH LAUNDRY MACHINERY CO	\$20,250.00	EQUIPMENT/PARTS
HOWARD BEBOUT	\$52,455.00	PROFESSIONAL SVCS
HUBWISE TECHNOLOGY INC	\$318.86	RIVER'S EDGE OPERATING EXPENSE
HUFFMAN ENGINEERING INC	\$1,650.00	CONSTRUCTION
HUPY AND ABRAHAM SC	\$30,000.00	LEGAL CLAIM
I-80 LIQUOR	\$3,042.72	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$11,869.06	PAYROLL RELATED
ILAAMEN PELSHAW	\$5,500.00	PROFESSIONAL SVCS
IMPACT7G INC	\$11,816.25	PROFESSIONAL SVCS
INFOSAFE SHREDDING LLC	\$100.00	PROFESSIONAL SVCS
INLAND TRUCK PARTS COMPANY INC	\$1,764.99	EQUIPMENT/PARTS
IOWA ASSOCIATION OF BUILDING OFFICIALS	\$75.00	DUES/MEMBERSHIP
IOWA DEPARTMENT OF HUMAN SERVICES	\$58,303.24	AMBULANCE BILLING FEE
IOWA DEPARTMENT OF REVENUE	\$13,665.18	MAC OPERATING EXPENSE
IOWA DEPARTMENT OF REVENUE	\$569.50	PAYROLL RELATED
IOWA DEPT OF REVENUE	\$148,292.00	PAYROLL RELATED
IOWA DEPT OF TRANSPORTATION	\$10,214.00	CONSULTANT
IOWA LAW ENFORCEMENT ACADEMY	\$15,950.00	TRAINING
IOWA LEAGUE OF CITIES	\$16,924.00	FEES
IOWA MUNICIPAL FINANCE OFFICERS ASSOC	\$110.00	DUES/MEMBERSHIP
IOWA PRISON INDUSTRIES	\$1,134.72	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	\$41,991.06	SOLID WASTE DISPOSAL
IOWA WESTERN COMMUNITY COLLEGE	\$3,250.00	PROFESSIONAL SVCS
IPERS	\$236,849.94	PAYROLL RELATED
IPFS CORPORATION	\$527.56	DODGE OPERATING EXPENSE
J & R LIQUOR LLC	\$367.16	MAC OPERATING EXPENSE
J&M GOLF	\$454.29	DODGE OPERATING EXPENSE
J.B. POINDEXTER & CO., INC.	\$1,046.66	EQUIPMENT/PARTS
JAMES M CLARK	\$940.00	EQUIPMENT/PARTS
JASON R BLAYNEY	\$1,585.76	CONSTRUCTION
JEENA CARLE	\$405.00	PROFESSIONAL SVCS
JEFFS CAR WASH	\$290.00	BUSINESS ASSISTANCE PROGRAM
JEFF'S WASH & GLO LTD	\$684.80	REPAIRS & MAINTENANCE
JEO CONSULTING GROUP INC	\$17,260.00	CONSULTANT
JESTER INSURANCE SERVICES INC.	\$1,846,926.08	INSURANCE
JIM HAWK TRUCK TRAILERS INC.	\$210.15	EQUIPMENT/PARTS

JOHN E HUEY	\$364.00	REIMB EMPLOYEE EXPENSE
JOHNSON CONTROLS INC.	\$732.80	EQUIPMENT/PARTS
JONES AUTOMOTIVE	\$824.13	EQUIPMENT/PARTS
JONES BARREL CO.	\$1,111.00	SUPPLIES
JOSEPH FAUST ENTERPRISES LLC	\$700.00	MOWING/GROUNDS MAINT
K9 BED BUG DETECTION OF NEBRASKA LLC	\$600.00	PROFESSIONAL SVCS
KAITLYN GARCIA	\$8,240.00	MOWING/GROUNDS MAINT
KARL CHEVROLET, INC.	\$290,700.00	VEHICLES
KELLY SUPPLY COMPANY	\$2,040.02	EQUIPMENT/PARTS
KELTEK, INCORPORATED	\$27,487.15	EQUIPMENT/PARTS
KEVIN MICHAEL JONES	\$700.00	CONSULTANT
KIESLER POLICE SUPPLY INC	\$724.12	SUPPLIES
KINGHORN GARDENS	\$459.04	RIVER'S EDGE OPERATING EXPENSE
KOSISKI AUTO PARTS INC	\$4,070.00	EQUIPMENT/PARTS
KRISTINE L SINCLAIR	\$75.00	LIBRARY PREFORMANCES
KYLIE RAE HANSEN	\$468.00	PROFESSIONAL SVCS
LANDSCAPES GOLF MANAGEMENT	\$16,659.72	DODGE OPERATING EXPENSE
LANEE A OLSEN	\$540.00	TENNIS INSTRUCTION
LARRISYA BRANT	\$30.00	REFUND
LAWSON PRODUCTS INC	\$1,249.34	SUPPLIES
LEADSONLINE LLC	\$11,772.00	PROFESSIONAL SVCS
LIBRARY SOLUTIONS, LLC	\$4,500.00	PROFESSIONAL SVCS
LIGHTSPEED	\$1,720.07	DODGE OPERATING EXPENSE
LINCOLN NATIONAL LIFE INS CO	\$147.40	DODGE OPERATING EXPENSE
LINDA M CONNER	\$210.00	CONSULTANT
LISA MARIE WARD	\$1,600.00	RELOCATION EXP
LLOYD GLOVER	\$1,295.00	REFUND
LOESS HILLS TURF LLC	\$1,400.00	CONTRACT AGREEMENT
LOGAN CONTRACTORS SUPPLY INC	\$318.23	SUPPLIES
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,990.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,275.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,300.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$340.00	PAYROLL RELATED
LYMAN RICHEY SAND & GRAVEL COMPANY	\$11,348.03	STREET MAINTENANCE SUPPLS
LYNCH DALLAS, P.C.	\$340.00	ATTORNEY FEES
M & R WELDING	\$2,318.00	WELDING SUPPLIES/SERVICE
MACQUEEN EQUIPMENT, LLC	\$16,164.80	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	\$3,463.37	COPY/PRINTER MAINTANCE
MARK ALLEN DORSETT	\$1,350.00	RELOCATION EXP
MARK J RATER	\$25,000.00	LEGAL CLAIM
MATHESON TRI GAS INC.	\$373.40	SUPPLIES
MATTHEW COX	\$2,000.00	PUBLIC EVENTS
MAX I WALKER UNIFORM & APPAREL	\$1,825.29	UNIFORMS
MCINTOSH PLUMBING INC	\$12,200.00	PLUMBING NEW OR REPAIR
MCMULLEN FORD INC	\$1,310.27	EQUIPMENT/PARTS
MENARD INC.	\$233.76	SUPPLIES
METOLIUS LLC	\$919.00	DODGE OPERATING EXPENSE
METRO PLUMBING	\$3,070.00	REPAIRS & MAINTENANCE
METRO WASTE AUTHORITY	\$4,021.35	SERVICE LABOR
MFPRSI	\$497,711.87	PAYROLL RELATED
MICHAEL L SELVES	\$8,721.00	CONSULTANT
MICHAEL M SALES	\$200.00	PRINTING/BINDING
MICHAEL O'BRADOVICH	\$1,800.00	LEGAL SERVICES
MICHAEL RAY PHILLIPS JR	\$25.00	UMPIRE/PARKS
MID AMERICAN ENERGY CO	\$998.59	RIVER'S EDGE OPERATING EXPENSE
MID AMERICAN SIGNAL INC	\$31,942.00	EQUIPMENT/PARTS
MID-AMERICA CLEANING SYSTEMS INC	\$385.33	EQUIPMENT/PARTS
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MIDLANDS PRINTING & BUSINESS FORMS	\$15,966.09	PRINTING/BINDING

MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$300.00	PROFESSIONAL SVCS
MIDWEST STORAGE SOLUTIONS INC	\$450.00	EQUIPMENT/PARTS
MIDWEST TAPE, LLC	\$5,649.83	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	\$3,480.96	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$347.78	DODGE OPERATING EXPENSE
MIDWEST WHEEL COMPANIES	\$313.68	EQUIPMENT/PARTS
MMC MECHANICAL CONTRACTORS, INC.	\$9,232.50	SERVICE LABOR
MOBIUS	\$4,652.92	CONTRACT AGREEMENT
MOBOTREX INC	\$3,858.00	STREET MAINTENANCE SUPLS
MOORE'S SERVICE INCORPORATED	\$5,030.00	SERVICE LABOR
MOTOROLA SOLUTIONS INC	\$8,415.00	EQUIPMENT/PARTS
MUNICIPAL EMERGENCY SERVICES INC	\$7,666.40	EQUIPMENT/PARTS
MUNICIPAL PIPE TOOL CO LLC	\$675,970.11	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$136.75	DODGE OPERATING EXPENSE
MYRON WILDER	\$1,330.00	PROFESSIONAL SVCS
NAPA AUTO PARTS	\$3,999.78	EQUIPMENT/PARTS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$76,508.72	PAYROLL RELATED
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED
NEBRASKA GOLF AND TURF	\$1,974.08	DODGE OPERATING EXPENSE
NEBRASKA TEXTILE AND SUPPLIES	\$742.22	DODGE OPERATING EXPENSE
NEW COMMUNITY DEVELOPMENT CORPORATION	\$6,430.00	DEVLPMNT CONTRACT
NMC INC.	\$1,807.71	EQUIPMENT/PARTS
NODDLE DEVELOPMENT CO	\$2,875.00	RIVER'S EDGE OPERATING EXPENSE
NODDLE DEVELOPMENT CO	\$1,000.00	RIVER'S EDGE OPERATING EXPENSE
NUCO PUMP SALES AND SERVICE	\$80.25	DODGE OPERATING EXPENSE
OCLC INC	\$17,483.81	SUBSCRIPTION
ODEYS INC	\$4,024.00	EQUIPMENT/PARTS
OMAHA CHILDRENS MUSEUM	\$249.00	PUBLIC EVENTS
OMAHA DOOR & WINDOW CO INC	\$14,823.00	REPAIRS & MAINTENANCE
OMAHA TRUCK CENTER COMPANY INC.	\$2,420.29	EQUIPMENT/PARTS
OMNI ENGINEERING	\$2,428.61	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$315.50	CONSULTANT
ORIGINAL WATERMEN INC	\$2,500.00	SUPPLIES
OVERDRIVE INC	\$15,371.76	BOOKS/PERIODICALS/SUB
PARKS & REC REFUNDS	\$345.00	REFUND
PASSPORT LABS INC	\$2,057.93	PARKING FEES
PAYROLL	\$158,723.33	MAC OPERATING EXPENSE
PEPSI BEVERAGES CO	\$1,424.91	DODGE OPERATING EXPENSE
PER MAR SECURITY & RESEARCH CORP	\$861.00	ALARM SECURITY
PETERSON CONTRACTORS INC	\$198,092.87	CONSTRUCTION
PETROLEUM TRADERS CORPORATION	\$39,352.46	FUEL
PHILIP MEYER	\$300.00	REIMB EMPLOYEE EXPENSE
PITNEY BOWES GLOBAL FINANCIAL LLC	\$568.29	POSTAGE & PRINTING
POLKA DOT ENTERTAINMENT	\$400.00	PUBLIC EVENTS
PORTABLE COMPUTER SYSTEMS INC	\$12,965.90	HARDWARE/SOFTWARE
PREMIER GLAZER'S BEVS	\$2,743.25	DODGE OPERATING EXPENSE
PRESTO X	\$71.82	RIVER'S EDGE OPERATING EXPENSE
PRINCIPAL LIFE	\$405.27	DODGE OPERATING EXPENSE
RACOM CORPORATION	\$667.50	EQUIPMENT/PARTS
RAPIDSCALE INC	\$1,754.95	SUBSCRIPTION
RASMUSSEN MECHANICAL SERVICES INC	\$8,810.51	EQUIPMENT/PARTS
RED LIGHT REFUNDS	\$10.00	REFUND
RELIANCE STANDARD LIFE INSURANCE CO	\$22,893.15	PAYROLL RELATED
RELIANT FIRE APPARATUS INC	\$2,178.78	EQUIPMENT/PARTS
RIVER'S EDGE BANK FEES	\$45.55	RIVER'S EDGE OPERATING EXPENSE
RJN GROUP	\$20,812.17	ENGINEERING
RLKM INC	\$337.52	REPAIRS & MAINTENANCE
RODNEY JOHNSON	\$9,422.00	SERVICE LABOR
ROSANNA M THURMAN	\$720.00	CONSULTANT

ROSE HOLDING, INC.	\$49.63	EQUIPMENT/PARTS
ROTELLAS ITALIAN BAKERY	\$458.78	DODGE OPERATING EXPENSE
RPL UTILITY LLC	\$157,223.07	CONSTRUCTION
RTG BUILDING SERVICES INC	\$8,580.33	JANITORIAL SERVICE
RYAN ROBERT ADKINS	\$15,668.42	MOWING/GROUNDS MAINT
SADLER ELECTRIC INC	\$9,331.00	CONTRACT AGREEMENT
SAFETY KLEEN SYSTEMS, INC	\$204.08	SERVICE LABOR
SAPP BROTHERS INC	\$1,727.88	FUEL
SAVANT CORPORATION	\$147.00	EQUIPMENT/PARTS
SCALES SALES & SERVICE LLC	\$565.00	EQUIPMENT/PARTS
SCHINDLER ELEVATOR CORPORATION	\$399.88	REPAIRS & MAINTENANCE
SCHULTZ ENTERPRISES INC	\$5,800.00	CONTRACT LABOR
SNYDER & ASSOCIATES INC	\$1,800.00	CONSULTANT
SOIL DYNAMICS COMPOSTING FARM INC	\$720.00	PROFESSIONAL SVCS
SOUTHWEST IOWA PLANNING COUNCIL	\$50,938.50	TRANSIT SERVICES
STEARNS CONRAD AND SCHMIDT	\$849.25	CONSULTANT
STEVE ANDREWS	\$1,200.00	CONSULTANT
STUDIO 15 COMMERCIAL INTERIORS INC	\$73,605.17	PROFESSIONAL SVCS
SYSCO LINCOLN	\$7,826.02	DODGE OPERATING EXPENSE
TARGET SOLUTIONS LEARNING, LLC	\$26,572.51	TRAINING
TECH DATA CORPORATION	\$1,676.90	HARDWARE/SOFTWARE
TECH INC	\$79.93	SUPPLIES
TED'S MOWER SALES & SERVICE INC	\$62.00	EQUIPMENT/PARTS
TG TECHNICAL SERVICES LLC	\$163.83	REPAIRS & MAINTENANCE
THE DAVEY TREE EXPERT COMPANY	\$39,112.50	TREE WORK
THE DOLLYWOOD FOUNDATION	\$3,968.16	BOOKS/PERIODICALS/SUB
THERMAL SERVICES	\$493.00	REPAIRS & MAINTENANCE
THERMO KING CHRISTENSEN	\$184.68	SUPPLIES
TIMOTHY D GILLOON	\$270.00	FEES
TIREHUB, LLC	\$2,611.00	EQUIPMENT/PARTS
TK ELEVATOR CORP	\$645.21	RIVER'S EDGE OPERATING EXPENSE
TK ELEVATOR CORPORATION	\$6,746.38	PROFESSIONAL SVCS
TONIA L HARRIS	\$212.50	REFUND
TOYNE INC	\$81.50	EQUIPMENT/PARTS
TRAFFIC & PARKING CONTROL CO	\$2,067.88	HARDWARE/SOFTWARE
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$240,344.00	BUS SERVICE
TREASURER STATE OF IOWA	\$0.00	PROFESSIONAL SVCS
TREASURER STATE OF IOWA/SALES TAX	\$37,687.83	SALES TAX
TRU PRO CONSTRUCTION INC	\$39,091.40	CONSTRUCTION
TUMBLEWEED PRESS INC	\$799.00	SUBSCRIPTION
TURFWERKS	\$555.83	DODGE OPERATING EXPENSE
TURNER MORGAN	\$4,270.00	PROFESSIONAL SVCS
TWO RIVERS INSURANCE COMPANY, INC.	\$1,132,995.68	EMPLOYEE INSURANCE
TYLER TECHNOLOGIES INC	\$800.00	HARDWARE/SOFTWARE
U.S. VENTURE, INC.	\$1,144.94	EQUIPMENT/PARTS
UKG KRONOS SYSTEMS	\$2,000.00	HARDWARE/SOFTWARE
UMR	\$1,536.76	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$980.90	PROFESSIONAL SVCS
UNION BANK/OMNIFY BENEFITS	\$19.50	DODGE OPERATING EXPENSE
UNITED PARCEL SERVICE	\$28.64	FREIGHT/POSTAGE
UPTOWN STAFFING INC	\$6,792.00	CONTRACT AGREEMENT
US BANK	\$145,356.29	CREDIT CARD PURCHASES
VANGUARD ID SYSTEMS CORPORATION	\$348.40	SUPPLIES
VERIZON WIRELESS SERVICES LLC	\$8,560.13	CELL PHONE
VISION INDUSTRIAL SALES INC	\$9,091.78	SUPPLIES
VOGEL TRAFFIC SERVICES INC	\$1,294.41	EQUIPMENT/PARTS
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$11,785.00	PAYROLL RELATED
VULCAN INDUSTRIES INCORPORATED	\$3,763.68	SUPPLIES
W.W. GRAINGER, INC.	\$3,977.44	EQUIPMENT/PARTS

WASTE CONNECTIONS OF IOWA	\$592,309.85	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	\$270.98	DODGE OPERATING EXPENSE
WATER ENGINEERING INC	\$600.06	MOWING/GROUNDS MAINT
WEST PUBLISHING CORPORATION	\$2,550.00	SUBSCRIPTION
WESTERN ENGINEERING COMPANY INC	\$3,776.70	CONSTRUCTION
WESTON FISCHER	\$456.81	DODGE OPERATING EXPENSE
WHCC OF OMAHA, INC.	\$60.81	EQUIPMENT/PARTS
WILDLIFE LEARNING ENCOUNTERS	\$425.00	CONTRACT AGREEMENT
WOODHOUSE CBP	\$107.52	EQUIPMENT/PARTS
WOODHOUSE FORD CHRYLSEY INC	\$194.66	EQUIPMENT/PARTS
WORKMAN PRECAST CORP	\$4,815.00	SUPPLIES
WSP USA INC	\$12,000.00	ENGINEERING
YMCA OF GREATER OMAHA	\$490.00	DUES/MEMBERSHIP
ZIMCO SUPPLY CO	\$279.35	DODGE OPERATING EXPENSE
ZOLL MEDICAL CORP	\$89,785.40	MEDICAL SERVICES
<b>TOTAL</b>	<b>\$14,519,494.87</b>	

**City of Council Bluffs**

**Receipts by Fund  
For the Month of July FY25**

General Fund	3,500,248.19
Special Revenue	2,189,320.23
Debt Service	86,740.15
Capital Project	0.00
Enterprise	<u>2,191,761.44</u>
<b>Total Receipts</b>	<b><u><u>7,968,070.01</u></u></b>

**Expenditures by Fund  
For the Month of July FY25**

General Fund	9,487,133.85
Special Revenue	735,596.02
Debt Service	0.00
Capital Project	3,119,032.59
Enterprise	<u>1,177,732.41</u>
<b>Total Expenditures</b>	<b><u><u>14,519,494.87</u></u></b>

**Transfer from City Operating Accounts  
For the Month of July FY25**

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

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

CITY CLAIM NO. 24-PD-2262

**NOTICE OF CLAIM/LOSS**

NAME OF CLAIMANT: Leyton Huff DAY PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ DOB: \_\_\_\_\_

DATE & TIME OF LOSS/ACCIDENT: \_\_\_\_\_

LOCATION OF LOSS/ACCIDENT: \_\_\_\_\_

DESCRIPTION OF LOSS/ACCIDENT: See attached correspondence

(USE BACK OF FORM, IF NECESSARY)

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

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

WAS POLICE REPORT FILED  YES  NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES?  YES  NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: \_\_\_\_\_

LIST INSURANCE PROVIDER AND COVERAGE: \_\_\_\_\_

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

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

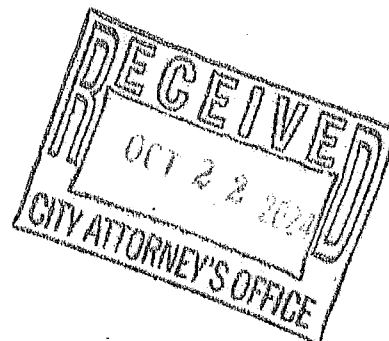
DATE \_\_\_\_\_

CLAIMANT'S SIGNATURE \_\_\_\_\_

CLERK RCVD

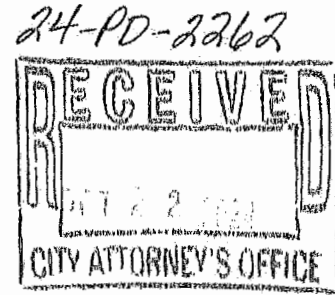
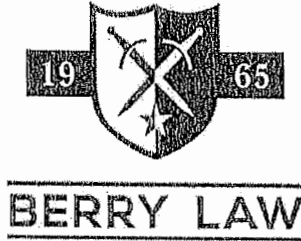
22 OCT '24

PM 1:09



Action by Council:  
Receive & File:

Date: 11/4/24



October 16, 2024

Via Regular Mail  
Via Certified Mail

Council Bluffs Police Department  
1 Erza Jackson Way  
Council Bluffs, IA 51503

City of Council Bluffs – Municipal Government  
209 Pearl Street  
Council Bluffs, IA 51503

Council Bluffs City Clerk  
209 Pearl Street  
Suite 102  
Council Bluffs, IA 51503

RE: Our Client: Tiffany Enfield on behalf of Leyton Huff  
Date of Loss: September 6, 2024  
Notice of Claim under the Iowa Municipal Tort Claims Act (I.C.A. §670)

To Whom It May Concern:

This office has been retained to represent Tiffany Enfield on behalf of Leyton Huff regarding a claim for injuries sustained as a result of a motor vehicle vs. pedestrian accident which occurred on September 6, 2024. The collision occurred at or near North 138 West Broadway Street, Council Bluffs, Pottawattamie County, Iowa, and involved a vehicle owned by the Council Bluffs Police Department and driven by Officer Jae Hidalgo. Enclosed herewith is a copy of the Investigating Officer's Report of Motor Vehicle Accident.

Please accept this correspondence as Ms. Enfield's notice of claim under I.C.A. §670. This claim is based upon Officer Jae Hidalgo's negligence; operating his vehicle too fast for the conditions then and there existing; failure to activate his police sirens and/or lights; as well as his failure to exercise due care.

We demand monetary damages for the economic hard that has been caused by the incident to Ms. Enfield on behalf of her minor son, Leyton Huff, both past and future. To date, incurred medical expenses exceed \$25,000.00 for Leyton's medical treatment necessitated by

*With offices in Lincoln, Omaha, and Council Bluffs  
6940 O Street, Suite 400, Lincoln, NE 68510*

City of Council Bluffs

Page 2

October 16, 2024

the incident on September 6, 2024. Additional medical records and itemized billing statements will be submitted once received.

Although not named above, we anticipate there will be other employees and/or agents of the Council Bluffs Police Department who may be liable. These persons are not yet named as we anticipate their involvement may not be fully understood until after discovery in this case.

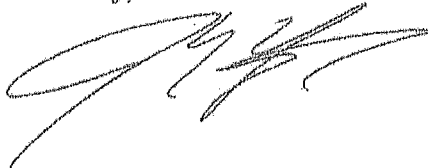
In the event that you wish to engage in good-faith negotiations of this matter, please contact me to discuss this matter further. I can provide medical billing and records for review.

As you are no doubt aware, in the event we are unable to reach an amicable resolution of this claim, Ms. Enfield intends to commence litigation within the applicable statute of limitations.

**Presently, Ms. Enfield demands compensation in the amount of \$750,000.00.**

All further contact concerning this matter should be directed to me. I look forward to working with you.

Sincerely,



Joshua J. Yambor

Phone: (402) 466-8444

Fax: (402) 227-3576

Joshua.yambor@berrylaw.com

For the Firm

JJY/cjh

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

CITY CLAIM NO. 24-PD-2263

### NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Mathew Olson DAY PHONE: [REDACTED]

ADDRESS: [REDACTED] DOB: [REDACTED]

DATE & TIME OF LOSS/ACCIDENT: 10/11/24 7:37 am

LOCATION OF LOSS/ACCIDENT: North 17th St & Ave A

DESCRIPTION OF LOSS/ACCIDENT: Driving east on Ave A the other vehicle involved which should have been at a complete stop at stop sign proceeded through intersection and crashed into the driver side of our vehicle deploying air bags and totaling vehicle.

The other vehicle being driven by a police officer in an unmarked vehicle. (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 10,450.55 Please see attached breakdown.

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

WAS POLICE REPORT FILED  YES  NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:  
Methodist Jenna Edmundson Hospital 933 E Pierce St Council Bluffs IA 51501  
712-396-6111

HAVE YOU RESUMED NORMAL ACTIVITIES?  YES  NO

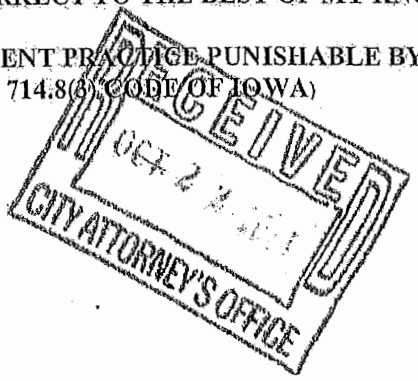
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: 2014 Lexus 250 is a total loss.

LIST INSURANCE PROVIDER AND COVERAGE: [REDACTED]

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

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

DATE 10/22/24



CLAIMANT'S SIGNATURE Mathew Olson

RECORDED  
23061724  
PM 12:45

Action by Council:  
Receive & File:

Date: 11/4/24

## Council Communication

Department: Public Works Admin  
Case/Project No.: BM25-05  
Submitted by: Cody Smith,  
Facilities Superintendent

Resolution 24-306  
ITEM 4.A.

Council Action: 11/4/2024

### **Description**

Resolution approving the plans, specifications, form of contract and cost estimate for the UP Museum Rooftop Mechanical. Project #BM-25-05

### **Background/Discussion**

The Council Bluffs Carnegie Free Public Library was renovated in 2002 and the Union Pacific Railroad Museum has occupied the building since May of 2003. The two rooftop air handling units have been in place since the renovation. Both have had multiple components replaced in the last few years including one receiving a new fan and motor assembly. These items must be maintained in order to provide continued use of the facility.

This project includes installing a new coil assembly and the replacement of other wearable components inside the unit with the new motor and fan assembly and full replacement of the second unit.

The repairs will allow for proper conditioning of the building spaces.

The estimated cost of this project is \$137,700.00 which includes \$10,200 for professional services provided by ETI. The project is included in the FY25 CIP with funding from GO Bonds.

The project schedule is as follows:	Hold Public Hearing	November 4, 2024
	Bid Letting	December 3, 2024
	Award	December 16, 2024
	Construction End	May 1, 2025

### **Recommendation**

Approval of this resolution. This project includes repairs necessary for the continued use of the facility.

### **ATTACHMENTS:**

Description	Type	Upload Date
Resolution 24-306	Resolution	10/29/2024

**RESOLUTION NO. 24-306**

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND COST ESTIMATE FOR THE UP MUSEUM ROOFTOP MECHANICAL PROJECT #BM-25-05**

WHEREAS, the City of Council Bluffs desires to renovate the mechanical systems of the UP Museum building; and

WHEREAS, funding for this project will be provided by GO Bonds; and

WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by Engineering Technologies Inc. are on file in the office of the city clerk; and

WHEREAS, a notice of public hearing was published as required by law and a public hearing was held on November 4, 2024.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the UP Museum Rooftop Mechanical project and the City is hereby authorized to advertise for bids for said project.

ADOPTED  
AND  
APPROVED

November 4, 2024

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

\_\_\_\_\_  
Mayor

ATTEST:

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

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

## Council Communication

Department: Public Works Admin  
Case/Project No.: BM25-02  
Submitted by: Cody Smith,  
Facilities Superintendent

Resolution 24-307  
ITEM 4.B.

Council Action: 11/4/2024

### Description

Resolution approving the plans, specifications, form of contract and cost estimate for Mid-America Center Cooling Towers. Project #BM25-02

### Background/Discussion

The cooling towers for the Mid-America Center arena and convention center were installed when the building was new in 2002. The cooling towers are part of the facilities cooling system, and are used to disperse heat created by the chillers for the building. The cooling towers have reached the end of their useful life and are deteriorating. This deterioration causes sediment to build up in the system which slows the water flow. The sediment can plug the evaporator stopping water flow completely. This also causes the feed pipes within the tower to wear out, which makes compartments in the tower unusable. The reduced efficiency and continued deterioration of the system will lead to failures of the cooling tower shells leaving the system without the ability to cool the facility.

The work includes replacement of the cooling towers, associated piping, pump motors, controls, wiring, the addition of a grit separator to reduce future issues within the system, and the addition of variable frequency drives to modulate the pump motors to increase the efficiency of the system and reduce operating costs. The new towers will have the lower sections made of stainless steel and the piping that is replaced outside will be HDPE material to prevent the future need for replacement.

The estimated cost of this project is \$799,825.00 which includes \$52,325.00 for professional services provided by ETI. The project is included in the FY25 CIP with funding from GO bonds and the General Fund - Gaming.

The project schedule is as follows:	Hold Public Hearing	November 4, 2024
	Bid Letting	December 3, 2024
	Award	December 16, 2024
	Construction End	April 1, 2025

### Recommendation

Approval of this resolution. This project includes the replacement of the cooling towers and the addition of energy efficient equipment to provide the continued use of the facility, and to reduce utility costs.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-307	Resolution	10/30/2024



**RESOLUTION NO. 24-307**

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND COST ESTIMATE FOR THE MID-AMERICA CENTER COOLING TOWERS PROJECT #BM-25-02**

- WHEREAS, the City of Council Bluffs desires to renovate the Mid-America Center; and
- WHEREAS, funding for this project will be provided by GO Bonds and General Fund - Gaming; and
- WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by Engineering Technologies Inc. are on file in the office of the city clerk; and
- WHEREAS, a notice of public hearing was published as required by law and a public hearing was held on November 4, 2024.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the Mid-America Center Cooling Towers project and the City is hereby authorized to advertise for bids for said project.

ADOPTED  
AND  
APPROVED November 4, 2024

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

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

## Council Communication

Department: Public Works Admin  
Case/Project No.: PW25-07  
Submitted by: Matthew Cox, Public  
Works Director

Resolution 24-308  
ITEM 4.C.

Council Action: 11/4/2024

### Description

Resolution approving the plans, specifications, form of contract and cost estimate for the State Orchard Road Reconstruction. Project #PW25-07

### Background/Discussion

State Orchard Road is in need of reconstruction. The project extends approximately 2,500 feet in length, from Eastern Hills Drive to Steven Road. The existing street segment is a 22-foot wide rural section located within a 66-foot right-of-way. State Orchard Road pavement is in poor condition with no shoulders and open ditches for drainage. There are no pedestrian pathways.

The project will construct a new curbed concrete roadway with storm sewer and a trail on the west side of the roadway. Completing this segment of State Orchard Road will provide an improved roadway and trail connection from Eastern Hills Drive to Steven Road.

This project was included in the FY25 CIP and includes a budget of \$3,000,000 in Local Option Sales Tax funds.

The project schedule is as follows:	Hold Public Hearing	November 4, 2024
	Bid Letting	November 26, 2024
	Award	December 16, 2024
	Construction Start	Spring 2025
	Construction End	November 30, 2025

### Recommendation

Approval of this resolution to approve the plans and specifications for the State Orchard Reconstruction. The project will improve a deteriorated rural roadway to an urban standard and provide trail connections to EHD and Steven Road.

### ATTACHMENTS:

Description	Type	Upload Date
Map	Map	10/24/2024
Resolution 24-308	Resolution	10/29/2024

# PW 25-07 STATE ORCHARD ROAD RECONSTRUCTION



PROJECT LOCATION

## Legend

 PW25-07

**RESOLUTION NO. 24-308**

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST ESTIMATE FOR THE STATE ORCHARD ROAD RECONSTRUCTION PROJECT #PW25-07**

- WHEREAS, the City wishes to make improvements known as the State Orchard Road Reconstruction within the City, as therein described; and
- WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the city clerk; and
- WHEREAS, a Notice of Public Hearing was published as required by law, and a public hearing was held on November 4, 2024.

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

That the plans, specifications, form of contract and cost estimate are hereby approved for the State Orchard Road Reconstruction Project.

AND BE IT FURTHER RESOLVED

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

ADOPTED  
AND  
APPROVED November 4, 2024

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

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

## Council Communication

Department: Community  
Development

Case/Project No.: URN-24-003  
Submitted by: Marianne Collins,  
Housing & Economic Development  
Planner

Resolution 24-309  
ITEM 4.D.

Council Action: 11/4/2024

### Description

Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the Bluffs Center I Urban Renewal Plan. URN-24-003

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/25/2024
Attachment 1: Bluffs Center I Urban Renewal Area Plan	Other	10/25/2024
Resolution 24-309	Resolution	10/29/2024

## Council Communication

Department: Community Development	Ordinance No.:  Resolution No.: 24-	City Council: 10-07-2024 P.H. and First Reading: 11-04-2024
Case/Project No.: URN-24-003		
<b>Subject/Title</b>		
Amendment to the Bluffs Center I Urban Renewal Plan		
<b>Location</b>		
Downtown Council Bluffs – bounded on the north by Kanesville Boulevard, Washington Avenue and Avenue B; on the south by Pierce Street, Willow Avenue and 2 <sup>nd</sup> Avenue; on the west by the Union Pacific right-of-way (near 11 <sup>th</sup> Street); and on the east by Benton Street		
<b>Background/Discussion</b>		
<p><u>Background</u></p> <p>In March of 1969, City Council adopted the Bluffs Center I Urban Renewal Plan. This plan was intended to assist with the acquisition of land, removal of blighted, incompatible or undesirable land uses, improvement of public infrastructure and facilities and private development or redevelopment projects. For the past four decades the City of Council Bluffs has been involved in a series of projects and programs designed to achieve the above objectives and overcome blight and obsolescence within the downtown area and surrounding neighborhoods. During this time, the Urban Renewal Plan has been amended numerous times to reflect the addition and completion of projects, the addition of area and legislative changes.</p> <p>The urban renewal plan is again in need of amending to update proposed urban renewal projects to be undertaken within the Urban Renewal Area.</p> <p><u>Discussion</u></p> <p>On October 7, 2024 the City Council passed a resolution of necessity which directed staff to initiate the process of amending the Bluffs Center I Urban Renewal Plan. This resolution established the following actions and timeframes:</p> <p style="margin-left: 40px;">10-16-2024    Consultation meeting to be held with other taxing jurisdictions 11-04-2024    City Council public hearing on the amended urban renewal plan</p> <p>The consultation hearing was held on October 16, 2024 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the amended plan.</p> <p>The Bluffs Center I Urban Renewal Area is designated as a blighted area. This amendment makes no change to the designation of the Urban Renewal Area. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized for the City to provide assistance through the Housing Development Grant to reimburse the City for the Housing Development Grant funds.</p>		
<b>Staff Recommendation</b>		
The Community Development Department recommends approval of the amendment to the Bluffs Center I Urban Renewal Area Plan for the City of Council Bluffs.		
<b>Attachments</b>		
1. Bluffs Center I Urban Renewal Area Plan 2. Resolution for Amendment to Bluffs Center I Urban Renewal Area		

Prepared by: Marianne Collins, Housing & Economic Development Planner  
 Submitted by: Courtney Harter, Director Planning & Community Development

**2024 AMENDMENT**

**to the**

**BLUFFS CENTER I  
URBAN RENEWAL PLAN**

**for the**

**BLUFFS CENTER I  
URBAN RENEWAL AREA**

**COUNCIL BLUFFS, IOWA**

**2024 Amendment  
to the  
Bluffs Center I Urban Renewal Plan  
for the  
Bluffs Center I Urban Renewal Area**

**City of Council Bluffs, Iowa**

**INTRODUCTION**

The Bluffs Center I Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Bluffs Center I Urban Renewal Area ("Area" or "Urban Renewal Area") was originally adopted in 1969 and has been amended a number of times since then. This Plan is being further amended by this 2024 Amendment to the Plan ("Amendment") to add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base value" or "base valuation" of the Urban Renewal Area (if any) will remain unchanged by this Amendment.

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

**AREA DESIGNATION**

The Urban Renewal Area was initially designated as a blighted area. This Amendment makes no change to the designation of the Urban Renewal Area.

**DEVELOPMENT PLAN**

The Urban Renewal Plan, as amended, and this Amendment, are in conformity with the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and amended in 2015, which is the City's general plan for the development of the City as a whole.

This Amendment does not in any way replace or modify the City's current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan.

**ELIGIBLE URBAN RENEWAL PROJECTS**  
**(2024 Amendment)**

In addition to projects previously authorized in the Plan, the eligible urban renewal projects under this 2024 Amendment include:

1. ***Housing Development in Blighted Areas:*** The City anticipates using Tax Increment Financing (“TIF”) to facilitate and incentivize the redevelopment of blighted properties within the Urban Renewal Area for housing. The activities undertaken as part of this project may include property acquisition, the demolition and clearance of structures to prepare properties for redevelopment, site preparation activities such as grading, marketing acquired properties for development of housing, and related activities. The City may directly undertake these actions, or may provide grants to private developers or local economic development organizations to incentivize and support these actions. The City anticipates this project will be continued over a number of years and will involve multiple properties. The City may advance funding for this project from available City funds and seek reimbursement through TIF for the fund that the advance was paid from, or may incur other debts or obligations for this project that will be certified for TIF reimbursement. The City expects that it will not utilize more than \$2,000,000 of TIF revenues for any particular redevelopment project undertaken as part of this urban renewal project. Overall, the City’s costs for this project to be reimbursed using TIF is not expected to exceed \$10,000,000.
  
2. ***Planning, engineering fees (for urban renewal plans), attorney fees, administration, other related costs to support urban renewal projects and planning:***

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to exceed \$50,000

**FINANCIAL DATA**

1.	July 1, 2024 constitutional debt limit:	\$353,847,216
2.	Current outstanding general obligation debt:	\$71,190,000
3.	Proposed amount of indebtedness to be incurred:  A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (2024 Amendment) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the City’s costs for the Eligible Urban Renewal Projects (2024 Amendment) as described above will be approximately as stated in the next column.	\$10,050,000  This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

## **URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. **Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. **General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

## **EFFECTIVE PERIOD**

This Amendment will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the

Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan.

### **REPEALER AND SEVERABILITY CLAUSE**

Any parts of the Plan or prior amendments to the Plan in conflict with this Amendment are hereby repealed.

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

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**RESOLUTION NO. 24-309**

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF COUNCIL BLUFFS, IOWA**

November 4, 2024

7:00 P.M.

Bluffs Center I Urban Renewal Plan

- Public hearing on the proposed 2024 Amendment to the Bluffs Center I Urban Renewal Plan
- Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the Bluffs Center I Urban Renewal Plan

**IMPORTANT INFORMATION**

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,  
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.**



November 4, 2024

The City Council of the City of Council Bluffs, State of Iowa, met in Regular session, in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed 2024 Amendment to the Bluffs Center I Urban Renewal Plan, the Mayor first asked for the report of the Director of Community Development, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that \_\_\_\_\_ written recommendations were received from affected taxing entities. The report of the Director of Community Development, or her delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that \_\_\_\_\_ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the 2024 Amendment to the Bluffs Center I Urban Renewal Plan and \_\_\_\_\_ were made. The public hearing was then closed.

{ Attach summary of comments here,  
or include summary of comments in meeting minutes }

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2024 AMENDMENT TO THE BLUFFS CENTER I URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 24-309

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2024 AMENDMENT TO THE BLUFFS CENTER I URBAN RENEWAL PLAN

WHEREAS, by resolution adopted on March 3, 1969, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Bluffs Center I Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Bluffs Center I Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has subsequently been amended, lastly by a 2013 Amendment adopted by Resolution No. 13-215 on August 26, 2013; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

Beginning at the intersection of the westerly Right-of-Way line of Pearl Street and the existing centerline of Willow Avenue; thence northwesterly along said centerline of Willow to the existing centerline of South 8th Street; thence northerly along said centerline of South 8th Street to the existing centerline of 2nd Avenue; thence westerly along said centerline of 2nd Avenue to a point on the easterly right-of-way line of the Chicago Northwestern Railroad; thence northerly along said railroad right-of-way to the existing centerline of Avenue B; thence easterly along said centerline of Avenue B to the existing centerline of North 8th Street; thence north along said centerline of North 8th to the centerline of Washington Avenue; thence easterly and southeasterly along said centerline of Washington Avenue to a point on the north right-of-way line of Kanesville Boulevard; thence northeasterly along the northerly right-of-way line of Kanesville Boulevard to its intersection with the westerly right-of-way line of Oakland Avenue; thence northerly along the westerly right-of-way line of Oakland Avenue, 130 feet; thence easterly across Oakland Avenue to a point on the easterly right-of-way line of Oakland Avenue, said point being 130 feet north of the northerly right-of-way line of Kanesville Boulevard; thence continuing east-northeasterly along a line being 130 north of and parallel with the north right-of-way line of Kanesville Boulevard to the easterly right-of-way line of North Second Street; thence southerly along the easterly right-of-way line of North Second Street to its intersection with the north right-of-way line of Kanesville Boulevard; thence easterly along the northerly right-of-way line of Kanesville Boulevard to its intersection with the easterly right-of-way line of

Benton Street; thence southeasterly across Kaneshville Boulevard along the easterly right-of-way line of Benton Street to its intersection with the northerly right-of-way line of Broadway; thence southeasterly across Broadway to the southerly right-of-way line of Broadway; thence southwesterly along the southerly right-of-way line of Broadway to the easterly right-of-way line of Stutsman Street; thence southeasterly along the easterly right-of-way line of Stutsman Street, across Pierce Street to its intersection with the southerly right-of-way line of Pierce Street; thence southwesterly along the southerly right-of-way line of Pierce Street, across Pierce Street to its intersection with the easterly right-of-way line of Park Avenue; thence southeasterly along the easterly right-of-way line of Park Avenue 382.5 feet; thence southwesterly across Park Avenue to the southeast corner of Lot 2, Original Plat 155; thence southwesterly along the south line of said Lot and the south line at Original Plats 160 and 163 and the southwesterly prolongation thereof to the westerly right-of-way line of Glen Avenue; thence northwesterly along the westerly right-of-way line of Glen Avenue to the southeastern corner of Lot 4, Purple's Subdivision; thence southwesterly along the south line of said Lot, and the prolongation thereof, to the east line of Lot 13, Original Plat 175; thence southeasterly along the easterly line of said Lot, 19 feet to the northeast corner of Original plat 239; thence southerly along the east line of said Lot, and the southerly prolongation thereof, 90 feet; thence northwesterly, on a line perpendicular to the easterly right-of-way line of Bluff Street, 36 feet; thence southerly on a line parallel to the easterly right-of-way line of Bluff Street, 178 feet; thence westerly on a line perpendicular to the easterly right-of-way line of Bluff Street, being along the south line of Original Plat 239, and also being along the north line of Lot 1, Block 1 in Jackson's Addition to the northeast corner of Lot 16, Block 1 Jackson's Addition; thence southerly along the easterly lines of Lots 16, 15, 14, 13, 12, 11, 10 and 9 in said Block 1 of Jackson's Addition and along its southerly prolongation, to a point on the southerly right-of-way line of Willow Avenue; thence northwesterly along the southerly right-of-way line of Willow Avenue to its intersection with the westerly right-of-way line Pearl Street; thence northerly along said westerly right-of-way line of Pearl Street to the centerline of Willow Avenue and the Point of Beginning.

WHEREAS, a proposed 2024 Amendment to the Plan ("2024 Amendment" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, the proposed Amendment does not add land to the Urban Renewal Area; and

WHEREAS, by resolution adopted on October 7, 2024, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed 2024 Amendment and the division of revenue described therein, and that notice of

the consultation and a copy of the proposed 2024 Amendment be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Director of Community Development, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed 2024 Amendment for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in The Daily Nonpareil, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed 2024 Amendment, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the 2024 Amendment concerning the area of the City of Council Bluffs, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and the 2024 Amendment conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to any portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be a blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That 2024 Amendment to the Bluffs Center I Urban Renewal Plan of the City of Council Bluffs, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "2024 Amendment to the Bluffs Center I Urban Renewal Plan for the City of Council Bluffs, State of Iowa"; the Amendment, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Amendment with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Amendment shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Pottawattamie County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of the Amendment, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 4<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

ATTACH THE AMENDMENT  
LBELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF POTTAWATTAMIE )

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 4th day of November, 2024.

\_\_\_\_\_  
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

02406655\10342-202

## Council Communication

Department: Community  
Development

Case/Project No.: URN-24-004  
Submitted by: Marianne Collins,  
Housing & Economic Development  
Planner

Resolution 24-310  
ITEM 4.E.

Council Action: 11/4/2024

### Description

Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the West Broadway Urban Renewal Plan. URN-24-004

### Background/Discussion

See attached staff report.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/25/2024
Attachment 1: West Broadway Urban Renewal Area Plan	Other	10/25/2024
Resolution 24-310	Resolution	10/29/2024

## Council Communication

Department: Community Development  Case/Project No.: URN-24-004	Ordinance No.:  Resolution No.: 24-	City Council: 10-07-2024 P.H. and First Reading: 11-04-2024				
<b>Subject/Title</b>						
Amendment to the West Broadway Urban Renewal Plan						
<b>Location</b>						
Generally bounded by Indian Creek/South 13 <sup>th</sup> Street on the east, Interstate 480 on the west, Avenue A on the north and 1 <sup>st</sup> Avenue on the south.						
<b>Background/Discussion</b>						
<p><u>Background</u></p> <p>In December of 1987, City Council adopted the West Broadway Urban Renewal Plan. This plan was intended to assist with the acquisition of land, removal of blighted, incompatible or undesirable land uses, improvement of public infrastructure and facilities and private development or redevelopment projects. Since then the City of Council Bluffs has been involved in a series of projects and programs designed to achieve the above objectives and overcome blight and obsolescence within the West Broadway corridor. During this time, the Urban Renewal Plan has been amended numerous times to reflect the addition and completion of projects, the incorporation of the West Broadway Corridor Redevelopment Plan – Revision 1 and landscaping and design standards.</p> <p>The urban renewal plan is again in need of amending to update proposed urban renewal projects to be undertaken within the Urban Renewal Area.</p> <p><u>Discussion</u></p> <p>On October 7, 2024 the City Council passed a resolution of necessity which directed staff to initiate the process of amending the West Broadway Urban Renewal Plan. This resolution established the following actions and timeframes:</p> <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">10-16-2024</td> <td>Consultation meeting to be held with other taxing jurisdictions</td> </tr> <tr> <td>11-04-2024</td> <td>City Council public hearing on the amended urban renewal plan</td> </tr> </table> <p>The consultation hearing was held on October 16, 2024 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the amended plan.</p> <p>The West Broadway Urban Renewal Area is designated as a blighted area. This amendment makes no change to the designation of the Urban Renewal Area. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized for the City to provide assistance through the Housing Development Grant to reimburse the City for the Housing Development Grant funds.</p>			10-16-2024	Consultation meeting to be held with other taxing jurisdictions	11-04-2024	City Council public hearing on the amended urban renewal plan
10-16-2024	Consultation meeting to be held with other taxing jurisdictions					
11-04-2024	City Council public hearing on the amended urban renewal plan					
<b>Staff Recommendation</b>						
The Community Development Department recommends approval of the amendment to the West Broadway Urban Renewal Area Plan for the City of Council Bluffs.						
<b>Attachments</b>						
1. West Broadway Urban Renewal Area Plan 2. Resolution for Amendment to West Broadway Urban Renewal Area						

Prepared by: Marianne Collins, Housing & Economic Development Planner  
 Submitted by: Courtney Harter, Director Planning & Community Development

**2024 AMENDMENT**

**to the**

**WEST BROADWAY  
URBAN RENEWAL PLAN**

**for the**

**WEST BROADWAY  
URBAN RENEWAL AREA**

**COUNCIL BLUFFS, IOWA**

Original Area Adopted – December 1987  
Kansas Grain/Foxley Cattle Company Amendment – September 1988  
Amendment incorporating by reference the West Broadway Corridor Redevelopment Plan –  
December 2001  
Amendment incorporating by reference Appendix IV- Landscaping and Site Development  
Guidelines – February 2002  
2014 Amendment – March 2014  
2015 Amendment – November 2015  
2021 Amendment - July 2021  
2024 Amendment – November 2024

**2024 Amendment  
to the  
West Broadway Urban Renewal Plan  
for the  
West Broadway Urban Renewal Area**

**City of Council Bluffs, Iowa**

**INTRODUCTION**

The West Broadway Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the West Broadway Urban Renewal Area (“Area” or “Urban Renewal Area”) was originally adopted in 1987 by the City of Council Bluffs, Iowa (“City”), and has been amended and updated several times. This Plan is being further amended by this 2024 Amendment to the Plan (“Amendment” or “2024 Amendment”) to add to the list of proposed urban renewal projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established “base value” or “base valuation” of the Urban Renewal Area (if any) will remain unchanged by this Amendment.

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

**AREA DESIGNATION**

The Urban Renewal Area was initially designated as a blighted area. This Amendment makes no change to the designation of the Urban Renewal Area.

**DEVELOPMENT PLAN**

The Urban Renewal Plan, as amended, and this Amendment, are in conformity with the Bluffs Tomorrow: 2030 Comprehensive Plan, adopted in 2014 and amended in 2015, which is the City’s general plan for the development of the City as a whole.

This Amendment does not in any way replace or modify the City’s current land use planning or zoning regulation process. Any need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in the Plan.

**ELIGIBLE URBAN RENEWAL PROJECTS**  
**(2024 Amendment)**

In addition to projects previously authorized in the Plan, the eligible urban renewal projects under this Amendment include:

1. ***Housing Development in Blighted Areas:*** The City anticipates using Tax Increment Financing (“TIF”) to facilitate and incentivize the redevelopment of blighted properties within the Urban Renewal Area for housing. The activities undertaken as part of this project may include property acquisition, the demolition and clearance of structures to prepare properties for redevelopment, site preparation activities such as grading, marketing acquired properties for development of housing, and related activities. The City may directly undertake these actions, or may provide grants to private developers or local economic development organizations to incentivize and support these actions. The City anticipates this project will be continued over a number of years and will involve multiple properties. The City may advance funding for this project from available City funds and seek reimbursement through TIF for the fund that the advance was paid from, or may incur other debts or obligations for this project that will be certified for TIF reimbursement. The City expects that it will not utilize more than \$2,000,000 of TIF revenues for any particular redevelopment project undertaken as part of this urban renewal project. Overall, the City’s costs for this project to be reimbursed using TIF is not expected to exceed \$10,000,000.
  
2. ***Planning, engineering fees (for urban renewal plans), attorney fees, administration, other related costs to support urban renewal projects and planning:***

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost to be funded by TIF Funds</b>
Fees and Costs	Undetermined	Not to exceed \$50,000

**FINANCIAL DATA**

1.	July 1, 2024 constitutional debt limit:	\$353,847,216
2.	Current outstanding general obligation debt:	\$71,190,000
3.	Proposed amount of indebtedness to be incurred:  A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (2024 Amendment) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the City’s costs for the Eligible Urban Renewal Projects (2024 Amendment) as described above will be approximately as stated in the next column.	\$10,050,000  This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

## **URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. **Tax Increment Financing.**

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. **General Obligation Bonds.**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area, as amended, and for other urban renewal projects or incentives for development consistent with this Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of the Plan.

## **EFFECTIVE PERIOD**

This Amendment will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. Notwithstanding anything to the contrary in the

Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan.

### **REPEALER AND SEVERABILITY CLAUSE**

Any parts of the Plan or prior amendments to the Plan in conflict with this Amendment are hereby repealed.

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

02137298-1\10342-185

**RESOLUTION NO. 24-310**

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF COUNCIL BLUFFS, IOWA**

November 4, 2024

7:00 P.M.

West Broadway Urban Renewal Plan

- Public hearing on the proposed 2024 Amendment to the West Broadway Urban Renewal Plan
- Resolution determining an area of the City to be a blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the 2024 Amendment to the West Broadway Urban Renewal Plan

**IMPORTANT INFORMATION**

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,  
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.**



November 4, 2024

The City Council of the City of Council Bluffs, State of Iowa, met in regular session, in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed 2024 Amendment to the West Broadway Urban Renewal Plan, the Mayor first asked for the report of the Director of Community Development, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that \_\_\_\_\_ written recommendations were received from affected taxing entities. The report of the Director of Community Development, or her delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that \_\_\_\_\_ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the 2024 Amendment to the West Broadway Urban Renewal Plan and \_\_\_\_\_ were made. The public hearing was then closed.

{ Attach summary of comments here,  
or include summary of comments in meeting minutes }

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2024 AMENDMENT TO THE WEST BROADWAY URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 24-310

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2024 AMENDMENT TO THE WEST BROADWAY URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 87-570, adopted December 14, 1987, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the West Broadway Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the West Broadway Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Pottawattamie County; and

WHEREAS, the Plan has subsequently been amended, lastly by a 2021 Amendment to the Plan adopted by Resolution No. 21-209 on July 12, 2021; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

All land and right-of-ways within the area beginning at the center point of the intersection of West Broadway and 13<sup>th</sup> Street, then north along the centerline of 13<sup>th</sup> Street to the intersection of 13<sup>th</sup> Street and Avenue A, then west along the centerline of Avenue A to the intersection of Avenue A and 20<sup>th</sup> Street, then south along the centerline of 20<sup>th</sup> Street to the alley, then west along the centerline of the alley to 25<sup>th</sup> Street, then north along the centerline of 25<sup>th</sup> Street to the intersection of 25<sup>th</sup> Street and Avenue A, then west along the centerline of Avenue A to the intersection of Avenue A and 26<sup>th</sup> Street, then south along the centerline of 26<sup>th</sup> Street to the alley, then west along the centerline of the alley to 34<sup>th</sup> Street, then north along the centerline of 34<sup>th</sup> Street to the intersection of 34<sup>th</sup> Street and Avenue A, then westerly along the centerline of Avenue A to the intersection of Avenue A and the I-480 ramp, then westerly to the I-480 and West Broadway intersection, then easterly from the I-480, West Broadway intersection to the intersection of I-480 ramp and 1<sup>st</sup> Avenue, then east along the south edge of the 1st Avenue R.O.W. to the Indian Creek R.O.W., then north along the Indian Creek R.O.W. to the point of beginning.

2015 AMENDMENT AREA

All of the land and right-of-ways within the area beginning at the intersection of the north right-of-way line of Avenue A and the east right-of-way line of North 13<sup>th</sup> Street; thence south along the east right-of-way line of said North 13<sup>th</sup> Street 66 feet, more or less, to the north right-of-way line of Indian Creek; thence southerly along said north right-of-way line of Indian Creek to the south right-of-way line of 2<sup>nd</sup> Avenue; thence westerly along said south right-of-way line of 2<sup>nd</sup> Avenue 11,520 feet, more or less, to the east right-of-way line of Interstate 29; thence northerly along said east right-of-way line 1,170 feet, more or less, to a point on the north right-of-way line of Avenue 'A'; thence east along said north right-of-way line 12,136 feet, more or less, to the point of beginning.

**EXCEPTING THEREFROM:**

All land and right-of-ways within the area beginning at the center point of the intersection of West Broadway and 13<sup>th</sup> Street, then north along the centerline of 13<sup>th</sup> Street to the intersection of 13<sup>th</sup> Street and Avenue 'A', then west along the centerline of Avenue 'A' to the intersection of Avenue 'A' and 20<sup>th</sup> Street, then south along the centerline of 20<sup>th</sup> Street to the alley, then west along the centerline of the alley to 25<sup>th</sup> Street, then north along the centerline of 25<sup>th</sup> Street to the intersection of 25<sup>th</sup> Street and Avenue 'A', then west along the centerline of Avenue 'A' to the intersection of Avenue 'A' and 26<sup>th</sup> Street, then south along the centerline of 26<sup>th</sup> Street to the alley, then west along the centerline of the alley to 34<sup>th</sup> Street, then north along the centerline of 34<sup>th</sup> Street to the intersection of 34<sup>th</sup> Street and Avenue 'A', then westerly along the centerline of Avenue 'A' to the intersection of Avenue 'A' and the I-480 ramp, then westerly to the I-480 and West Broadway intersection, then easterly from the I-480, West Broadway intersection to the intersection of I-480 ramp and 1<sup>st</sup> Avenue, then east along the south edge of the 1<sup>st</sup> Avenue R.O.W. to the Indian Creek R.O.W., then north along the Indian Creek R.O.W. to the point of beginning.

WHEREAS, a proposed 2024 Amendment to the Plan ("2024 Amendment" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, the proposed Amendment does not add land to the Urban Renewal Area; and

WHEREAS, by resolution adopted on October 7, 2024, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed 2024 Amendment and the division of revenue described therein, and that notice of the consultation and a copy of the proposed 2024 Amendment be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Director of Community Development, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed 2024 Amendment for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in The Daily Nonpareil, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed 2024 Amendment, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the 2024 Amendment concerning the area of the City of Council Bluffs, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and the 2024 Amendment conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to any portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be a blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the 2024 Amendment to the West Broadway Urban Renewal Plan of the City of Council Bluffs, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "2024 Amendment to the West Broadway Urban Renewal Plan for the City of Council Bluffs, State of Iowa"; the Amendment, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Amendment with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Amendment shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Pottawattamie County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of the Amendment, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 4<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

ATTACH THE AMENDMENT  
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF POTTAWATTAMIE )

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this 4<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

02406640\10342-185

## Council Communication

Department: Public Works Admin  
Case/Project No.: PW24-18  
Submitted by: Matthew Cox, Public  
Works Director

Resolution 24-311  
ITEM 4.F.

Council Action: 11/4/2024

### Description

Resolution approving the plans, specifications, form of contract and cost estimate for the WPCP Centrifuge Replacement. Project #PW24-18

### Background/Discussion

The centrifuge at the Water Pollution Control Plant (WPCP) is used to process digested sludge for bio-solids production. Centrifugal thickening and dewatering of sewage sludge is a high speed process that uses the force from rapid rotation of a cylindrical bowl to separate wastewater solids from liquid to produce a non-liquid material referred to as "cake." Dewatering wastewater solids reduces the volume of residuals, improves operation, and reduces costs for subsequent storage, processing, and disposal.

The facility operates with one centrifuge, with a second model as back-up. Both existing centrifuges have manufacture dates from the mid-1990s, and are now having reliability issues. One was recently removed from service due to poor operation. The cost to repair the unit cannot be justified, given its age and obsolescence. The excessive unit vibration and noticeable wear has expedited the need for a replacement.

The replacement equipment will increase resiliency and sustainability of the treatment process. The new centrifuge will produce the same class of bio-solids and use the existing screw conveyor and polymer feed systems.

This project was included in the FY24 CIP, and project costs will be paid with Sewer funds and GO Bonds. The engineer's estimate for construction is 1,209,500, including assignment of the centrifuge procurement contract which totaled \$448,000.

The project schedule is as follows:	Hold Public Hearing	November 4, 2024
	Bid Letting	December 3, 2024
	Award	December 16, 2024
	Construction End	May 31, 2025

### Recommendation

Approval of this resolution authorizing the WPCP Centrifuge Replacement project to be advertised for bids.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 24-311	Resolution	10/30/2024

**RESOLUTION NO. 24-311**

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST ESTIMATE FOR THE WPCP CENTRIFUGE REPLACEMENT PROJECT #PW24-18**

- WHEREAS, the city wishes to make improvements known as the WPCP Centrifuge Replacement, within the city as therein described; and
- WHEREAS, funding for this project will be provided by Sewer Funds and GO Bonds; and
- WHEREAS, the plans, specifications, form of contract, and cost estimate are on file in the office of the city clerk; and
- WHEREAS, a Notice of Public Hearing was published as required by law and a public hearing was held on November 4, 2024.

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

That the plans, specifications, form of contract, and cost estimate are hereby approved for the WPCP Centrifuge Replacement project and the City is hereby authorized to advertise for bids for said project.

ADOPTED  
AND  
APPROVED

November 4, 2024

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Matthew J. Walsh, Mayor

ATTEST:

---

Jodi Quakenbush, City Clerk

## Council Communication

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

Resolution 24-312  
ITEM 4.G.

Council Action: 11/4/2024

<b>Description</b>
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Resolution approving the plans, specifications and form of contract for the East Manawa Infrastructure Phase I Project and directing the City Clerk to advertise for bids and setting December 4, 2024 at 2:00 p.m. as the date and time for the bid opening for the Project.
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<b>Background/Discussion</b>
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See staff report
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<b>Recommendation</b>
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**ATTACHMENTS:**

Description	Type	Upload Date
Staff Report	Staff Report	10/25/2024
Notice to Bidders	Other	10/25/2024
Resolution 24-312	Resolution	10/30/2024

**Council Communication**

Department: Community Development	Ordinance No.: N/A  Resolution No.: 24-	Set Public Hearing: 10-21-2024 Public Hearing: 11-4-2024 Award Contract: 12-16-2024
<b>Subject/Title</b>		
Set Public hearing to approve the plans, specifications and form of contract for the East Manawa Infrastructure Phase I.		
<b>Background/Discussion</b>		
<p><u>Background</u>            In 2022, the City purchased 93.17 acres located on E. Manawa Drive using ARPA funds of \$4,190,000. Conceptual plans show a range from 600 to 900 housing units on the property depending on design and developer selection. The City will be selecting a developer for the site in the near future. The City is applying for an IEDA grant for up to \$9 million. These funds would be used on the south corridor of the property to help with construction of up to 40 single family housing units. In order to proceed with the application, the City must select a developer/builder to assist in the construction of the single-family housing units.</p>		
<p><u>Discussion</u>            The City is ready to bid the first phase of infrastructure connecting E Manawa Drive to Mohawk Road. The timeline shall be as follows:</p>		
11-5-2024	12-4-2024	12-16-2024
March 2025	Distribute bid documents to contractors	Bid opening at 2:00pm on IonWave
	City Council award replacement contract	Start construction
<b>Staff Recommendation</b>		
Staff recommends approval of the resolution the plans, specifications and form of contract for the East Manawa Infrastructure Phase I Project.		
<b>Attachment</b>		
Resolution		

Submitted by: Courtney Harter, Community Development Director

# NOTICE TO BIDDERS

City of Council Bluffs  
Department of Community Development  
209 Pearl Street  
Council Bluffs, Iowa 51503

Project: **East Manawa Subdivision Phase 1 Infrastructure**  
**City of Council Bluffs, Iowa**  
**City Project No. CD 25-04**

Bids will be received by the City of Council Bluffs via the electronic submission system at <https://cbiabids.ionwave.net/> until 2 o'clock p.m. on December 4, 2024, for all work set forth in the plans, specifications and proposals for the above mentioned project.

**MAJOR ITEMS OF WORK** for this project include the following approximate quantities:

Subbase, 6 Inch, Granular	8,631 SY
Subdrain, Longitudinal, 4 Inch Dia.	5,132 LF
PCC Pavement, 7 Inch with 6 Inch Curb	7,489 SY
Storm Sewer, Trenched, RCP, 18 Inch Dia.	746 LF
Storm Sewer, Trenched, RCP, 24 Inch Dia.	1,293 LF
Sanitary Sewer Gravity Main, Trenched, 10 Inch Dia.	2,196 LF
Sanitary Sewer Service Stub, 6 Inch Dia.	3,751 LF
Sanitary Sewer Manhole, Type SW-301, 48 Inch	8 EA
10 Inch DI Water Main w/ Nitrile Gaskets, Polyethylene Encasement	2,500 LF

Contract documents, including construction drawings, are placed in the Office of the City Clerk for examination and are available for viewing and printing at <https://cbiabids.ionwave.net/>.

Each proposal shall be accompanied by a certified check, bid bond by a surety company registered to do business in the State of Iowa, or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States in the amount of ten percent (10%) of the total bid price and made payable to the City of Council Bluffs. A copy of the certified check, bid bond, or share draft is to be uploaded in the assigned requested attachments area. If a company who has a check is awarded the bid, the City will request the physical check at that time. The certified check or share draft will be returned to the successful bidder once the agreement has been executed. Letters of credit and company or personal checks are not acceptable substitutes for a bid bond and will be cause for rejection of bid.

Each bidder's proposal shall include a list of at least three (3) projects completed in the last five (5) years. These projects shall be similar in contract amount and scope of work to the proposed project. Scope of work for the proposed project includes the **MAJOR ITEMS OF WORK** listed above. Bidders shall also submit with their bid the phone numbers and the names of contact persons for each of the similar projects listed.

No bidder may withdraw their proposal within 60 days after the bid opening.

The successful bidder will be required to furnish satisfactory performance and payment bonds in the amount of one-hundred percent (100%) of the total bid price, a certificate of insurance and a certificate of equal employment opportunity and comply with minimum wage provisions as established by the U.S. Department of Labor.

The work under the proposed contract shall be completed as detailed in the Instructions to Bidders. All work is to be completed on or before August 29, 2025.

The City of Council Bluffs reserves the right to reject or accept any or all bids and waive any irregularities in the interest of the City.

The City of Council Bluffs pursuant to Iowa Code Section 423.3(80), shall issue a purchasing agent authorization letter and an exemption certificate to the Contractor and Subcontractors for this specific project such that Iowa sales tax will not be paid for materials, supplies, and equipment that will be used in the performance of this specific construction project contract.

### **PUBLIC NOTICE OF STORM WATER DISCHARGE**

The City of Council Bluffs plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under the NPDES General Permit No. 2 "Storm Water Discharge Associated with Industrial Activity for Construction Activities." The storm water discharge will be from "**East Manawa Subdivision Phase 1 Infrastructure, City of Council Bluffs, Iowa, City Project No. PW 25-20**" and construction activity located in SW quarter of the NW quarter of Section 18, Township 74 North, Range 43 West and SE quarter of the NE quarter of Section 13, Township 74 North, Range 44 West, of Pottawattamie County. Storm water will be discharged from 1 point source(s) and will be discharged to the following stream(s): Drainage Lateral 5 to Mosquito Creek.

Comments may be submitted to the Storm Water Discharge Coordinator. IOWA DEPARTMENT OF NATURAL RESOURCES, Environmental Protection division, Henry A. Wallace Building, 502 East 9<sup>th</sup> Street, Des Moines, Iowa 50319-0034. The public may review the Notice of Intent from 8:00 a.m. to 5:00 p.m. Monday through Friday, at the above address after it has been received by the department.

By Order of:  
Jodi Quakenbush  
City Clerk

NB-2

**RESOLUTION NO. 24-312**

**A RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE EAST MANAWA INFRASTRUCTURE PHASE I PROJECT AND DIRECTING THE CITY CLERK TO ADVERTISE FOR BIDS AND SETTING DECEMBER 4, 2024 AT 2:00 P.M. AS THE DATE AND TIME FOR THE BID OPENING FOR THE PROJECT.**

**WHEREAS,** The City wishes to complete the Phase I Infrastructure of its East Manawa Housing Project; and

**WHEREAS,** This project is known as the East Manawa Subdivision; and

**WHEREAS,** Such improvements are required to accommodate the further development of the area residentially; and

**WHEREAS,** The plans, specifications and form of contract for the improvements are on file in the office of the City Clerk; and

**WHEREAS,** A Notice of Public Hearing was published as required by law and a public hearing was held on November 4, 2024.

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

That the plans, specifications and form of contract for the East Manawa Infrastructure Phase I Project are hereby approved and the City Clerk is hereby authorized to advertise for bids for such project, setting December 4, 2024 at 2:00pm as the date and time for the bid opening. Bids will be opened via the online portal.

ADOPTED  
AND  
APPROVED

November 4, 2024

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

ATTEST:

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

## Council Communication

Department: Legal  
Case/Project No.:  
Submitted by: Graham Jura

Ordinances 6615, 6616, 6617 and  
6618  
ITEM 5.A.

Council Action: 11/4/2024

### Description

Ordinances amending 4 separate sections of Title 15: *Zoning* of the Municipal Code (Zoning Ordinance) by amending Chapters 15.16, 15.17, 15.32A and 15.33 with regard to signs.

### Background/Discussion

The City's Legal Department as given a directive by a member of the City Council to review the zoning code with relation to temporary business signs. While certain signs are currently allowed for advertising a business, it was their opinion that the code did not go far enough to accommodate the needs of business owners to be able to advertise their business on their own property. Legal worked with the Mayor's office and the Planning Division to craft changes to the code that make it easier for businesses to advertise using signs that are subject to certain restrictions on such matters as size, placement and duration while, at the same time, protecting the City's right-of-way and overall aesthetics of the community as a whole.

These changes are presented here for your review and include revisions to existing sections of the zoning ordinance relative to 'Prohibited Signs', 'West Broadway Corridor Design Overlay', 'C-3/Commercial District', 'C-4/Commercial District', and a new Section 15.33.090(F) under 'Temporary Signs'. Since these code changes are the result of a directive from the Council, City staff maintains a neutral position on the proposed changes and will defer to the decisions made by both this Commission and the City Council.

The Council Bluffs Planning and Zoning Commission held a public hearing on the request for these proposed changes to the zoning code on October 8, 2024, but was unable to pass any motion approving or denying the request.

### Recommendation

Approval is recommended.

### ATTACHMENTS:

Description	Type	Upload Date
Ordinance 15.16-red line version	Other	10/16/2024
Ordinance 15.17-red line version	Other	10/16/2024
Ordinance 15.32A-red line version	Other	10/16/2024
Ordinance 15.33-red line version	Other	10/16/2024
Ordinance 6615	Ordinance	10/29/2024
Ordinance 6616	Ordinance	10/29/2024
Ordinance 6617	Ordinance	10/29/2024
Ordinance 6618	Ordinance	10/29/2024

15.16.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs." Temporary business signs over three feet in height are prohibited.

### 15.17.070 Signs

Signage in this district shall comply with CBMC 15.33, "Signs." Temporary business signs over three feet in height are prohibited.

### **15.32A.140 Signs**

Statement of Intent. Signage in the West Broadway CDO shall be complementary in design to the overall site and help to accommodate buildings to a human scale by breaking up large wall masses and adding visual interest to passing pedestrians and motorists.

- A. The on-premises sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the corridor overlay district.
- B. A total of one detached on-premises sign shall be allowed for each property.
- C. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed three (3) feet in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable height and area of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- D. Off-premises signs are not permitted within the district.
- E. All signs shall be removed within ninety (90) days after abandonment of the business use. Removal shall include the sign face, all supports, poles and framing.
- F. Refacing existing signs are allowed only in conformance with this chapter.
- G. Temporary business signs over three feet in height are prohibited.

### **15.33.070 Prohibited Signs**

All signs not expressly permitted in these regulations or exempt from regulation in CBMC 15.33.080 are prohibited in the city. The following signs are prohibited in all zoning districts:

- A. Signs painted on or attached to rocks, trees, or other natural objects;
- B. Signs placed on utility poles (e.g., garage sale signs);
- C. Signs on or over public property and right-of-way unless specifically authorized by the appropriate public agency;
- D. Signs or sign structures which resemble or conflict with traffic control signs or devices, which mislead or confuse persons traveling on public streets, or which create a traffic hazard;
- E. Signs or sign structures which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals;
- F. Signs which obstruct doors, windows, or public right-of-way;
- G. Searchlights or beacons;
- H. Flashing/blinking/pulsating signs;
- I. Swinging signs with over four feet of ground clearance and/or more than eight feet in height from the ground surface;
- J. Pennants and streamers, except for grand opening and/or special events by permit only;
- K. PSigns painted on or attached to parked vehicles or other stationary conveyances where the sign is the primary use of the conveyance;
- L. Above peak roof signs;
- M. Off-premises directional signs;
- N. Inflatable and suspended signs, including tethered balloons, except those allowed by the city during city sanctioned events;
- O. Abandoned signs;
- P. Signs in the public right-of-way, except for the following:
  - 1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, advertise community events and direct or regulate pedestrian or vehicular traffic,
  - 2. Bus stop signs erected by the transit authority,

3. Informational signs of a public utility regarding its poles, lines, pipes or facilities,
4. Awnings or projecting signs extending over a public right-of-way as approved through a license to occupy by the public works department.

### **15.33.090 Temporary Signs**

The following signs are permitted in any zoning district and are exempt from this title except as provided for in CBMC 15.33.070 "Prohibited signs":

- A. Real estate signs advertising the sale, lease, or rent of a premise subject to the following:
  - 1. Maximum of one on-premise real estate sign for each zoning lot except where a lot abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
  - 2. Maximum of two off-premise real estate signs per residential listing providing direction or open house information for said listing only,
  - 3. Maximum sign area of six square feet per sign face in all agricultural/open space and residential zoning districts,
  - 4. Maximum sign area of thirty-two (32) square feet per sign face in all commercial and industrial zoning districts,
  - 5. Maximum height six feet from normal grade in all zoning districts,
  - 6. All real estate signs shall be removed within seven days of the sale or lease of the premise upon which the sign is located or refers to;
  
- B. Construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the sign is placed shall be subject to the following:
  - 1. No more than one construction sign for each project or development, except that where a project or development abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
  - 2. Maximum of thirty-two (32) square feet per construction sign in all agricultural/open space and residential zoning districts,
  - 3. Maximum of one hundred fifty (150) square feet per construction sign in commercial and industrial zoning districts,
  - 4. Construction signs shall be located only upon the premise upon which construction is about to occur or is occurring. Such signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a public roadway,
  - 5. Maximum height is eight feet from normal grade in all zoning districts,
  - 6. Construction signs shall be permitted only as accessory to an approved building permit for a project or development,

7. Construction signs may be erected and maintained for a period not to exceed sixty (60) days prior to the commencement of construction and shall be removed within fourteen (14) days of project or development completion;
- C. Political signs announcing political candidates seeking public office, political parties, and/or political and public issues contained on a ballot subject to the following:
1. Political signs shall not be placed within a right-of-way, street or on public grounds,
  2. Maximum size is thirty-two (32) square feet,
  3. Political signs may be erected or maintained for a period not to exceed sixty (60) days prior to the date of the election to which such signs are applicable is scheduled to occur and shall be removed within seven days following said election;
- D. Event signs announcing a campaign, drive, activity or event of a civic, philanthropic, educational or religious organization for noncommercial purposes shall be subject to the following:
1. The administrative authority shall determine permitted number, area, height, location, and construction of such signs with consideration given to the public safety and the signage reasonably necessary and appropriate for the intended purpose,
  2. Such signs may be erected and maintained for a period not to exceed thirty (30) days prior to the date of which the campaign, drive, activity, or event advertised is scheduled to occur and shall be removed within three days of the termination of such campaign, drive, activity, or event,
  3. No more than two permits for such signs shall be issued for the same premises with one calendar year,
  4. Signs to be erected and maintained for a period not to exceed thirty (30) days and removed within three days of the termination of the activity, service, project, or sale;
- E. Temporary signs for the advertising of grand openings and special events located on-premise only, under the following conditions:
1. Signs shall be limited to nonprojecting wall or attached ground type,
  2. Signs shall be permitted no more than twice per calendar year per premise with special permit only.
- F. Business signs advertising or directing attention to a business, profession, commodity or service that is offered, subject to the following:

1. Any person, firm, partnership, corporation or other legal entity intending to display a Business sign shall pay a fee as stated in CBMC 2.08.
2. Business signs can be no larger than 32 square feet.
3. Business signs shall not exceed three feet in height in any residential or C-3 or C4 zoning district.
4. Business signs shall abide by any adopted master development plan when applicable.
5. Business signs shall not block, restrict, or impair any of the following:
  - a. The public's view of another business or activity;
  - b. The public's view of the signage for another business or activity;
  - c. The view or visibility of the operator of any motor vehicle;
  - d. The movement of any pedestrian or motor vehicle; or
  - e. Required landscape plantings or streetscapes.
6. Business signs and any supporting appurtenances shall not be placed in, nor encroach into, the public right-of-way.
7. Business signs shall not exceed the peak height of any structure/business for which the sign is attached to and shall conform to attach sign standards of the property's underlying zoning district.
8. Business signs shall be securely and independently anchored to the ground in a manner that will prevent the sign from displacement due to wind, inclement weather or any other natural cause. However, such signs shall not be attached to any utility pole, traffic signal or other structure not owned by the business.
9. Any Business sign installed in or placed on windows shall be located on the place of business where the promoted use, activity, or event is located or is to occur.
10. No light emitting diode (LED), illuminated, audio or other alternating or moving display may be used as a Business sign under this section.
11. A business shall be allowed one Business sign per 100 linear feet of frontage, or a total of four Business signs, whichever is less. A maximum of one Business sign is permitted for each business within a common development that share the same lot. Display of Business signs under this Chapter shall be limited to the amount of days as stipulated on the permit application.
12. All Business signs shall be kept in good repair at all times.
13. Any person, firm, partnership, corporation or other legal entity found guilty of a civil violation of this chapter shall be subject to the penalties provided in CBMC 1.95.020.

### **15.33.130 West Broadway Design Corridor**

Additional restrictions for detached signage apply in the corridor design overlay district (CDO) as established in CBMC 15.32. The overlay district shall overlay all other zoning districts established within the boundaries as described below:

- A. West Broadway Corridor. All properties abutting West Broadway between Interstate 29 on the west end and 13th Street and Indian Creek on the east and all properties abutting streets which intersect with West Broadway including 13th Street through 36th Street between Avenue A to the north and Second Avenue to the south.
- B. The on-premise sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the CDO district.
- C. One detached on-premise sign shall be allowed for each property.
- D. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed forty-two (42) inches in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable square feet of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- E. Off-premises signs are not permitted within the district.
- F. All abandoned signs shall be removed within ninety (90) days, removal shall include the supports, poles, framing and sign face.
- G. Refacing existing signs are allowed only in conformance with this chapter.
- H. Temporary business signs over three feet in height are prohibited.

**ORDINANCE NO. 6615**

**AN ORDINANCE TO AMEND CHAPTER 15.16 C-3/COMMERCIAL DISTRICT OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.16.070 “SIGNS”.**

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

**SECTION 1.** That Chapter 15.16 C-3/Commercial District be and the same is hereby amended by amending Section 15.16.070 “Signs” to read as follows:

**15.16.070 Signs**

Signage in this district shall comply with CBMC 15.33, “Signs.” Temporary business signs over three feet in height are prohibited.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND  
APPROVED

November 18, 2024

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

\_\_\_\_\_  
Mayor

Attest:

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

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

First Consideration: 11/4/2024  
Second Consideration: 11/18/2024  
Public Hearing: N/A  
Third Consideration: 12/16/2024

**ORDINANCE NO. 6616**

**AN ORDINANCE TO AMEND CHAPTER 15.17 C-4/COMMERCIAL DISTRICT OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.17.070 “SIGNS”.**

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

**SECTION 1.** That Chapter 15.17 C-4/Commercial District be and the same is hereby amended by amending Section 15.17.070 “Signs” to read as follows:

**15.17.070 Signs**

Signage in this district shall comply with CBMC 15.33, "Signs." Temporary business signs over three feet in height are prohibited.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND  
APPROVED

November 18, 2024

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

\_\_\_\_\_  
Mayor

Attest:

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

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

First Consideration: 11/4/2024  
Second Consideration: 11/18/2024  
Public Hearing: N/A  
Third Consideration: 12/16/2024

**ORDINANCE NO. 6617**

**AN ORDINANCE TO AMEND CHAPTER 15.32A WEST BROADWAY CORRIDOR DESIGN OVERLAY OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.32A.140 “SIGNS”.**

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

**SECTION 1.** That Chapter 15.32A West Broadway Corridor Design Overlay be and the same is hereby amended by amending Section 15.32A.140 “Signs” to read as follows:

**15.32A.140 Signs**

Statement of Intent. Signage in the West Broadway CDO shall be complementary in design to the overall site and help to accommodate buildings to a human scale by breaking up large wall masses and adding visual interest to passing pedestrians and motorists.

- A. The on-premises sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the corridor overlay district.
- B. A total of one detached on-premises sign shall be allowed for each property.
- C. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed three (3) feet in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable height and area of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- D. Off-premises signs are not permitted within the district.
- E. All signs shall be removed within ninety (90) days after abandonment of the business use. Removal shall include the sign face, all supports, poles and framing.
- F. Refacing existing signs are allowed only in conformance with this chapter.
- G. Temporary business signs over three feet in height are prohibited.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND  
APPROVED

November 18, 2024

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

\_\_\_\_\_  
Mayor

Attest:

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

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

First Consideration: 11/4/2024  
Second Consideration: 11/18/2024  
Public Hearing: N/A  
Third Consideration: 12/16/2024

**ORDINANCE NO. 6618**

**AN ORDINANCE TO AMEND CHAPTER 15.33 SIGNS OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.33.070 “PROHIBITED SIGNS”; SECTION 15.33.090 “TEMPORARY SIGNS” AND SECTION 15.33.130 “WEST BROADWAY DESIGN CORRIDOR”.**

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

**SECTION 1.** That Chapter 15.33 Signs be and the same is hereby amended by amending Section 15.33.070 “Prohibited Signs”; Section 15.33.090 “Temporary Signs” and Section 15.33.130 “West Broadway Design Corridor” to read as follows:

**15.33.070 Prohibited Signs**

All signs not expressly permitted in these regulations or exempt from regulation in CBMC 15.33.080 are prohibited in the city. The following signs are prohibited in all zoning districts:

- A. Signs painted on or attached to rocks, trees, or other natural objects;
- B. Signs placed on utility poles (e.g., garage sale signs);
- C. Signs on or over public property and right-of-way unless specifically authorized by the appropriate public agency;
- D. Signs or sign structures which resemble or conflict with traffic control signs or devices, which mislead or confuse persons traveling on public streets, or which create a traffic hazard;
- E. Signs or sign structures which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals;
- F. Signs which obstruct doors, windows, or public right-of-way;
- G. Searchlights or beacons;
- H. Flashing/blinking/pulsating signs;
- I. Swinging signs with over four feet of ground clearance and/or more than eight feet in height from the ground surface;
- J. Pennants and streamers, except for grand opening and/or special events by permit only;
- K. Signs painted on or attached to parked vehicles or other stationary conveyances where the sign is the primary use of the conveyance;
- L. Above peak roof signs;
- M. Off-premises directional signs;
- N. Inflatable and suspended signs, including tethered balloons, except those allowed by the city during city sanctioned events;
- O. Abandoned signs;
- P. Signs in the public right-of-way, except for the following:
  - 1. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, advertise community events and direct or regulate pedestrian or vehicular traffic,
  - 2. Bus stop signs erected by the transit authority,
  - 3. Informational signs of a public utility regarding its poles, lines, pipes or facilities,

4. Awnings or projecting signs extending over a public right-of-way as approved through a license to occupy by the public works department.

### **15.33.090 Temporary Signs**

The following signs are permitted in any zoning district and are exempt from this title except as provided for in CBMC 15.33.070 "Prohibited signs":

- A. Real estate signs advertising the sale, lease, or rent of a premise subject to the following:
  1. Maximum of one on-premise real estate sign for each zoning lot except where a lot abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
  2. Maximum of two off-premise real estate signs per residential listing providing direction or open house information for said listing only,
  3. Maximum sign area of six square feet per sign face in all agricultural/open space and residential zoning districts,
  4. Maximum sign area of thirty-two (32) square feet per sign face in all commercial and industrial zoning districts,
  5. Maximum height six feet from normal grade in all zoning districts,
  6. All real estate signs shall be removed within seven days of the sale or lease of the premise upon which the sign is located or refers to;
- B. Construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the sign is placed shall be subject to the following:
  1. No more than one construction sign for each project or development, except that where a project or development abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted,
  2. Maximum of thirty-two (32) square feet per construction sign in all agricultural/open space and residential zoning districts,
  3. Maximum of one hundred fifty (150) square feet per construction sign in commercial and industrial zoning districts,
  4. Construction signs shall be located only upon the premise upon which construction is about to occur or is occurring. Such signs may be located in any required yard but shall not extend over any lot line or within fifteen (15) feet of any point of vehicular access from a zoning lot to a public roadway,
  5. Maximum height is eight feet from normal grade in all zoning districts,
  6. Construction signs shall be permitted only as accessory to an approved building permit for a project or development,
  7. Construction signs may be erected and maintained for a period not to exceed sixty (60) days prior to the commencement of construction and shall be removed within fourteen (14) days of project or development completion;
- C. Political signs announcing political candidates seeking public office, political parties, and/or political and public issues contained on a ballot subject to the following:
  1. Political signs shall not be placed within a right-of-way, street or on public grounds,
  2. Maximum size is thirty-two (32) square feet,
  3. Political signs may be erected or maintained for a period not to exceed sixty (60) days prior to the date of the election to which such signs are applicable is scheduled to occur and shall be removed within seven days following said election;

- D. Event signs announcing a campaign, drive, activity or event of a civic, philanthropic, educational or religious organization for noncommercial purposes shall be subject to the following:
1. The administrative authority shall determine permitted number, area, height, location, and construction of such signs with consideration given to the public safety and the signage reasonably necessary and appropriate for the intended purpose,
  2. Such signs may be erected and maintained for a period not to exceed thirty (30) days prior to the date of which the campaign, drive, activity, or event advertised is scheduled to occur and shall be removed within three days of the termination of such campaign, drive, activity, or event,
  3. No more than two permits for such signs shall be issued for the same premises with one calendar year,
  4. Signs to be erected and maintained for a period not to exceed thirty (30) days and removed within three days of the termination of the activity, service, project, or sale;
- E. Temporary signs for the advertising of grand openings and special events located on-premise only, under the following conditions:
1. Signs shall be limited to nonprojecting wall or attached ground type,
  2. Signs shall be permitted no more than twice per calendar year per premise with special permit only.
- F. Business signs advertising or directing attention to a business, profession, commodity or service that is offered, subject to the following:
1. Any person, firm, partnership, corporation or other legal entity intending to display a Business sign shall pay a fee as stated in CBMC 2.08.
  2. Business signs can be no larger than 32 square feet.
  3. Business signs shall not exceed three feet in height in any residential or C-3 or C4 zoning district.
  4. Business signs shall abide by any adopted master development plan when applicable.
  5. Business signs shall not block, restrict, or impair any of the following:
    - a. The public's view of another business or activity;
    - b. The public's view of the signage for another business or activity;
    - c. The view or visibility of the operator of any motor vehicle;
    - d. The movement of any pedestrian or motor vehicle; or
    - e. Required landscape plantings or streetscapes.
  6. Business signs and any supporting appurtenances shall not be placed in, nor encroach into, the public right-of-way.
  7. Business signs shall not exceed the peak height of any structure/business for which the sign is attached to and shall conform to attach sign standards of the property's underlying zoning district.
  8. Business signs shall be securely and independently anchored to the ground in a manner that will prevent the sign from displacement due to wind, inclement weather or any other natural cause. However, such signs shall not be attached to any utility pole, traffic signal or other structure not owned by the business.
  9. Any Business sign installed in or placed on windows shall be located on the place of business where the promoted use, activity, or event is located or is to occur.
  10. No light emitting diode (LED), illuminated, audio or other alternating or moving display may be used as a Business sign under this section.
  11. A business shall be allowed one Business sign per 100 linear feet of frontage, or a total of four Business signs, whichever is less. A maximum of one Business sign is permitted for each business within a common development that share the same lot. Display of

Business signs under this Chapter shall be limited to the amount of days as stipulated on the permit application.

12. All Business signs shall be kept in good repair at all times.
13. Any person, firm, partnership, corporation or other legal entity found guilty of a civil violation of this chapter shall be subject to the penalties provided in CBMC 1.95.020.

### **15.33.130 West Broadway Design Corridor**

Additional restrictions for detached signage apply in the corridor design overlay district (CDO) as established in CBMC 15.32. The overlay district shall overlay all other zoning districts established within the boundaries as described below:

- A. West Broadway Corridor. All properties abutting West Broadway between Interstate 29 on the west end and 13th Street and Indian Creek on the east and all properties abutting streets which intersect with West Broadway including 13th Street through 36th Street between Avenue A to the north and Second Avenue to the south.
- B. The on-premise sign height and area regulations available for property within seven hundred (700) feet of the interstate highway system are not applicable within the CDO district.
- C. One detached on-premise sign shall be allowed for each property.
- D. Detached signs shall be ground or monument signs. No support posts shall be visible on these signs. Monument signs shall not have more than two sign faces. The sides of the monument sign that are not used for signage shall not exceed forty-two (42) inches in width. The maximum height for monument signs shall be ten (10) feet. The maximum allowable square feet of each monument sign face will be measured from the finish grade to the top of the monument structure and from one end of the monument structure to the other. The maximum allowable square feet per sign face shall not be greater than each property's linear feet of street frontage, as measured on one adjacent street, or one hundred fifty (150) square feet, whichever is less.
- E. Off-premises signs are not permitted within the district.
- F. All abandoned signs shall be removed within ninety (90) days, removal shall include the supports, poles, framing and sign face.
- G. Refacing existing signs are allowed only in conformance with this chapter.
- H. Temporary business signs over three feet in height are prohibited.

**SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED  
AND  
APPROVED

November 18, 2024

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MATTHEW J. WALSH

Mayor

Attest:

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JODI QUAKENBUSH

City Clerk

First Consideration: 11/4/2024  
Second Consideration: 11/18/2024  
Public Hearing: N/A  
Third Consideration: 12/16/2024

## Council Communication

Department: Police  
Case/Project No.:  
Submitted by: Chief Matt Davis

Resolution 24-313  
ITEM 6.A.

Council Action: 11/4/2024

### Description

Resolution permitting Police Officer Staffing in the Police Department to temporarily exceed 121 officers.

### Background/Discussion

Staffing for the Police Department was increased from 118 to 121 sworn officers pursuant to Resolution Number 22-116 on April 25, 2022. Despite this increase, the Police Department has never reached a full staffing strength of 121.

Since April of 2022, Police Department has routinely been understaffed by approximately 6 to 8 officers. To address these staffing shortages, the Police Department vastly improved its recruitment strategies and worked with the Civil Service Commission to make the processes to certify Police Officer eligibility lists timelier and more efficient.

The aforementioned changes to recruitment strategies and Civil Service processes are anticipated to enable the hiring of enough officers to attain full staffing by the end of 2024. However, the Police Department is facing the impending retirement of a large number of officers. Anticipated retirements are determined by reviewing current seniority lists and identifying officers who have reached the eligible age to collect a pension benefit (i.e., 55) and the number of service years (i.e., 30) to receive the maximum pension benefit. (**see Table 1**) Reviewing the number of actual retirements and separations illustrates that more people actually retire than anticipated because some individuals choose to leave once they are eligible to collect, but fall short of 30 years of service or they separate prior to collecting a pension (e.g., disability, resignations, etc.). (**see Table 2**)

Unfortunately, retirements and separations do not align with the timing of new Police Officer hiring and training thereby preventing the Police Department from ever maintaining a full staffing strength when achieved. Permitting the Police Department to have flexibility to temporarily exceed its staffing strength will support public safety, contribute to reductions in overtime, increase officer wellness, and enable the Police Department to achieve and maintain a full staffing strength of 121 officers.

It is critical for the Police Department to have the ability to temporarily exceed staffing strength in the Police Department by no more than 4 officers whenever within a period of 12 months the Police Department will expect to lose a significant number of officers to retirement or separation. This ability to temporarily exceed staffing would commence immediately upon execution of this resolution.

### Recommendation

Chief Matt Davis recommends that Council approve this resolution.

### ATTACHMENTS:

Description	Type	Upload Date
Council Communication	Resolution	10/25/2024
Resolution 24-313	Resolution	10/29/2024

## **Council Communication**

### **Description:**

Resolution permitting Police Officer Staffing in the Police Department to temporarily exceed 121 officers.

### **Background/Discussions:**

Staffing for the Police Department was increased from 118 to 121 sworn officers pursuant to Resolution Number 22-116 on April 25, 2022. Despite this increase, the Police Department has never reached a full staffing strength of 121.

Since April of 2022, Police Department has routinely been understaffed by approximately 6 to 8 officers. To address these staffing shortages, the Police Department vastly improved its recruitment strategies and worked with the Civil Service Commission to make the processes to certify Police Officer eligibility lists timelier and more efficient.

The aforementioned changes to recruitment strategies and Civil Service processes are anticipated to enable the hiring of enough officers to attain full staffing by the end of 2024. However, the Police Department is facing the impending retirement of a large number of officers. Anticipated retirements are determined by reviewing current seniority lists and identifying officers who have reached the eligible age to collect a pension benefit (i.e., 55) and the number of service years (i.e., 30) to receive the maximum pension benefit. (see **Table 1**) Reviewing the number of actual retirements and separations illustrates that more people actually retire than anticipated because some individuals choose to leave once they are eligible to collect, but fall short of 30 years of service or they separate prior to collecting a pension (e.g., disability, resignations, etc.). (see **Table 2**)

Unfortunately, retirements and separations do not align with the timing of new Police Officer hiring and training thereby preventing the Police Department from ever maintaining a full staffing strength when achieved. Permitting the Police Department to have flexibility to temporarily exceed its staffing strength will support public safety, contribute to reductions in overtime, increase officer wellness, and enable the Police Department to achieve and maintain a full staffing strength of 121 officers.

It is critical for the Police Department to have the ability to temporarily exceed staffing strength in the Police Department by no more than 4 officers whenever within a period of 12 months the Police Department will expect to lose a significant number of officers to retirement or separation. This ability to temporarily exceed staffing would commence immediately upon execution of this resolution.

### **Recommendation:**

Chief Matt Davis recommends that Council approve this resolution.

Table 1  
 CBPD Anticipated Retirements/Separations

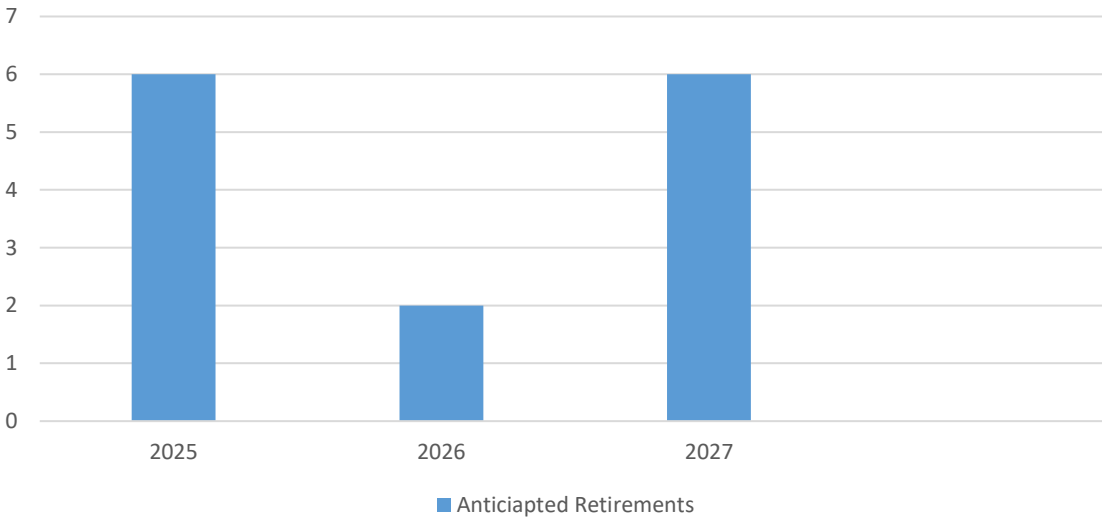
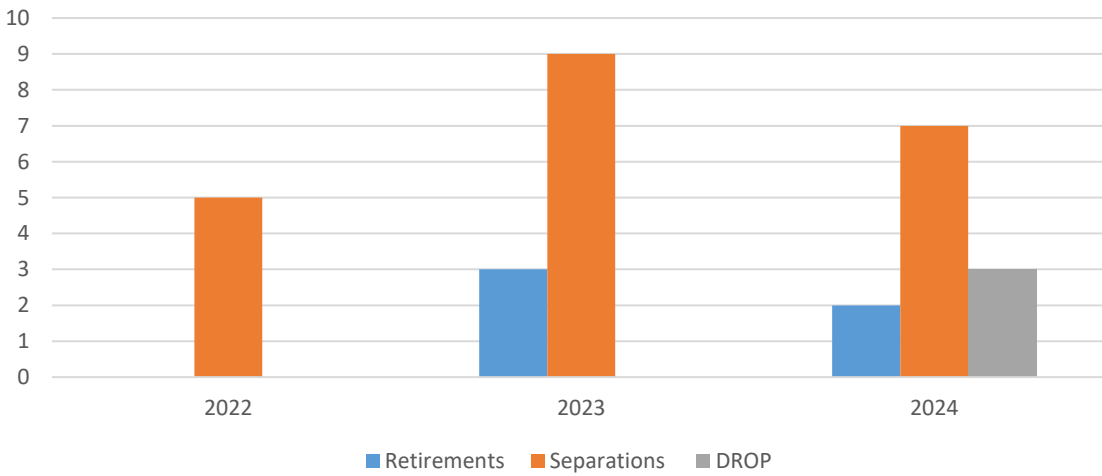


Table 2  
 CBPD Actual Retirements/Separations



**RESOLUTION NO. 24-313**

**RESOLUTION PERMITTING POLICE OFFICER STAFFING IN THE POLICE DEPARTMENT TO TEMPORARILY EXCEED 121 OFFICERS**

- WHEREAS, Staffing for the Police Department was increased from 118 to 121 sworn officers pursuant to Resolution Number 22-116 on April 25, 2022; and
- WHEREAS, Despite this increase, the Police Department has never reached a full staffing strength of 121 since April of 2022; and
- WHEREAS, Since April of 2022, Police Department has routinely been understaffed by approximately 6 to 8 officers; and
- WHEREAS, To address these staffing shortages, the Police Department vastly improved its recruitment strategies and worked with the Civil Service Commission to make the processes to certify Police Officer eligibility lists timelier and more efficient; and
- WHEREAS, The aforementioned changes to recruitment strategies and Civil Service processes are anticipated to enable the hiring of enough individuals to attain full staffing by the end of 2024; and
- WHEREAS, The Police Department is facing the impending retirement of a large number of officers in the coming years; and
- WHEREAS, Retirements and separations do not align with the timing of new Police Officer hiring and training thereby preventing the Police Department from maintaining a full staffing strength, when achieved; and
- WHEREAS, Permitting the Police Department to have flexibility to temporarily exceed its staffing strength will support public safety, contribute to reductions in overtime, increase officer wellness, and enable the Police Department to achieve and maintain a full staffing strength of 121 officers; and
- WHEREAS, Upon approval, the ability to temporarily exceed staffing strength in the Police Department would commence immediately.

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

That the Police Department, upon approval by Council, be authorized to temporarily increase its staffing by no more than 4 police officers over its full staffing strength of 121 whenever within a period of 12 months the Police Department will expect to lose a significant number of officers to retirement or separation. This temporary increase is permitted to account for the time it takes to hire and train new officers to replace the retiring and separating officers.

ADOPTED  
AND  
APPROVED

November 4, 2024

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Matthew J. Walsh, Mayor

ATTEST:

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Jodi Quakenbush, City Clerk

## Council Communication

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

Resolutions 24-314, 24-315, 24-316,  
24-317, 24-318 and 24-319  
ITEM 6.B.

Council Action: 11/4/2024

### **Description**

Resolutions authorizing Interfund Loan approval for FY26 TIF Certifications.

### **Background/Discussion**

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

Interfund Loan resolutions included:

Reimbursement from West Broadway TIF for administrative costs estimated to be \$5,949.

Reimbursement from Original 1983 Mall TIF for development projects of \$25,245.

Reimbursement from Playland Park TIF for administrative costs, maintenance costs, and expenditures related to the River's Edge Development Project estimated to total \$230,767

Reimbursement from Market Place TIF for administrative costs estimated to be \$3,458.

Reimbursement from Valley View North TIF for administrative costs of \$133.

Reimbursement from 23rd Avenue TIF for administrative costs of \$3,039.

### **Recommendation**

Council to approve the resolution authorizing grant appropriation, certificate of indebtedness, and direct the filing of certifications to the County Auditor.

### **ATTACHMENTS:**

Description	Type	Upload Date
Interfund Loan Invoice List	Other	10/28/2024
Resolution 24-314	Resolution	10/29/2024
Resolution 24-315	Resolution	10/29/2024
Resolution 24-316	Resolution	10/29/2024
Resolution 24-317	Resolution	10/29/2024
Resolution 24-318	Resolution	10/29/2024
Resolution 24-319	Resolution	10/29/2024

TIF Certification Invoice List FY2026 Certification

URN Area	Vendor	Code	Check Date	Amount	Check #	Description
23rd Avenue	AHLERS & COONEY P.C	A15110-640700	05/24/24	124.00	60460	23rd Avenue Amendment 1
	AHLERS & COONEY P.C	A15110-640700	05/24/24	124.00	60460	Union at Bluffs DA
	AHLERS & COONEY P.C	A15110-640700	03/01/24	477.00	59486	23rd Avenue Amendment 1
	AHLERS & COONEY P.C	A15110-640700	03/01/24	1,568.00	59486	Union at Bluffs DA
	AHLERS & COONEY P.C	A15110-640700	02/02/24	1,188.00	59182	23rd Avenue Amendment 1
	AHLERS & COONEY P.C	A15110-640700	02/02/24	2,285.50	59182	Union at Bluffs DA
	AHLERS & COONEY P.C	A15110-640700	01/12/24	192.00	58960	23rd Avenue Amendment 1
	AHLERS & COONEY P.C	A15110-640700	12/29/23	528.00	58819	Union at Bluffs DA
	AHLERS & COONEY P.C	A15110-640700	12/22/23	1,056.00	58707	Union at Bluffs DA
	AHLERS & COONEY P.C	A15110-640700	11/03/23	297.00	58132	Union at Bluffs DA
	AHLERS & COONEY P.C	A15110-640700	10/13/23	199.00	57880	23rd Avenue Amendment 1
				<b>8,038.50</b>		<b>23rd Avenue</b>
				<b>-5,000.00</b>		<b>Billing to Union at the Bluffs per DA</b>
				<b>3,038.50</b>		<b>23rd Avenue</b>
Marketplace						
	AHLERS & COONEY P.C	A15110-640700	05/24/24	780.50	60460	Professional Services
	AHLERS & COONEY P.C	A15110-640700	04/12/24	744.05	59946	Professional Services
	AHLERS & COONEY P.C	A15110-640700	03/01/24	1,932.66	59486	Professional Services
			<b>3,457.21</b>		<b>Marketplace</b>	
Playland						
	AHLERS & COONEY P.C	A15110-640700	12/22/23	92.50	58707	Broadmoor Development Company
	AHLERS & COONEY P.C	A15110-640700	12/22/23	92.50	58707	Playland Park Amendment 6
	AHLERS & COONEY P.C	A15110-640700	11/10/23	112.50	58208	Playland Park Amendment 6
	AHLERS & COONEY P.C	A15110-640700	11/10/23	159.00	58208	Broadmoor Development Company
	AHLERS & COONEY P.C	A15110-640700	10/13/23	557.00	57880	Playland Park Amendment 6
	AHLERS & COONEY P.C	A15110-640700	10/13/23	1,497.50	57880	Broadmoor Development Company
	AHLERS & COONEY P.C	A15110-640700	09/15/23	904.00	57556	Broadmoor Development Company
	AHLERS & COONEY P.C	A15110-640700	08/11/23	91.50	57135	Broadmoor Development Company
			<b>3,506.50</b>		<b>Playland</b>	
Valley View North						
	AHLERS & COONEY P.C	A15110-640700	09/01/23	133.00	57472	Western Ridge Apt
			<b>133.00</b>		<b>Valley View North</b>	
W. Broadway						
	AHLERS & COONEY P.C	A15110-640700	03/01/24	163.78	59486	Professional Services
	AHLERS & COONEY P.C	A15110-640700	03/01/24	131.03	59486	Housing Development Fund
	MITCHELL AND ASSOCIATES INC	A15110-640700	02/09/24	2,700.00	59300	2nd Ave & 19th Street Survey
	AHLERS & COONEY P.C	A15110-640700	02/02/24	97.00	59182	34th & 1st Holdings DA
	AHLERS & COONEY P.C	A15110-640700	01/12/24	79.00	58960	White Lotus DA
	AHLERS & COONEY P.C	A15110-640700	12/29/23	484.50	58819	34th & 1st Holdings DA
	AHLERS & COONEY P.C	A15110-640700	12/22/23	156.00	58707	White Lotus DA
	AHLERS & COONEY P.C	A15110-640700	11/10/23	449.00	58208	White Lotus DA
	AHLERS & COONEY P.C	A15110-640700	11/10/23	75.00	58208	Professional Services
	AHLERS & COONEY P.C	A15110-640700	11/03/23	650.00	58132	34th & 1st Holdings DA
	AHLERS & COONEY P.C	A15110-640700	10/13/23	119.50	57880	Broadway Family Dentistry DA
	AHLERS & COONEY P.C	A15110-640700	10/13/23	66.00	57880	White Lotus DA
	AHLERS & COONEY P.C	A15110-640700	09/08/23	50.00	57472	White Lotus DA
	AHLERS & COONEY P.C	A15110-640700	09/08/23	727.50	57472	Broadway Family Dentistry DA
			<b>5,948.31</b>		<b>W. Broadway</b>	

RESOLUTION NO. 24-314

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the West Broadway Urban Renewal Plan, as amended (the "Plan") for the West Broadway Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the projects described as Planning, engineering fees, attorney fees to support urban renewal projects and planning", (the "Fees and costs") within the Urban Renewal Area; and

WHEREAS, the fees and costs is related to the Urban Renewal Area; is described on 2015 Amendment to the West Broadway Urban Renewal Plan page 12 of the Plan; does not exceed the projected fees and cost estimate on 2015 Amendment to the West Broadway Urban Renewal Plan page 12 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the costs constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the fees and costs, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2024; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$5,949.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Ordinance No.87-570 and TIF Ordinance 6283, there has been established the West Broadway Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Projects advanced from the General Fund and the First Avenue Capital Projects Fund in order to pay the costs of the Projects shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Projects are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$5,949.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 4<sup>TH</sup> day of NOVEMBER 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

RESOLUTION NO. 24-315

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Bluffs Center Urban Renewal Plan, as amended (the "Plan") for the Bluffs Center Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects (the "Fees and costs"), within the Urban Renewal Area; and

WHEREAS, the fees and costs is related to the Urban Renewal Area; is described on 2013 Amendment to the Bluffs Center Urban Renewal Plan page 3 of the Plan; does not exceed the projected fees and cost estimate on 2013 Amendment to the Bluffs Center Urban Renewal Plan page 3 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the costs constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the fees and costs, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2024; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$25,245.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to the Original 1983 Urban Renewal Area's establishment by Resolution on October 23, 1973 and TIF Ordinance 4056, there has been established the Bluffs Center Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Projects advanced from the General Fund in order to pay the costs of the Projects shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Projects are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$25,245.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 4<sup>TH</sup> day of NOVEMBER 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

RESOLUTION NO. 24-316

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Playland Park Urban Renewal Plan, as amended (the "Plan") for the Playland Park Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the project described as project cost- Playland Park, (the "Project") within the Urban Renewal Area; and

WHEREAS, the Project is located in the Urban Renewal Area; is described on pages 5, 7 and 8 of the Plan Amendment 4; does not exceed the projected Project cost estimate on pages 5, 7, and 8 of the Plan Amendment 4; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the Project constitutes a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the River's Edge Development Project, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2024; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$230,767.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Resolution No.16-147 and TIF Ordinance 5766, there has been established the Playland Park Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Project advanced from the General Fund in order to pay the costs of the River's Edge Development Project shall be treated

as an internal loan (the "Loan") from the General Fund and the Capital Projects Fund and shall be reimbursed the total actual Project cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$230,767.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 4<sup>TH</sup> day of NOVEMBER 2024.

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Mayor

ATTEST:

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City Clerk

RESOLUTION NO. 24-317

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN  
URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES  
INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION  
403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Market Place Urban Renewal Plan, as amended (the "Plan") for Market Place Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the administrative cost described as consultant and/or legal expenses, (the "Cost") within the Urban Renewal Area; and

WHEREAS, the administrative cost spend is related to the Urban Renewal Area; is described on 2015 Amendment to the Marketplace Urban Renewal Plan page 3 of the Plan; does not exceed the projected cost estimate on page 3 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the administrative cost constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the administrative cost, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2024; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$3,458.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Adoption Ordinance No.22-125 and TIF Ordinance 6496, there has been established the New Horizon Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the administrative cost spend to be part of an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the administrative cost advanced from the General Fund in order to pay the administrative costs shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$3,458.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 4<sup>TH</sup> day of NOVEMBER 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

RESOLUTION NO. 24-318

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN  
URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES  
INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION  
403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Valley View North Urban Renewal Plan, as amended (the "Plan") for Valley View North Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the administrative cost described as Planning, Engineering Fees, Attorney Fees, Administrative and Other Related Costs, (the "Cost") within the Urban Renewal Area; and

WHEREAS, the administrative cost spend is related to the Urban Renewal Area; is described on page 8 of the Plan; does not exceed the projected cost estimate on page 8 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the administrative cost constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the administrative cost, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2024; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$133.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Adoption Ordinance No.22-125 and TIF Ordinance 6496, there has been established the Valley View North Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the administrative cost spend to be part of an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the administrative cost advanced from the General Fund in order to pay the administrative costs shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$133.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 4<sup>TH</sup> day of NOVEMBER 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

RESOLUTION NO. 24-319

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the 23<sup>rd</sup> Avenue Urban Renewal Plan, as amended (the "Plan") for 23<sup>rd</sup> Avenue Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the administrative cost described as Planning, Engineering Fees, Attorney Fees, Administrative and Other Related Costs, (the "Cost") within the Urban Renewal Area; and

WHEREAS, the administrative cost spend is related to the Urban Renewal Area; is described on page 3 of the Plan Amendment; does not exceed the projected cost estimate on page 3 of the Plan Amendment; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the administrative cost constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the administrative cost, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2024; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at \$3,039.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Adoption Ordinance No.22-125 and TIF Ordinance 6496, there has been established the New Horizon Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the administrative cost spend to be part of an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the administrative cost advanced from the General Fund in order to pay the administrative costs shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately \$3,039.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2024.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 4<sup>TH</sup> day of NOVEMBER 2024.

\_\_\_\_\_  
Mayor

ATTEST:

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

## Council Communication

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

Resolution 24-320  
ITEM 6.C.

Council Action: 11/4/2024

### Description

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

### Background/Discussion

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

The following projects require debt certification on or before December 1, 2024 for the collection of TIF funds in Fiscal Year 2026.

West Broadway-2200 W. Broadway, Urban Renewal (URN) Costs  
Original 1983 Mall-125 W. Broadway, 103 W. Broadway, Vine Street Parking Project, URN Costs and Projects  
Playland Park-Rivers Edge Development Project, Rivers Edge Parking, Noddle Office Building, Rivers Edge Apartments, Parking Garage Maintenance Costs, Parking Garage CAM Agreement, URN Costs  
Marketplace-City Advance for Iowa Finance Authority Bonds, URN Costs  
Bluffs Northway-Walmart  
Franklin Ave-Kingsridge Dr.  
Bluffs Vision-MAC Ventures  
Valley View North-URN Costs  
New Horizon-Patrick Cir.  
23rd Avenue-URN Costs

### Recommendation

Council to approve the resolution authorizing grant appropriation, certificate of indebtedness, and direct the filing of certifications to the County Auditor.

### ATTACHMENTS:

Description	Type	Upload Date
TIF Certification Request Summary	Other	10/28/2024
TIF Certification Sheets	Other	10/29/2024
Resolution 24-320	Resolution	10/30/2024

**FY26 TIF REQUESTS**

	<b>District</b>	<b>TIF Paid To</b>	<b>Final Pymt Year</b>	<b>Comments</b>	<b>FY24 TIF Request</b>	<b>FY25 TIF Request</b>	<b>FY26 TIF Request</b>	
Fund 131	W.Broadway	2012C Bonds Bunge	2025	Done	300,000	-	-	
		D&D 10 Yr 80%	2027		50,000	55,000	55,000	
		Echo Building Demo	2026	Interfund Loan: Certify for FY27	95,800	-	-	
		Upcoming projects, developer agreements, urban renewal charges	2026	Interfund loan	16,171	690	5,949	
Fund 132	1983 Mall Downtown	Hughes Iron 15 Years 85% MAX \$625,000	2027	Done: Reached MAX in FY24	25,000	-	-	
		Sawyer Bldg 15 Years 80% Max 900,000	2032		59,000	78,000	80,000	
		The Rise 15 Years 80% MAX \$750,000	2034		46,000	57,000	60,000	
		Additional Vine Street Parking	2026	Interfund Loan - Development Project	71,517	-	25,245	
Fund 136	Playland Park	Rivers Edge Development Project	2026	Interfund loan: Decertify portion funded by land sales	694,409	362,809	-	200,000
		GO Bond 2010C	2025	Done	130,000	64,000	-	-
		Parking Garage	2038	Decertify portion funded by land sales	775,369	775,369	775,369	222,301
		Noddle Office Building 20 Yr 75% Max \$9,000,000	2040		255,000	260,000	260,000	254,187
		Rivers Edge Apt 18 Yr 75% Max \$11,175,000-added 3rd building FY23	2038		438,000	430,000	420,000	412,718
		FY24 Parking Garage Maintenance	2026	Interfund loan	116,025	90,740	125,423	125,423
		FY24 CAM Expenses	2026	Interfund loan	56,807	113,629	101,837	101,837
		Upcoming projects, developer agreements, urban renewal charges	2026	Interfund loan	4,155	11,954	3,507	3,507
								1,319,973
Fund 138	Market place	IFA & Legacy 90% Max \$8,750,000	2026	Interfund loan: Certify City's advance, decertify prior debt	870,000	850,000	427,406	
		Upcoming projects, developer agreements, urban renewal charges	2026	Interfund loan	-	-	3,458	
Fund 141	Bluffs Northway	Wal Mart 12 Yr 100% Max \$5,000,000	2027	<b>MAX</b>	405,000	390,000	360,000	
Fund 142	Franklin Ave	McCarthy 12 Years 100%	2027	<b>MAX</b>	150,000	155,000	160,000	
Fund 143	Bluffs Vision	MAC Ventures Field House 15 Yr 90%	2034		-	-	-	
		MAC Ventures Hotel 15 Yr 90%	2034		255,000	255,000	260,000	
		MAC Ventures Retail 15 Yr 90%	2034		-	-	-	
Fund 126	Valley View North	Western Ridge 14 Yr 78% MAX \$2,000,000	2041	Future Item: Certify for FY2028	-	-	-	
		Upcoming projects, developer agreements, urban renewal charges	2026	Interfund loan	2,963	650	133	
Fund 126	New Horizon	Bluffs Homes LLC 10 Yr 53.86% and separate 46.14% LMI housing	2033	<b>MAX</b>	-	60,000	155,000	
		Upcoming projects, developer agreements, urban renewal charges	2026	Interfund loan	-	3,417	-	
Need to Add	23rd Avenue	Union at Bluffs Run 100% MAX \$10,000,000	2044	Future Item: Certify for FY2028	-	-	-	
		Upcoming projects, developer agreements, urban renewal charges	2026	Interfund loan	-	-	3,039	
				<b>Totals</b>	<b>4,816,216</b>	<b>4,013,257</b>	<b>3,281,366</b>	

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987 UR(Pott. Co. District 00003,00024 / Authority 314,360)

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 60,949

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this 4th day of November, 2024

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5305  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987 UR(Pott. Co. District 00003,00024 / Authority 314,360)

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<p>1. <u>D &amp; D</u>  <u>This grant requires an annual certification of debt which is currently estimated to be \$55,000. Our intent is to collect 80% of the captured revenue as calculated with certified levy rates for FY26.</u>  <u>Parcel # 754426359008</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>55,000</u></p>
<p>2. <u>Development Reimbursement</u>  <u>Certifying \$5,949 for FY26 internal fund loan for URN Consulting.</u>    <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>5,949</u></p>
<p>3. _____                  _____                  _____                  _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p>_____</p>	<p>_____</p>
<p>4. _____                  _____                  _____                  _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p>_____</p>	<p>_____</p>
<p>5. _____                  _____                  _____                  _____  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p>_____</p>	<p>_____</p>

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 60,949**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall (Pott. Co. District 00002 / Authority 340)

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 165,245

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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\_\_\_\_\_  
\_\_\_\_\_

Dated this 4th day of November, 2024



Signature of Authorized Official

712-890-5305

Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall (Pott. Co. District 00002 / Authority 340)

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>125 W. Broadway (Sawyer Building)</u> <u>This grant requires an annual appropriation of debt which is currently estimated to be \$80,000. The intent is to collect 80% of the captured incremental revenue based on FY26 certified levy rates.</u> <u>Parcel # 754425479009</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/4/2024</u>	<u>80,000</u>
2. <u>103 W. Broadway (The Rise)</u> <u>This grant requires an annual appropriation of debt which is currently estimated to be \$60,000. The intent is to collect 80% of the captured incremental revenue based on FY26 certified levy rates.</u> <u>Parcel # 754425479011</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/4/2024</u>	<u>60,000</u>
3. <u>Development Reimbursement</u> <u>Certifying \$25,245 for FY26 internal fund loan including URN Consulting and Vine Street Parking project.</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/4/2024</u>	<u>25,245</u>
4. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 165,245**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF  
TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER  
CERTIFICATION TO COUNTY AUDITOR  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Old Airport - Metro Crossing UR (Pott Co District 00207, 00340 / ,

Urban Renewal Area Number: 78049 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Reduce previously certified amount for Inter-fund Loan - GO Bonds Series 207B issued May 01,2007	112,473
Reduce previously certified amount for URN Consulting internal fund loan	101
<b>Total Reduction In Indebtedness For This Urban Renewal Area:</b>	<b>112,574</b>

Dated this 4th day of November, 2024

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5305  
\_\_\_\_\_  
Telephone

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR  
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Playland Park Urban Renewal Area (Pott. Co. District 00015 & 00018 / Auth 350)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 1,673,041

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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\_\_\_\_\_

Dated this 4th day of November, 2024



Signature of Authorized Official

712-890-5305

Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Playland Park Urban Renewal Area (Pott. Co. District 00015 & 00018 / Auth 350)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
<p>1. <u>Rivers Edge Parking</u>  <u>This grant requires an annual appropriation of debt which is currently \$553,068. The intent is to collect \$553,068.</u>  <u>Parcel # 754428357005</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>553,068</u></p>
<p>2. <u>Noddle Office Building</u>  <u>The grant requires an annual appropriation of debt which is currently estimated to be \$254,187. The intent is to collect 75% of the captured incremental revenue based on FY26 certified levy rates.</u>  <u>Parcel # 754428357001</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>254,187</u></p>
<p>3. <u>Rivers Edge Apartments</u>  <u>This grant requires an annual appropriation of debt which is currently estimated to be \$412,718. The intent is to collect 75% of the captured incremental revenue based on FY26 certified levy rates.</u>  <u>Parcel # 754428358001, 754428356006 &amp; 754428358002</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>412,718</u></p>
<p>4. <u>Rivers Edge Parking</u>  <u>This grant requires an annual appropriation of debt which is currently estimated to be \$227,399. Our intent is to collect 25% of the capture incremental revenue based on FY25 certified levy rates.</u>  <u>Parcel # 754428357001, 754428358001 &amp; 754428356006</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>222,301</u></p>
<p>5. <u>Development Reimbursement</u>  <u>Certifying \$230,767 for FY26 internal fund loan including CAM Agreement, URN Consulting, and Parking Garage Maintenance Agreement</u>  <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.</p>	<p><u>11/4/2024</u></p>	<p><u>230,767</u></p>

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 1,673,041**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.





**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Marketplace Urban Renewal (Pott. Co. District 00203 / Authority 353)

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 430,864

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 4th day of November, 2024

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5305  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Marketplace Urban Renewal (Pott. Co. District 00203 / Authority 353)

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Development Reimbursement Certifying \$427,406 for FY26 internal fund loan including advance from General Fund for IFA & Legacy payment.	11/4/2024	427,406
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Development Reimbursement Certifying \$3,458 for FY26 internal fund loan including URN Consulting.	11/4/2024	3,458
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 430,864**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.





**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway (Walmart) Urban Renewal (Pott. Co. District 00022 / Authority 361)

Urban Renewal Area Number: 78053 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 360,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 4th day of November, 2024

  
Signature of Authorized Official 712-890-5305  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway (Walmart) Urban Renewal (Pott. Co. District 00022 / Authority 361)

Urban Renewal Area Number: 78053 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This redevelopment agreement requires an annual appropriation of debt which is currently estimated to be \$360,000. The intent is to collect 100% of the captured incremental revenue based on FY26 certified levy rates.	11/4/24	360,000
Parcel # 754423405001, 754423405002, 754423405003		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 360,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal (Pott. Co. District 00208 / Authority 362)

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 160,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 4th day of November, 2024

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5305  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal (Pott. Co. District 00208 / Authority 362)

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This grant requires an annual appropriation of debt which is currently estimated to be \$160,000. The intent is to collect 100% of the captured incremental revenue based on FY26 certified levy rates.	11/4/2024	160,000
Parcel #'s: 754332434001 through 754332434031		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 160,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision Urban Renewal (Pott. Co. District 00027 / Authority 370)

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 260,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 4th day of November, 2024

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5305  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision Urban Renewal (Pott. Co. District 00027 / Authority 370)

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. <u>2501 Bass Pro Drive (Hotel)</u> <u>This grant requires an annual appropriation of debt which is currently estimated to be \$260,000. The intent is to collect 90% of the captured incremental revenue based on FY26 certified levy rates.</u> <u>Parcel # 744403327009</u> <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.	<u>11/4/2024</u>	<u>260,000</u>
2. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____ <input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 260,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Valley View North Urban Renewal (Pott. Co. District 00211 / Authority 375)

Urban Renewal Area Number: 78908 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 133

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 4th day of November, 2024

  
Signature of Authorized Official 712-890-5305  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Valley View North Urban Renewal (Pott. Co. District 00211 / Authority 375)

Urban Renewal Area Number: 78908 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. URN Consulting Certifying \$133 for FY26 internal fund loan.	11/4/24	133
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 133**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: New Horizon Urban Renewal (Pott. Co. District 00028 / Authority 378)

Urban Renewal Area Number: \_\_\_\_\_ (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 155,000

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

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Dated this 4th day of November, 2024

  
\_\_\_\_\_  
Signature of Authorized Official

712-890-5305  
\_\_\_\_\_  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: New Horizon Urban Renewal (Pott. Co. District 00028 / Authority 378)

Urban Renewal Area Number: 00000 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. This grant requires an annual appropriation of debt which is currently estimated to be \$155,000. The intent is to collect 100% of the captured incremental revenue based on FY26 certified levy rates, with 53.86% paid to Bluffs Homes LLC and 46.14% to be used for LMI assistance. Parcels 754328302001 to 754328302039	11/4/2024	155,000
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 155,000**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS  
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested  
Use One Certification Per Urban Renewal Area**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: 23rd Avenue Urban Renewal

Urban Renewal Area Number: 78379 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified\*: \$ 3,039

\*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated this 4th day of November, 2024

  
Signature of Authorized Official 712-890-5305  
Telephone

**TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR**

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: 23rd Avenue Urban Renewal

Urban Renewal Area Number: 78379 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. URN Consulting Certifying \$3,039 for FY26 internal fund loan.	11/4/2024	3,039
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
2. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
3. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
4. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		
5. _____ _____ _____		
<input type="checkbox"/> 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

**Total For City TIF Form 1.1 Page 1: 3,039**

\* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.



**RESOLUTION NO. 24-320**

**A RESOLUTION TO AUTHORIZE THE CERTIFICATION OF INDEBTEDNESS, A REDUCTION IN CERTIFICATION OF INDEBTEDNESS, AND DIRECT THE FILING OF THE TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION REPORT WITH THE COUNTY FOR WEST BROADWAY, ORIGINAL 1983 DOWNTOWN MALL, PLAYLAND PARK, MARKETPLACE, BLUFFS NORTHWAY, FRANKLIN AVENUE, BLUFFS VISION, VALLEY VIEW NORTH, NEW HORIZON, AND 23<sup>RD</sup> AVENUE URBAN RENEWAL AREAS.**

**WHEREAS**, the City of Council Bluffs has entered into development agreements within West Broadway, Original 1983 Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, Bluffs Vision, Valley View North, New Horizon, and 23<sup>rd</sup> Avenue Urban Renewal Districts and;

**WHEREAS**, West Broadway (2200 W. Broadway-D & D, URN Consulting and Development) Original 1983 Mall (125 W. Broadway-Sawyer Building, 103 W. Broadway-The Rise, URN Consulting and Development), Playland Park (100 N. 42<sup>nd</sup> St-Rivers Edge Parking, 4200 Rivers Edge Pkwy-Noddle Office Building, 4104 Rivers Edge Pkwy-Rivers Edge Apartments, River's Edge Parking Maintenance, River's Edge Parking CAM Agreement, URN Consulting), Marketplace (City Advance for Legacy CB LLC and BOKF, and URN Consulting), Bluffs Northway (Walmart), Franklin Avenue (McCarthy Construction), Bluffs Vision (MAC Ventures Field House, Hotel, and Retail), Valley View North (URN Consulting), New Horizon (Bluffs Homes LLC, URN Consulting and Development), and 23<sup>rd</sup> Avenue (URN Consulting) for Certification of Indebtedness, and;

**WHEREAS**, according to Iowa Code Section 403.19, a City shall certify new debt to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

**WHEREAS**, the certification of the aforementioned TIF rebates is in the best interest of the City:

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

That the Finance Director is hereby authorized to appropriate the grant, approve the Certification of Indebtedness, reduction of Certification of Indebtedness, and direct the filing of Certification to the County Auditor for West Broadway, Original 1983 Downtown Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, Bluffs Vision, Valley View North, New Horizon, and 23<sup>rd</sup> Avenue Urban Renewal Areas.

ADOPTED  
AND  
APPROVED

November 4, 2024

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

ATTEST:

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

## Council Communication

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

Liquor Licenses  
ITEM 7.A.

Council Action: 11/4/2024

<b>Description</b>
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- |  |
|--|
| 1. Iowa Western Community College, 2700 College Rd.<br>2. Sam Food Mart, 701 16th Ave. (NEW) |
|--|

<b>Background/Discussion</b>
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See attached calls for service.
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<b>Recommendation</b>
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**ATTACHMENTS:**

Description	Type	Upload Date
Liquor Licenses	Other	10/30/2024

# CBPD ALCOHOL PERMIT RENEWAL REVIEW

	ESTABLISHMENT	ADDRESS	OWNER	RENEWAL DATE
1.	Iowa Western CC	2700 College Rd		
2.	Sam's Food Mart	701 16th Ave		
3.				
4.				
5.				
6.				
7.				

	CITATIONS	CFS*	NEXUS*	GREEN*	YELLOW*	RED*	
1.	0	5	13	X			*CFS - Calls in the area, establishment mentioned
2.	0	0	0	X			*Nexus - Calls originated at establishment
3.							
4.							
5.							*Green - No issues
6.							*Yellow - Minor issues
7.							*Red - Major issues

## COMMENTS

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

SIGNATURE Mark Galvan Digitally signed by Mark Galvan  
DN: cn=Mark Galvan, o=Iowa State Police Department, c=US, email=mark.galvan@iowastatepolice.com

Class C Retail Alcohol License

> Application Type <b>Renewal</b>	Tentative Effective Date 2024-11-27	Tentative Expiration Date 2025-11-26	Application Status  Submitted to Local Authority
--------------------------------------	--	---	--

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u><i>efj</i></u>	Local Amt _____	
FIRE <u><i>✓</i></u>	Endorsed _____	
BUILDING <u><i>BS</i></u>	Issued _____	
ZONING <u><i>✓</i></u>	Expires _____	
	Council <u><i>11-4-24</i></u>	



**Council Communication**

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

Cigarette/Tobacco/Nicotine/Vapor  
Permit  
ITEM 7.B.

Council Action: 11/4/2024

**Description**

Sam Food Mart, 701 16th Ave. (NEW)

**Background/Discussion**

No issues from Legal or CBPD granting this permit.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
Cigarette/Tobacco/Nicotine/Vapor Permit (NEW)	Other	10/29/2024

Additional instructions are on the final page.

For period (MM/DD/YYYY) 11 / 5 / 2024 through 06/30/ 2025

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

Business Information:

Legal name/Doing business as (DBA): SAM FOOD MART  
Iowa sales and use tax account number: APPLY FOR IT  
Retail address: 701 16th AVE City: COUSH BLUFFS State: IA ZIP: 51501  
Mailing address: 208 S. 197th Street City: ELKHORN State: NE ZIP: 68022  
Phone: 319-229-4300

Legal Ownership Information:

Type of ownership: Sole Proprietor  Partnership  Corporation  LLC  LLP   
Name of sole proprietor, partnership, corporation, LLC, or LLP: Iowa 26 LLC  
Primary office address: 208 S. 197th Street City: ELKHORN State: NE ZIP: 68022  
Phone: 319-229-4300 Fax: \_\_\_\_\_ Email: uptown786@hotmail.com

Retail Information:

Types of Sales: Over-the-counter  Vending machine  Vending machine that assembles cigarettes  Delivery sales of alternative nicotine/vapor products (see instructions)   
Mobile sales (see instructions)  VIN: \_\_\_\_\_ License plate number: \_\_\_\_\_

Types of Products Sold: (Check all that apply)  
Cigarettes  Tobacco  Alternative nicotine products  Vapor products

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

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

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

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

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

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

Name: RASHAD KHAN Title: OWNER  
Address: 208 S. 197th Street  
City: ELKHORN State: NE ZIP: 68022  
Name: \_\_\_\_\_ Title: \_\_\_\_\_

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

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

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

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

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

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

**Signature of Authorized Party**

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

Printed Name/Title: RASHAD KHAN owner

Authorized Signature: [Signature]

Date: 10-10-24 Email: UPTOWN786@hotmail.com

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

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

- Fill in the amount paid for the permit: \$75.00
- Fill in the date the permit was approved by the council or board: 11-4-24
- Fill in the permit number issued by the city/county: 1247726
- Fill in the name of the city or county issuing the permit: Council Bluffs
- New  Renewal

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

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