



**Council Agenda, City of Council Bluffs, Iowa  
Special Meeting April 9, 2025, 9:00 AM  
Council Chambers, 2nd Floor, City Hall  
209 Pearl Street**

**AGENDA**

**1. CALL TO ORDER**

**2. PUBLIC HEARINGS**

A. Resolution 25-73

Resolution instituting proceedings to take additional action for the issuance of not to exceed \$930,000 General Obligation Bonds, Series 2025 (GCP-3).

**3. RESOLUTIONS**

A. Resolution 25-84

Resolution authorizing the issuance of \$7,855,000 General Obligation Bonds, Series 2025 and levying a tax for the payment thereof.

B. Resolution 25-106

Resolution that authorizes the Mayor and City Clerk to execute a contract in the amount of \$87,785.00 for the Pirate Cove Improvements, Project #R26-05 with Dostals Construction Co, Inc.

**4. CITIZENS REQUEST TO BE HEARD**

**5. OTHER BUSINESS**

**6. 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.*

## Council Communication

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

Resolution 25-73  
ITEM 2.A.

Council Action: 4/9/2025

### Description

Resolution instituting proceedings to take additional action for the issuance of not to exceed \$930,000 General Obligation Bonds, Series 2025 (GCP-3).

### Background/Discussion

Issuance of not to exceed \$930,000 General Obligation Bonds, in order to provide funds to pay the costs of:

- a) The improvement and equipping city facilities, including the law enforcement training and utility facilities;
- b) The acquisition, construction, reconstruction, enlargement, improvement, and equipping of swimming pools and recreation grounds, including Pirates Cove; and
- c) Planning for development of public improvements, including streets, flood plain, traffic control, public art, for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa.

### Recommendation

This is Step 3 of the General Obligation Bonding process, which is to conduct public hearings to approve the bond purposes by project outlined in the FY26-FY30 CIP. It is in the best interest of the City to continue to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

### ATTACHMENTS:

Description	Type	Upload Date
FY26 CIP	Other	3/13/2025
FY26 CIP Supplemental Information	Other	3/13/2025
GO Bond Process	Other	3/13/2025
Resolution 25-73	Resolution	3/20/2025

**FY 26**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,375,000	\$1,275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,650,000	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots						\$1,000,000							\$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating					\$675,000								\$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls					\$250,000								\$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs					\$210,000								\$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat						\$275,000							\$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck					\$90,000								\$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD					\$150,000								\$150,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting													\$50,000	PY Bond \$
Community Development Department			\$650,000	\$0	\$0	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750,000	
CD-26-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)					\$500,000								\$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003					\$600,000								\$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	\$350,000												\$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	\$300,000												\$300,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$280,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2							\$100,000						\$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement					\$280,000								\$280,000	
Police Department			\$0	\$0	\$0	\$0	\$1,232,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,232,412	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles					\$705,658								\$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers (with 5-year warranty cost broken out below)					\$436,754								\$436,754	
PD-26-02	Taser Replacement	Taser Warranty cost					\$90,000								\$90,000	
IT			\$0	\$0	\$0	\$0	\$800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	
IT-26-01	Safety and Security	Cameras					\$70,000								\$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage					\$500,000								\$500,000	
IT-26-03	Mobile Technology	MDTs and tablets					\$80,000								\$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation					\$150,000								\$150,000	
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,904,560	\$0	\$121,500	\$0	\$3,500,000	\$0	\$0	\$0	\$6,526,060	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge					\$600,000								\$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, Ph	Engineering and design of the north field improvements							\$50,000						\$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection					\$375,000								\$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street					\$400,000								\$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area					\$155,000								\$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment					\$261,000								\$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase 1	Engineering and design of playground and associated park improvements							\$71,500						\$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail					\$375,000								\$375,000	
PR-26-09	Vehicles & Heavy Equipment						\$738,560								\$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway									\$3,500,000				\$3,500,000	
Public Works Department			\$700,000	\$2,700,000	\$11,850,000	\$285,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,310,000	\$18,845,000	
PW-26-01	Infrastructure Maintenance	Emergency Repair			\$150,000										\$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements			\$200,000										\$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter			\$300,000										\$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study			\$100,000										\$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study			\$100,000										\$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,700,000	\$800,000										\$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer	3		\$2,250,000										\$2,250,000	

**FY 26**

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	General Fund - Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other	
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave			\$800,000									\$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000								\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure			\$450,000									\$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$875,000								\$375,000	\$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer			\$875,000								\$375,000	\$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer			\$650,000								\$250,000	\$900,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids			\$1,750,000								\$1,750,000	\$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.			\$1,500,000									\$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	\$700,000			\$175,000								\$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview				\$110,000							\$110,000	\$220,000	Other = Sewer
<b>Total</b>			<b>\$1,350,000</b>	<b>\$2,700,000</b>	<b>\$11,850,000</b>	<b>\$285,000</b>	<b>\$7,691,972</b>	<b>\$1,275,000</b>	<b>\$221,500</b>	<b>\$0</b>	<b>\$3,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,360,000</b>	<b>\$32,233,472</b>

City of Council Bluffs  
2025 Series Bond Hearing Supplemental Information  
FY26 CIP

Essential Corporate Purpose Reso 25-XX (not to exceed \$3,750,000)			ECP Hearing #1
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$3,423,412	\$3,750,000	
FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	CD-26-01	\$500,000	
Vehicles & Heavy Equipment	FD-26-02; PD-26-01; PD-26-02	\$985,658	
PD Equipment:tasers (\$90K of warranty cost)	PD-26-02	\$526,754	
Trolley Park Playground Equipment	PR-26-06	\$261,000	
City Park Improvements: Trails R-26-03; PR-26-04; PR-26-0		\$1,150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #2
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$885,000	\$910,000	
MAC Arena Upgrades - Phase I	BM-26-02	\$675,000	
MAC Arena Folding Chairs	BM-26-04	\$210,000	
General Corporate Purpose Reso 25-XX (not to exceed \$930,000)			GCP Hearing #3
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$905,000	\$930,000	
SWILE Backup Generator Addition	BM-26-07	\$150,000	
Pirate Cove Improvements	PR-26-05	\$155,000	
Downtown Plan	CD-26-02	\$600,000	
General Corporate Purpose Reso 25-XX (not to exceed \$850,000)			GCP Hearing #4
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$800,000	\$850,000	
Safety and Security	IT-26-01	\$70,000	
Infrastructure & Services	IT-26-02	\$500,000	
Mobile Technology	IT-26-03	\$80,000	
Software Licensing	IT-26-04	\$150,000	
General Corporate Purpose Reso 25-XX (not to exceed \$875,000)			GCP Hearing #5
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$828,560	\$875,000	
Vehicles & Heavy Equipment	BM-26-06; PR-26-09	\$828,560	
General Corporate Purpose Reso 25-XX (not to exceed \$910,000)			GCP Hearing #6
GENERAL OBLIGATION BONDS, SERIES 2025			
Total Purpose	\$850,000	\$910,000	
River's Edge Donor Plaza	PR-26-01	\$600,000	
City Hall Exterior Repair	BM-26-03	\$250,000	
	Total CIP Projects	\$ 7,691,972	
	Total Refunding	-	
	Total GO Bond Funding	\$ 7,691,972	

# City of Council Bluffs

## GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds

Step 4 – Reimbursement resolution

Step 5 – Resolution to collect a tax levy (also referred to as pre-levy)

Step 6 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 7 – Notice of Bond Sale; set public hearing for sale of bonds

Step 8 – Sale of Bonds public hearing

Step 9 – Final resolution is to approve the Bond paying agent and registrar

**Resolution 25-73**

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF COUNCIL BLUFFS, IOWA**

Not to exceed \$930,000 General Obligation Bonds (GCP-3)

- Public hearing on the issuance.
- Resolution instituting proceedings to take additional action.

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

March 24, 2025

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 Pro Tem Sandau, in the chair, and the following named Council Members:

Disalvo, Peterson, Sandau and Shudak

Absent: Gorman

Vacant: n/a

\* \* \* \* \*



The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$930,000 General Obligation Bonds, in order to provide funds to pay the costs of:

- a) the improvement and equipping city facilities, including the law enforcement training and utility facilities;
- b) the acquisition, construction, reconstruction, enlargement, improvement, and equipping of swimming pools and recreation grounds, including Pirates Cove; and
- c) planning for development of public improvements, including streets, flood plain, traffic control, public art,

for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Bonds. The Clerk advised the Mayor and the Council that \_\_\_\_\_ written objections had been filed. The Mayor then called for oral objections to the issuance of the Bonds and \_\_\_\_\_ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the issuance of the Bonds to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member \_\_\_\_\_ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$930,000 GENERAL OBLIGATION BONDS (GCP-3)", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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 25-73

#### RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$930,000 GENERAL OBLIGATION BONDS (GCP-3)

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$930,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of:

- a) the improvement and equipping city facilities, including the law enforcement training and utility facilities;
- b) the acquisition, construction, reconstruction, enlargement, improvement, and equipping of swimming pools and recreation grounds, including Pirates Cove; and
- c) planning for development of public improvements, including streets, flood plain, traffic control, public art,

and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$930,000 General Obligation Bonds, for the foregoing general corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 24<sup>th</sup> day of March, 2025.

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Mayor Pro Tem

ATTEST:

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City Clerk

STATE OF IOWA )  
 ) SS  
COUNTY OF POTTAWATTAMIE )

WITNESS my hand and the seal of the Council hereto affixed this 25th day of March, 2025.

City Clerk, City of Council Bluffs, State of  
Iowa

(SEAL)

## Council Communication

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

Resolution 25-84  
ITEM 3.A.

Council Action: 4/9/2025

### Description

Resolution authorizing the issuance of \$7,855,000 General Obligation Bonds, Series 2025 and levying a tax for the payment thereof.

### Background/Discussion

General Obligation Bonds, Series 2025, in the amount of \$7,855,000 shall be issued pursuant to the provisions of Iowa Code Section 384.25, 284.26, and 384.28 for the purposes covered by the hearings.

For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year following direct annual tax upon all the taxable property in the City of Council Bluffs, State of Iowa.

### Recommendation

The City is currently at Step 5 of the General Obligation Bonding process, which is to request approval of the resolution to collect a tax levy to pay for principal and interest payments. It is in the best interest of the City to continue to move forward in the process of proposing the issuance of General Obligation Bonds to satisfy the funding requirements for capital improvement projects for FY26.

### ATTACHMENTS:

Description	Type	Upload Date
GO Bond Process	Other	3/13/2025
Resolution 25-84	Resolution	3/20/2025

# City of Council Bluffs

## GO Bonding Process

Step 1 – Determine CIP requirements and Tax levy for next year budget

- a. 5 year CIP prepared and presented to Planning Commission
- b. Set public hearing
- c. Conduct public hearing on approval of 5 year CIP

Step 2 – Set public hearing for bond purposes

- a. 4/20 notice for essential corporate purpose
- b. 10/20 notice for general corporate purpose

Step 3 – Conduct public hearing and approve bond purpose resolutions to issue bonds

Step 4 – Reimbursement resolution

Step 5 – Resolution to collect a tax levy (also referred to as pre-levy)

Step 6 – Prepare Preliminary Official Statement (no Council action needed)

- a. Presentation to Moody's Investors for debt rating

Step 7 – Notice of Bond Sale; set public hearing for sale of bonds

Step 8 – Sale of Bonds public hearing

Step 9 – Final resolution is to approve the Bond paying agent and registrar

**Resolution 25-84**

**ITEMS TO INCLUDE ON AGENDA**

**CITY OF COUNCIL BLUFFS, IOWA**

\$7,855,000 General Obligation Bonds, Series 2025

- Resolution authorizing the issuance and levying a tax for the payment thereof.

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

March 24, 2025

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 Pro Tem Sandau, in the chair, and the following named Council Members:

Disalvo, Peterson, Sandau and Shudak

Absent: Gorman

Vacant: n/a

\* \* \* \* \*



Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION AUTHORIZING THE ISSUANCE OF \$7,855,000 GENERAL OBLIGATION BONDS, SERIES 2025, AND LEVYING A TAX FOR THE PAYMENT THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

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

\_\_\_\_\_

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

Whereupon, the Mayor declared the Resolution duly adopted as follows:

Resolution 25-84

RESOLUTION AUTHORIZING THE ISSUANCE OF  
\$7,855,000 GENERAL OBLIGATION BONDS, SERIES 2025,  
AND LEVYING A TAX FOR THE PAYMENT THEREOF

WHEREAS, the City of Council Bluffs, State of Iowa ("Issuer"), is a municipal corporation, organized and existing under the Constitution and laws of the State of Iowa, and is not affected by any special legislation; and

WHEREAS, the Issuer is in need of funds to pay costs of:

- a) the acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance;
- b) the equipping of the police and fire departments;
- c) the rehabilitation and improvement of parks already owned, and facilities, equipment, and improvements commonly found in city parks;
- d) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, with related utility and site improvements, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, grade crossing separations and approaches; the acquisition, installation, construction, reconstruction and repair of sidewalks, pedestrian underpasses and overpasses, trails, bridges, and culverts, acquisition of any real estate needed for any of the foregoing purposes;
- e) the improvement and equipping city facilities, including the law enforcement training and utility facilities;
- f) the acquisition, construction, reconstruction, enlargement, improvement, and

- equipping of swimming pools and recreation grounds, including Pirates Cove;
- g) planning for development of public improvements, including streets, flood plain, traffic control, public art;
- h) the acquisition, improvement, extension and enhancement of City's information technology infrastructure and services, including cameras, computers, servers, software and fiber;
- i) the equipping of city enterprises and departments, including vehicles for the Mid America Center and the Parks department;
- j) the acquisition, construction, reconstruction, enlargement, improvement and equipping of recreation grounds, recreation buildings, and recreation centers, including River's Edge donor plaza; and
- k) the acquisition, construction, reconstruction, extension, improvement and equipping of city hall

(the "Project"), and it is deemed necessary and advisable that General Obligation Bonds, Series 2025, dated June 4, 2025, in the amount of \$7,855,000 be issued; and

WHEREAS, the City Council has taken such acts as are necessary to authorize issuance of the Bonds.

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

Section 1. Authorization of the Issuance. General Obligation Bonds, Series 2025, in the amount of \$7,855,000 shall be issued pursuant to the provisions of Iowa Code Sections 384.25, 384.26 and 384.28 for the purposes covered by the hearing.

Section 2. Levy of Annual Tax. For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year the following direct annual tax upon all the taxable property in the City of Council Bluffs, State of Iowa, to wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
\$2,391,356.25	2025/2026
\$1,822,062.50	2026/2027
\$ 672,750.00	2027/2028
\$ 675,000.00	2028/2029
\$ 676,000.00	2029/2030
\$ 675,750.00	2030/2031
\$ 674,250.00	2031/2032
\$ 671,500.00	2032/2033
\$ 672,500.00	2033/2034
\$ 672,000.00	2034/2035

Principal and interest coming due at any time when the proceeds of the tax on hand are insufficient to pay the amount due shall be promptly paid when due from current funds available for that purpose and reimbursement must be made.

Section 3. Amendment of Levy of Annual Tax. Based upon the terms of the future sale of the Bonds to be issued, this Council will file an amendment to this Resolution ("Amended Resolution") with the County Auditor.

Section 4. Filing. A certified copy of this Resolution shall be filed with the County Auditor of County of Pottawattamie, State of Iowa, who shall, pursuant to Iowa Code Section 76.2, levy, assess and collect the tax in the same manner as other taxes and, when collected, these taxes shall be used only for the purpose of paying principal and interest on the Bonds.

PASSED AND APPROVED this 24<sup>th</sup> day of March, 2025.

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Mayor Pro Tem

ATTEST:

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City Clerk

# 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 25<sup>th</sup> day of March, 2025.

City Clerk, City of Council Bluffs, State of  
Iowa

(SEAL)

COUNTY AUDITOR'S CERTIFICATE

I, \_\_\_\_\_, County Auditor of Pottawattamie County, State of Iowa, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 there was filed in my office the Resolution of the City Council of the City of Council Bluffs, State of Iowa, adopted on the 24<sup>th</sup> day of March, 2025, such Resolution levying a tax for the purpose of paying principal and interest on \$7,855,000 of General Obligation Bonds, Series 2025, dated June 4, 2025, and authorizing the issuance of the Bonds.

(COUNTY SEAL)

\_\_\_\_\_  
County Auditor of Pottawattamie County, State  
of Iowa

4937-6265-3733-1\10342-203

## Council Communication

Department: Parks and Recreation  
Case/Project No.: Pirate Cove  
Improvements Project, R26-05  
Submitted by: Vincent Martorello

Resolution 25-106  
ITEM 3.B.

Council Action: 4/9/2025

### Description

Resolution that authorizes the Mayor and City Clerk to execute a contract in the amount of \$87,785.00 for the Pirate Cove Improvements, Project #R26-05 with Dostals Construction Co, Inc.

### Background/Discussion

The City Council approved \$155,000.00 for the Pirate Cove Improvement Project, R26-05. The project includes a concrete plaza and installing two shelters in an area formerly used as a sand volleyball court. Three bids were received for the project.

Dostals Construction Co. Inc. - \$87,875.00  
Western Iowa Utilities (Hildreth Landcape Inc) - \$88,387.70  
Judds Bros Construction Co - \$97,535.00

Dostals Construction Co. Inc. is the apparent low bidder. The probable cost for the project, including, Dostals's cost, remaining design fees, and the purchase of the two shelters is \$151,193.75 and is within the approved budget of \$155,000.00.

It is our goal to have the concrete installed before the pools open over Memorial Day weekend. The shelters will be installed in the fall after the pools close. This is due to the time it will take to receive the shelters once an order is placed.

### Recommendation

Approve resolution that authorizes the Mayor and City Clerk to execute a contract in the amount of \$87,785.00 for the Pirate Cove Improvements, Project #R26-05 with Dostals Construction Co, Inc.

### ATTACHMENTS:

Description	Type	Upload Date
Resolution 25-106	Resolution	4/3/2025

**RESOLUTION**  
**NO 25-106**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO  
AN AGREEMENT AND AWARD A CONTRACT IN THE AMOUNT OF \$87,785.00 TO  
DOSTALS CONSTRUCTION CO, INC FOR THE PIRATE COVE IMPROVEMENTS  
PROJECT, # 26-05**

- WHEREAS, the City Council approved \$155,000.00 for improvements to Pirate Cove Water Park in the FY 26 CIP; and
- WHEREAS, the upgrade will create a concrete plaza with two shelters in an area formerly used as a sand volleyball court; and
- WHEREAS, three bids were received for the project and the apparent low bidder is Dostals Construction Co Inc. with a bid in the amount of \$87,785.00, and
- WHEREAS, the probable cost for the project, including, Dostals' cost, remaining design fees, and the purchase of the two shelters is \$151,193.75 and is within the approved budget of \$155,000.00, and
- WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute a contract in the amount of \$87,785.00 for the Pirate Cove Improvements, Project #R26-05 with Dostals Construction Co, Inc.

ADOPTED  
AND  
APPROVED

April 9, 2025

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

ATTEST:

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