

Western Historic Trails Center - Proposed Soccer Complex - presented by  
Shane Jacobsen, Vincent Martorello, and Brandon Garrett

Review Agenda



## **City Council Meeting Minutes October 21, 2019**

### **CALL TO ORDER**

Mayor Matthew Walsh called the meeting to order on Monday October 21, 2019 at 7:00 p.m.

Council Members present: Melissa Head, Roger Sandau, Nate Watson, Sharon White and Mike Wolf.

Staff Present: Richard Wade and Allison Head.

### **CONSENT AGENDA**

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

Reading, correction and approval of the October 7, 2019 City Council Meeting Minutes.

Resolution 19-237

Resolution of intent to vacate and setting a Public Hearing for November 4, 2019 at 7:00 p.m. for the East north/south alley platted in Block 20, Howard's Addition. Location: West of South 10th Street, between 18th Avenue and 19th Avenue. SAV-19-007

August FY20 Financial Reports

Claims

Sharon White and Nate Watson moved and seconded approval of Consent Agenda, amending the agenda to remove items 7A, Resolution 19-239 and 7G, Resolution 19-245 from the agenda.. Unanimous, 5-0 vote.

### **MAYORS PROCLAMATIONS**

A. Extra Mile Day

B. National Lead Poisoning Prevention Week

Courtney Harter accepted proclamation.

**PUBLIC HEARINGS**

Resolution 19-238

Resolution granting final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. SUB-19-010

Sharon White and Mike Wolf moved and seconded approval of Resolution 19-238. Unanimous, 5-0 vote.

**ORDINANCES ON 2ND READING**

Ordinance 6402

Ordinance to Amend Title 3, Business Regulation and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa by repealing existing Chapter 3.58 "Street Sales" and replacing it with a new Chapter 3.58 entitled "Mobile Food Vendors".

Roger Sandau and Sharon White moved and seconded approval of Second Consideration of Ordinance 6402, as amended to change Pottawattamie County to proper authorities.. Unanimous, 5-0 vote.

Nate Watson and Mike Wolf moved and seconded approval of Motion to waive Third Consideration of Ordinance 6204. Ordinance passes to law.. Unanimous, 5-0 vote.

**RESOLUTIONS**

Resolution 19-239

Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

Resolution deleted from agenda via consent agenda motion.

Resolution 19-240

Resolution authorizing the mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase IX. Project # PW21-09

Nate Watson and Melissa Head moved and seconded approval of Resolution 19-240. Voice Vote, 4-0 vote.

(Abstain: White)

Resolution 19-241

Resolution authorizing the mayor to execute an agreement with Snyder & Associates, Inc. for engineering services in connection with the South 1st Street Neighborhood Rehab, Phase XI. Project # PW21-12

Sharon White and Mike Wolf moved and seconded approval of Resolution 19-241. Unanimous, 5-0 vote.

Resolution 19-242

Resolution to dispose of City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026

Roger Sandau and Melissa Head moved and seconded approval of Resolution 19-242. Unanimous, 5-0 vote.

Resolution 19-243

Resolution approving Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.

Mike Wolf and Sharon White moved and seconded approval of Resolution 19-243. Unanimous, 5-0 vote.

Resolution 19-244

Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.

Nate Watson and Sharon White moved and seconded approval of Resolution 19-244. Unanimous, 5-0 vote.

Resolution 19-245

Resolution appointing Jon Finnegan as the City's representative to engage in collective bargaining negotiations.

Resolution deleted from agenda via consent agenda motion.

Resolution 19-246

Resolution adopting the planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. PC-19-002

Sharon White and Melissa Head moved and seconded approval of Resolution 19-1246. Unanimous, 5-0 vote.

## **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

### Liquor Licenses

1. Casey's General Store #2096, 2301 S 24th Street
2. Council Bluffs Sinclair, 1305 N 25th Street
3. Hard Luck Saloon, 626 16th Ave
4. Iowa Western Community College, 2700 College Rd
5. Mega Saver, 3540 W Broadway

### Veterans Day Parade

Roger Sandau and Melissa Head moved and seconded approval of Applications for permits and cancellations, Item 8A 1-5, liquor licenses and Item 8B, Veterans Day Parade, Saturday November 9, , 2019.. Unanimous, 5-0 vote.

## **OTHER BUSINESS**

Wolf expressed the importance of Council members correcting inaccurate information on facebook.

## **CITIZENS REQUEST TO BE HEARD**

Bruce Kelly, 864 Mckenzie Avenue

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:16 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: City Clerk  
Case/Project No.:  
Submitted by: Jodi Quakenbush

Approval of Agenda & tape recordings of these  
proceedings to be incorporated into the official  
minutes.  
ITEM 3.A.

Council Action: 10/21/2019

**Description**

**Background/Discussion**

**Recommendation**

**Council Communication**

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

Reading, correction and approval of the October 7,  
2019 City Council Meeting Minutes.  
ITEM 3.B.

Council Action: 10/21/2019

<b>Description</b>
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<b>Background/Discussion</b>
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<b>Recommendation</b>
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**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">10-7-19 Minutes</a>	Other	10/10/2019



## **City Council Meeting Minutes October 7, 2019**

### **CALL TO ORDER**

Mayor Matthew Walsh called the meeting to order on Monday October 7, 2019 at 7:00 p.m.

Council Members present: Melissa Head, Roger Sandau, Nate Watson, Sharon White and Mike Wolf.

Staff Present: Richard Wade and Jodi Quakenbush.

### **CONSENT AGENDA**

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

Reading, correction and approval of the September 23, 2019 City Council Meeting Minutes.

Resolution 19-228

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY19.

Resolution 19-229

Resolution of intent to dispose of and setting a Public Hearing for October 21, 2019 at 7:00 p.m. for City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026

Council Bluffs Public Library Annual Report and Claims.

Sharon White and Nate Watson moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

### **MAYORS PROCLAMATIONS**

A. Fire Prevention Week

## **PUBLIC HEARINGS**

### Resolution 19-230

Resolution to dispose of City property generally described as being a portion of Lot 3, Marian Price Addition; a portion of Lots 9 and 10, Southland Gardens; and a portion of Lots 5 and 6, Block 25, Bayliss 3rd Addition. Location: South of 2806 S. 7th Street, 2805 S. 8th Street, and 711 28th Avenue. OTB-19-021

Heard from Travis Gulick, 2806 South 7th Street  
Roger Sandau and Mike Wolf moved and seconded approval of Resolution 19-230. Unanimous, 5-0 vote.

### Resolution 19-231

Resolution to dispose of City property described as the portion of Lot 3, Block 35, Everett's Addition lying southeasterly of the Union Avenue right-of-way. Location: formerly addressed as 812 S. 17th Street. OTB-19-025

Sharon White and Melissa Head moved and seconded approval of Resolution 19-231. Unanimous, 5-0 vote.

## **ORDINANCES ON 1ST READING**

### Ordinance 6402 (Continued from 9-23-19)

Ordinance to Amend Title 3, Business Regulation and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa by repealing existing Chapter 3.58 "Street Sales" and replacing it with a new Chapter 3.58 entitled "Mobile Food Vendors".

Sharon White and Nate Watson moved and seconded approval of First Consideration of Ordinance 6402, as amended to change the first sentence of 3.58.606 - License Fee, as follows: An application for a license under this article shall be accompanied by a nonrefundable processing fee of \$100.00 for each motor vehicle, trailer, cart or other piece of mobile equipment to be utilized in the business. Second Consideration to be held October 21, 2019 at 7:00 p.m. Unanimous, 5-0 vote.

## **RESOLUTIONS**

### Resolution 19-232

Resolution officially designating the City Council meeting dates for the City of Council Bluffs during the 2020 calendar year.

Roger Sandau and Nate Watson moved and seconded approval of Resolution 19-232. Unanimous, 5-0 vote.

Resolution 19-233

Resolution authorizing the Mayor to execute Iowa Department of Transportation Agreement No. 4-19-STBG-SWAP-014 in connection with the CBIS Segment 4 Sewer Relocations. Project # PW17-15

Melissa Head and Mike Wolf moved and seconded approval of Resolution 19-233. Unanimous, 5-0 vote.

Resolution 19-234

Resolution approving the use of 2020 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds and directing the Mayor to submit the 2020 Annual Plan to the City of Omaha and the U.S. Department of Housing and Urban Development (HUD.)

Sharon White and Nate Watson moved and seconded approval of Resolution 19-234. Unanimous, 5-0 vote.

Resolution 19-235

Resolution authorizing the release of a perpetual and permanent sanitary sewer easement across a portion of Parcel 'A' in the southeast quarter of Section 4-74-44, and being more particularly described on Attachment B. Location: Lying West of Interstate 29, East of River Road, and South of Nebraska Avenue. MIS-19-003

Sharon White and Melissa Head moved and seconded approval of Resolution 19-235. Unanimous, 5-0 vote.

Resolution 19-236

Resolution selecting Knudson Companies as the preferred developer for approximately 8.5 acres of City-owned land at South 34<sup>th</sup> Street and 1<sup>st</sup> Avenue and to enter into a purchase, sale, and development agreement.

Mike Wolf and Melissa Head moved and seconded approval of Resolution 19-236. Unanimous, 5-0 vote.

**APPLICATIONS FOR PERMITS AND CANCELLATIONS**

Liquor Licenses: 1) Casey's General Store #3050, 510 23rd Ave, 2) Fareway Stores, Inc. #073, 310 McKenzie Ave, 3) Hy-Vee Clubroom #2, 1745 Madison Ave, 4) Mo Fish, 2403 Nash Blvd, 5) Rustic Cuts, 501 Veterans Memorial Hwy, 6) St. Patrick's Catholic Church, 4 Valley View Dr (new), 7) Spillway Grill and Bar, 1840 Madison Ave, Ste 8 (special event)

Roger Sandau and Melissa Head moved and seconded approval of Application for Permits and Cancellations, 7A 1-7. Unanimous, 5-0 vote.

## **OTHER BUSINESS**

White shared that Friday October 11, 2019 is official pinkout day.  
Head shared that the primary elections are Tuesday October 8, 2019 and reminded everyone to get out and vote.

## **CITIZENS REQUEST TO BE HEARD**

Heard from Bruce Kelly, 864 McKenzie Avenue, Robert Fairchild, 2412 South 19th Street and Dave Malone, 1540 Valley View Lane.

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 7:31 pm.

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.

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Matthew J. Walsh, Mayor

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Attest: Jodi Quakenbush, City Clerk

**Council Communication**

Department: Community Development  
Case/Project No.: SAV-19-007  
Submitted by: Moises Monroy, Planner

Resolution 19-237  
ITEM 3.C.

Council Action: 10/21/2019

**Description**  
Resolution of intent to vacate and setting a Public Hearing for November 4, 2019 at 7:00 p.m. for the East north/south alley platted in Block 20, Howard's Addition. Location: West of South 10th Street, between 18th Avenue and 19th Avenue. SAV-19-007

**Background/Discussion**  
See attachments.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">SAV-19-007 Staff Report</a>	Other	10/11/2019
<a href="#">Attachment A - Location and Zoning Map</a>	Map	10/11/2019
<a href="#">Attachment B - Site Photos</a>	Other	10/11/2019
<a href="#">SAV-19-007 Public Hearing Notice</a>	Other	10/11/2019
<a href="#">Resolution 19-237</a>	Resolution	10/16/2019

**City Council Communication**

<p>Department: Community Development</p> <p>Case #SAV-19-007</p> <p>Property Owner/Applicant: Kathy and Wayne Goff 2037 23<sup>rd</sup> Avenue Council Bluffs, IA 51501</p>	<p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. _____</p>	<p>Planning Commission: 10/8/19</p> <p>Set Public Hearing: 10/21/19</p> <p>Public Hearing: 11/4/19</p>
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**Subject/Title**

**Request:** Public hearing on the request of Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition.

**Location:** West of South 10<sup>th</sup> Street, between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue.

**Background/Discussion**

The Community Development Department has received an application from Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition. The subject alley is unimproved and measures 12 feet in width by 284 feet in length. A city trail, formerly part of Wabash Railroad, transects the subject alleyway. The applicants own property directly west of the subject alley, legally described as Lots 10, 11, 21 and 22, except railroad right-of-way, all in Block 20, Howard’s Addition. If vacated, the applicants intend to acquire the portion adjoining their property to maintain control over mowing and landscaping.

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

- To provide due process and citizen participation in the application and review process for vacations.*  
There are eight property owners with land that abuts the subject alleyway. The owners of these properties are as follows:
  - West – Residential property owned by Kathy and Wayne Goff (1018 19<sup>th</sup> Avenue)  
Trail owned by the City of Council Bluffs
  - East – Residential property owned by Kenneth W. and Angela D. Leathers (1800 South 10<sup>th</sup> Street)  
Residential property owned by Jason D. Bliley (1808 South 10<sup>th</sup> Street)  
Residential property owned by Jason H. Clayton (1816 South 10<sup>th</sup> Street)  
Residential property owned by Elmer L. Jr. and Tracie L. Pruet (1822 South 10<sup>th</sup> Street)  
Residential property owned by Amy Vance Properties LLC (1826 South 10<sup>th</sup> Street)  
Vacant lot owned by Thomas E. and Lanette L. Flood  
Trail owned by the City of Council Bluffs

All abutting property owners were mailed petitions asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the portion of the alley adjacent to their property, if vacated. Responses to these petitions are summarized in Comment #10 below.
- To ensure that no property owner is deprived of required and reasonable access.*  
All abutting properties have frontage on either 19<sup>th</sup> Avenue or South 10<sup>th</sup> Street, except the property at 1808 South 10<sup>th</sup> Street. The city trail transects the parcel, depriving it from frontage on South 10<sup>th</sup> Street. While the subject alley is adjacent to this parcel, it is unimproved and provides no access to a public street. Thus, the parcel is effectively landlocked regardless whether the subject alley is vacated. A driveway located in the city-owned trail currently provides access to the parcel from South 10<sup>th</sup> Street. Mr. Bliley can continue to use the

driveway to access his property and has the option to retain an ingress/egress easement over the portion of the trail which transects his property.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*  
This request will not create a dead-end right-of-way, as the request is to vacate the entirety of the alley from 18<sup>th</sup> Avenue to 19<sup>th</sup> Avenue.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*  
The subject alley is unimproved and is not used for vehicular and/or pedestrian traffic.
5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*  
All City Departments and utilities were notified of the request. The following responses were received:
  - The Fire Department stated they have no comments on the request.
  - The Police Department stated they have no objections to the request.
  - The Public Works Department stated they have no infrastructure within the alley. They also stated that if the alley is vacated, the Maintenance and Operations Division will remove the alley return at 19<sup>th</sup> Avenue and pour curb as soon as the vacation is executed.
  - Council Bluffs Water Works stated they have no water main or appurtenances in the subject alleyway.
  - MidAmerican Energy Company stated they no objection to the request provided an easement is retained to provide access to maintain the two existing distribution poles and associated overhead electric facilities on the south end of the north/south alley.
  - Cox Communications stated they have cable lines on MidAmerican Energy's poles, therefore an easement would have to be retained to allow for maintenance of said cable lines.
6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.*  
Not applicable.
7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*  
The request is to vacate the entirety of the subject north/south alley.
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*  
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).
9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*  
Not applicable.
10. *To establish an equitable price for surplus public property.*  
All abutting property owners were notified about this vacation request. Each abutting property owner is eligible to receive their portion in consideration of the vacation application fee, which has already been paid. The following responses were received:
  - Kathy and Wayne Goff stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
  - Kenneth W. and Angela D. Leathers stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
  - Jason D. Bliley stated he is in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to his property.

Staff Report

- Jason H. Clayton stated he is favor of the request and are willing to acquire the portion of the East north/south alley adjacent to his property.
- Amy Vance Properties LLC stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
- There has been no reply from Elmer L. Jr. and Tracie L. Pruett or Thomas E. and Lanette L. Flood regarding the vacation request at the time this staff report was mailed out.

**Recommendation**

The Community Development Department recommends approval to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition, subject to an easement being be retained over the subject alleyway for utility access and maintenance purposes and all portions of the alleyway being be disposed of to an abutting property owner(s).

**Public Hearing**

Staff speaker on behalf of request:

1. Moises Monnroy, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor: None

Speakers against: None

**Planning Commission Recommendation**

The Planning Commission recommends approval to vacate and dispose of the East north/south alley platted in Block 20, Howard’s Addition, subject to an easement being be retained over the subject alleyway for utility access and maintenance purposes and all portions of the alleyway being be disposed of to an abutting property owner(s).

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried


**Attachments**

- Attachment A: Location and Zoning Map
- Attachment B: Site Photos

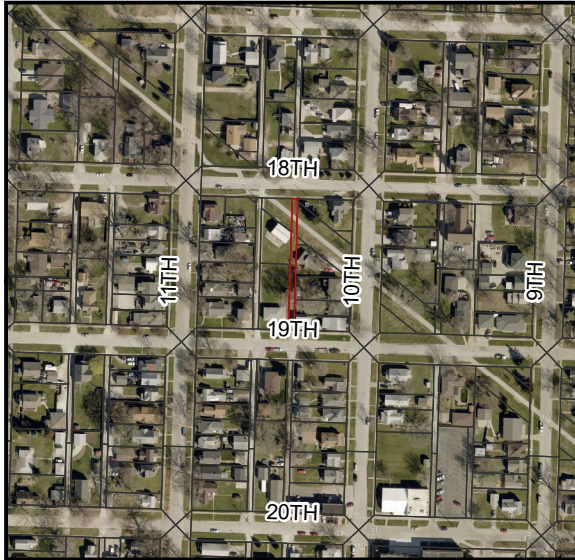
Prepared by: Moises Monnroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASE #SAV-19-007 LOCATION/ZONING MAP

### Legend

 Subject Alley

0 30 60  
1 Inch = 63 Feet



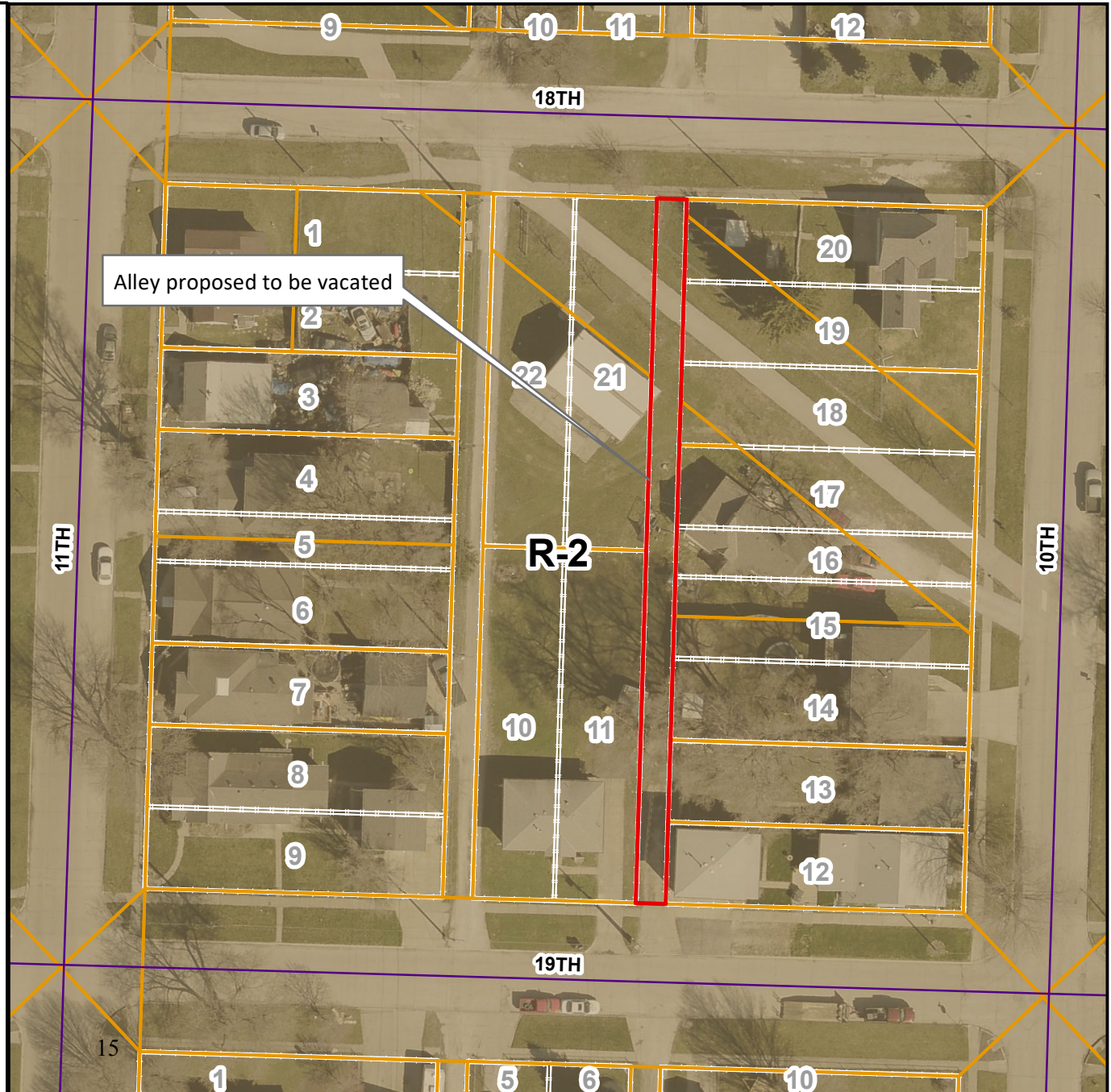
Last Amended: 9/20/19



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

**DISCLAIMER**

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



ATTACHMENT B



**NOTICE OF PUBLIC HEARING  
ON INTENT TO VACATE CITY PROPERTY**

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition, lying west of South 10<sup>th</sup> Street, between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 4<sup>th</sup> day of November, 2019 in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

**RESOLUTION NO. 19-237**

**A RESOLUTION OF INTENT TO VACATE THE EAST NORTH/SOUTH ALLEY PLATTED IN BLOCK 20, HOWARD’S ADDITION, LYING WEST OF SOUTH 10<sup>TH</sup> STREET, BETWEEN 18<sup>TH</sup> AVENUE AND 19<sup>TH</sup> AVENUE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** Kathy and Wayne Goff request the vacation of the East north/south alley platted in Block 20, Howard’s Addition, lying west of South 10<sup>th</sup> Street, between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue, City of Council Bluffs, Pottawattamie County, Iowa; and

**WHEREAS,** this City Council hereby declares its intent to consider disposition of this City right-of-way by conveying and quitclaiming all of its right, title and interest in it to the abutting property owner(s).

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

That this City does hereby express its intent to dispose of City owned property described as the East north/south alley platted in Block 20, Howard’s Addition, lying west of South 10<sup>th</sup> Street, between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That a public hearing on the City’s intent to dispose of this property is hereby set for November 4, 2019.

ADOPTED  
AND  
APPROVED: October 21, 2019.

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

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

**Council Communication**

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

August FY20 Financial Reports  
ITEM 3.D.

Council Action: 10/21/2019

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Expenditures by Amount</a>	Other	10/11/2019
<a href="#">Expenditures by Vendor</a>	Other	10/11/2019
<a href="#">Receipts &amp; Expenditures by Fund</a>	Other	10/11/2019

**CITY OF COUNCIL BLUFFS  
EXPENDITURES  
AUGUST FY 20  
(\$'S)**

<b>PAYEE</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
PAYROLL	\$2,987,749.64	CITY EMPLOYEE PAYROLL
HAWKINS CONSTRUCTION COMPANY	\$1,402,102.74	CONSTRUCTION
EFTPS	\$840,792.29	EMPLOYEE TAXES
TWO RIVERS INSURANCE COMPANY, INC.	\$817,410.28	EMPLOYEE INSURANCE
MFPRSI	\$714,485.40	RETIREMENT
SAMPSON CONSTRUCTION CO INC	\$561,919.00	CONSTRUCTION
BLUFFS PAVING & UTILITY INC	\$473,650.10	CONSTRUCTION
WASTE CONNECTIONS OF IOWA	\$296,797.24	HOUSEHOLD TRASH
RPL UTILITY LLC	\$288,854.66	CONSTRUCTION
WESTERN ENGINEERING COMPANY INC	\$285,845.61	CONSTRUCTION
OMAHA NEON SIGN CO INC	\$261,250.00	CONTRACT LABOR
JUDDS BROS CONSTRUCTION CO	\$225,101.13	CONSTRUCTION
IPERS	\$196,358.88	RETIREMENT
IOWA DEPT OF REVENUE	\$192,625.00	EMPLOYEE TAXES
HGM ASSOCIATES INC	\$191,899.35	PROFESSIONAL SVCS
COMPASS UTILITY LLC	\$187,860.25	CONSTRUCTION
MIDAMERICAN ENERGY COMPANY	\$170,587.25	ELECTRICITY
CAESARS ENTERTAINMENT	\$155,230.49	MAC OPERATING EXPENSE
MAC PAYROLL	\$147,152.63	MAC OPERATING EXPENSE
STUDIO 15 COMMERCIAL INTERIORS INC	\$100,978.34	PROFESSIONAL SVCS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$98,636.83	EMPLOYEE CONTRIB
MONROE TRUCK EQUIPMENT, INC.	\$90,446.00	EQUIPMENT/PARTS
EMPLOYERS MUTUAL CASUALTY COMPANY	\$83,699.43	INSURANCE
US BANK	\$82,689.08	CREDIT CARD PURCHASES

SJ ELECTRO SYSTEMS INC	\$77,122.61	EQUIPMENT/PARTS
INSIGHT PUBLIC SECTOR INC	\$76,618.60	HARDWARE/SOFTWARE
HOLLAND & MCKEE LLC	\$68,176.37	TREE WORK
HARMS OIL COMPANY	\$67,671.24	FUEL
MMC MECHANICAL CONTRACTORS, INC.	\$65,828.50	SERVICE LABOR
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$64,664.00	BUS SERVICE
DODGE PAYROLL	\$60,902.11	DODGE OPERATING EXPENSE
IOWA WASTE SERVICES HOLDINGS INC	\$54,655.04	SOLID WASTE DISPOSAL
BLUFFS ELECTRIC INC	\$53,990.93	ELECTRICAL REPAIR
DP MANAGEMENT LLC	\$51,266.40	MOWING/GROUNDS MAINT
EHRHART GRIFFIN & ASSOCIATES INC	\$50,870.86	PROFESSIONAL SVCS
SIBBERNSEN EXCAVATING	\$46,977.50	CONTRACT LABOR
HENNINGSEN CONSTRUCTION INC	\$44,551.50	CONSTRUCTION
WESTERN OILFIELDS SUPPLY COMPANY	\$41,820.90	RENTAL EXPS
PETROLEUM TRADERS CORPORATION	\$41,347.08	FUEL
SNYDER & ASSOCIATES INC	\$40,034.88	PROFESSIONAL SVCS
RELIANCE STANDARD LIFE INSURANCE CO	\$40,009.37	EMPLOYEE INSURANCE
NEBRASKA SALT & GRAIN CO	\$39,638.60	STREET MAINTENANCE SUPLS
NEXT PHASE ENVIRONMENTAL	\$33,464.93	GROUNDS MAINTENANCE
LYMAN RICHEY CORPORATION	\$32,102.50	STREET MAINTENANCE SUPLS
DOSTALS CONSTRUCTION CO INC	\$31,725.00	CONSTRUCTION
HDR ENGINEERING INC	\$28,441.44	PROFESSIONAL SVCS
DELL MARKETING L P	\$24,979.32	HARDWARE/SOFTWARE
COUNCIL BLUFFS WATER WORKS	\$23,646.63	WATER
SOUTHWEST IOWA PLANNING COUNCIL	\$23,140.42	CONTRACTURAL SVC
COX MEDIA, LLC	\$22,240.93	PHONE/INTERNET SVC
POLYDYNE INC	\$20,020.00	SUPPLIES
D&K PRODUCTS	\$18,964.93	DODGE OPERATING EXPENSE
HISTORICAL GENERAL DODGE HOUSE FOUNDATION INC	\$18,750.00	QUARTERLY CONTRACT PAYMENT
POTTAWATTAMIE COUNTY SHERIFF	\$18,275.00	INMATE COST
VERNE SIMMONDS COMPANY	\$18,200.00	SUPPLIES
KELTEK, INCORPORATED	\$18,020.40	EQUIPMENT/PARTS

JEO CONSULTING GROUP INC	\$17,899.65	CONSULTANT
ICMA RETIREMENT TRUST - 457	\$17,308.45	EMPLOYEE CONTRIB
OVERDRIVE INC	\$17,125.74	BOOKS/PERIODICALS/SUB
IP PATHWAYS LLC	\$16,881.24	HARDWARE/SOFTWARE
CVB	\$16,084.82	MAC OPERATING EXPENSE
SUEZ TREATMENT SOLUTIONS INC	\$15,772.85	EQUIPMENT/PARTS
IOWA DEPARTMENT OF REVENUE-SALES TAX	\$15,658.00	MAC OPERATING EXPENSE
COUNCIL BLUFFS WINSUPPLY	\$14,609.34	SUPPLIES
MID AMERICAN SIGNAL INC	\$14,434.00	EQUIPMENT/PARTS
GREGORY CONTAINER COMPANY	\$13,984.00	EQUIPMENT/PARTS
ASPHALT & CONCRETE MATERIALS CO.	\$13,727.98	STREET MAINTENANCE SUPLS
COLLECTION SERVICES CENTER	\$12,779.60	PAYROLL RELATED
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$12,060.00	EMPLOYEE CONTRIB
PATRICK STIBBS	\$11,975.00	ADVERTISEMENT
ELAVON INC	\$11,943.28	FEES
ZIMCO SUPPLY CO	\$11,604.00	DODGE OPERATING EXPENSE
BERT GURNEY & ASSOCIATES INC	\$11,024.20	EQUIPMENT/PARTS
BAKER TILLY VIRCHOW KRAUSE LLP	\$10,840.00	CONSULTANT
HTM SALES INC	\$10,422.00	EQUIPMENT/PARTS
IOWA DEPARTMENT OF REVENUE-SALES TAX	\$10,369.00	DODGE OPERATING EXPENSE
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
BAKER & TAYLOR INC	\$10,003.79	BOOKS/PERIODICALS/SUB
LAURISSA BERKER	\$10,000.00	PROFESSIONAL SVCS
PITNEY BOWES INC.	\$10,000.00	POSTAGE & LEASE COST
CARLEY CONSTRUCTION LLC	\$9,698.12	CONSTRUCTION
VEHICLE MAINTENANCE PROGRAM INC	\$9,619.00	SUPPLIES
NMC INC.	\$9,523.76	EQUIPMENT/PARTS
PAPILLION SANITATION	\$9,493.33	SOLID WASTE DISPOSAL
CITY OF COUNCIL BLUFFS2	\$9,480.00	MAC OPERATING EXPENSE
MACONN ENTERPRISES LLC	\$9,211.80	GROUNDS MAINTENANCE
SYSCO - LINCOLN	\$8,906.38	DODGE OPERATING EXPENSE
EDWARDS MOTORSPORTS LLC	\$8,849.08	EQUIPMENT/PARTS

THE DAVEY TREE EXPERT COMPANY	\$8,800.00	TREE WORK
CITY OF COUNCIL BLUFFS-FLEX	\$8,787.66	EMPLOYEE CONTRIB
EXCHANGE BANK LEASING DIV	\$8,766.41	DODGE OPERATING EXPENSE
PAY-LESS OFFICE PRODUCTS INC	\$8,603.40	SUPPLIES
VERIZON WIRELESS SERVICES LLC	\$8,546.96	CELL PHONE
THE SCOTTS MIRACLE-GRO COMPANY	\$8,490.15	SERVICE LABOR
EMSPACE INC	\$7,760.97	CONSULTANT
OPTIMUM DATA INC	\$7,360.00	HARDWARE/SOFTWARE
AQUA-CHEM INCORPORATED	\$7,346.81	SUPPLIES
ADVANCED DATA PROCESSING, INC	\$7,324.14	AMBULANCE BILLING FEE
MIDWEST TAPE, LLC	\$7,311.98	DVD/AUDIO/CD
EBSCO INDUSTRIES, INC.	\$7,202.00	SUBSCRIPTION
CORNHUSKER INTERNATIONAL TRUCKS	\$7,166.87	EQUIPMENT/PARTS
TREASURER STATE OF IOWA/SALES TAX	\$7,099.00	SALES TAX
CONTROLLED MATERIALS & EQUIPMENT TRANS.	\$6,883.00	CONSTRUCTION
ADASHI SYSTEMS LLC	\$6,419.00	HARDWARE/SOFTWARE
SOLARWINDS INC	\$6,417.00	HARDWARE/SOFTWARE
DONALD W MATHEWS	\$6,183.24	VEHICLE REPAIR
JEREDITH BRANDS LLC	\$5,986.50	JANITORIAL SERVICE
ABLE LOCKSMITHS	\$5,947.50	PROFESSIONAL SVCS
STERN OIL CO INC	\$5,917.52	SUPPLIES
FELSBURG HOLT & ULLEVIG INC	\$5,830.61	PROFESSIONAL SVCS
FACTORY MOTOR PARTS	\$5,754.75	EQUIPMENT/PARTS
ARNOLD MOTOR SUPPLY, LLP	\$5,544.92	EQUIPMENT/PARTS
DOLL DISTRIBUTING LLC	\$5,438.90	DODGE OPERATING EXPENSE
MARCO HOLDINGS, LLC	\$5,336.61	COPY/PRINTER MAINTANCE
GEA MECHANICAL EQUIPMENT US INC	\$5,331.43	EQUIPMENT/PARTS
NAPA AUTO PARTS	\$5,328.38	EQUIPMENT/PARTS
LANDSCAPES MGMT COMPANY	\$5,190.00	DODGE OPERATING EXPENSE
PARAMOUNT GAS PRODUCTS LLC	\$5,117.60	SAFETY EQUIPMENT
CITY OF COUNCIL BLUFFS-DEPENDENT	\$5,040.90	EMPLOYEE CONTRIB
ERRIN K GUNDERSON	\$4,716.27	MOWING/GROUNDS MAINT

MERSINO DEWATERING INC	\$4,690.00	REPAIRS & MAINTENANCE
SUBSURFACE SOLUTIONS	\$4,597.20	EQUIPMENT/PARTS
JOHNSON CONTROLS INC.	\$4,473.65	EQUIPMENT/PARTS
GEORGE BUTLER ASSOCIATES, INC.	\$4,449.20	REPAIRS & MAINTENANCE
CFI TIRE SERVICE	\$4,358.14	TIRE REPLACEMENT/REPAIR
MICHAEL O'BRADOVICH	\$4,200.00	PROFESSIONAL SVCS
REGENTS OF THE UNIVERSITY OF MINNESOTA	\$4,196.00	SUPPLIES
HOSE & HANDLING INC.	\$4,129.52	EQUIPMENT/PARTS
U S AUTO FORCE	\$4,035.80	EQUIPMENT/PARTS
INFO USA MARKETING INC	\$4,020.00	FEES
CERTIFIED TRANSMISSION	\$4,010.35	REPAIRS & MAINTENANCE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,960.00	EMPLOYEE CONTRIB
VEENSTRA & KIMM INC	\$3,903.00	PROFESSIONAL SVCS
CABANA COFFEE	\$3,899.38	MAC OPERATING EXPENSE
STATE LIBRARY OF IOWA	\$3,819.80	SUBSCRIPTION
CITY OF COUNCIL BLUFFS	\$3,786.72	DODGE OPERATING EXPENSE
DEFIANCE, INC.	\$3,766.35	REPAIRS & MAINTENANCE
CHAMPLIN TIRE RECYCLING INC	\$3,689.00	TIRE DISPOSAL
CITY TREASURER	\$3,676.83	DODGE OPERATING EXPENSE
IOWA WORKFORCE DEVELOPMENT	\$3,614.88	UNEMPLOYEMENT
THERMAL SERVICES	\$3,614.00	REPAIRS & MAINTENANCE
CHI HEALTH CLINIC	\$3,613.63	PROFESSIONAL SVCS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,600.00	EMPLOYEE CONTRIB
FIRST NATIONAL BANK PCARDS ACH	\$3,502.36	DODGE OPERATING EXPENSE
ASPEN EQUIPMENT CO	\$3,460.00	EQUIPMENT/PARTS
DALES TRASH SERVICE INC	\$3,420.00	RENTAL EXPS
LANDSCAPES UNLIMITED	\$3,368.06	DODGE OPERATING EXPENSE
TRANS IOWA EQUIPMENT LLC	\$3,337.04	EQUIPMENT/PARTS
VERTIV CORPORATION	\$3,282.00	HARDWARE/SOFTWARE
BARTON SOLVENTS INC	\$3,223.75	SUPPLIES
FELD FIRE	\$3,213.16	EQUIPMENT/PARTS
DRIVER SEWER & WATER INC	\$3,210.00	REPAIRS & MAINTENANCE

FRATERNAL ORDER OF POLICE	\$3,150.00	EMPLOYEE CONTRIB
LOCKTON CO, LLC - KC SERIES	\$3,066.00	DODGE OPERATING EXPENSE
THE RETROFIT COMPANIES INC	\$3,056.25	SERVICE LABOR
DRAKE-WILLIAMS STEEL INC	\$3,018.00	REPAIRS & MAINTENANCE
FIREGUARD, INC.	\$3,003.00	EQUIPMENT/PARTS
OMNI ENGINEERING	\$2,933.36	STREET MAINTENANCE SUPLS
LKQ CORPORATION	\$2,900.00	EQUIPMENT/PARTS
MCINTOSH PLUMBING INC	\$2,833.75	PLUMBING NEW OR REPAIR
MIDWEST TURF & IRRIGATION	\$2,807.90	EQUIPMENT/PARTS
LISA J LARSEN	\$2,800.00	PROFESSIONAL SVCS
ENDRESS & HAUSER	\$2,780.93	SUPPLIES
SHOWER TOWER INC	\$2,762.18	EQUIPMENT/PARTS
BGNE INC.	\$2,715.43	SUPPLIES
THE OFFICE CLEANERS	\$2,714.29	JANITORIAL SERVICE
PREMIER MIDWEST BEVERAGE CO	\$2,701.50	DODGE OPERATING EXPENSE
HEININGER CONSTRUCTION LLC	\$2,650.00	CONTRACT LABOR
ADVANCE SERVICES, INC	\$2,522.88	CONTRACT LABOR
WINDSTREAM CORPORATION	\$2,507.16	TELEPHONE
WEST BROADWAY CLINIC P C	\$2,500.00	CONSULTANT
J & R DOOR CO	\$2,480.00	EQUIPMENT/PARTS
BANK & CREDIT CARD FEES	\$2,453.48	DODGE OPERATING EXPENSE
ECOSOLUTIONS LLC	\$2,430.75	SUPPLIES
DMG INC	\$2,295.72	ELECTRICAL REPAIR
ADIDAS AMERICA INC	\$2,249.23	DODGE OPERATING EXPENSE
HEARTLAND TIRES & TREADS INC	\$2,244.20	TIRE REPLACEMENT/REPAIR
WILLCO INC.	\$2,202.25	EQUIPMENT/PARTS
BLACK HILLS UTILITY HOLDINGS, INC.	\$2,185.42	NATURAL GAS
AGRIVISION EQUIPMENT GROUP	\$2,156.22	EQUIPMENT/PARTS
DIAMOND MARKETING SOLUTIONS GROUP, INC.	\$2,079.86	POSTAGE & LEASE COST
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$2,000.00	MEDICAL SUPPLIES
WOODHOUSE FORD CHRYSLER INC	\$1,979.64	EQUIPMENT/PARTS
CLEAR TITLE & ABSTRACT LLC	\$1,942.25	PROFESSIONAL SVCS

SILVERSTONE GROUP INC.	\$1,902.00	INSURANCE
I-80 LIQUOR & TOBACCO	\$1,783.08	DODGE OPERATING EXPENSE
MCMULLEN FORD INC	\$1,782.57	EQUIPMENT/PARTS
EDWARDS CHEVROLET-CADILLAC INC	\$1,775.30	EQUIPMENT/PARTS
ECHO GROUP	\$1,739.48	SUPPLIES
RESOURCE RENTAL CENTER INC	\$1,733.00	RENTAL EXPS
BOBCAT OF OMAHA	\$1,708.91	EQUIPMENT/PARTS
ACUSHNET COMPANY	\$1,685.42	DODGE OPERATING EXPENSE
CALLAWAY	\$1,651.44	DODGE OPERATING EXPENSE
ACCENT PACKAGING INC	\$1,587.73	SUPPLIES
A + UNITED RADIATOR REPAIR INC.	\$1,585.00	REPAIRS & MAINTENANCE
COMMAND CENTER INC	\$1,551.41	MAC OPERATING EXPENSE
AMERICAN BOTTLING COMPANY	\$1,541.28	SUPPLIES
DAILY NONPAREIL	\$1,533.75	ADVERTISEMENT
IOWA PRISON INDUSTRIES	\$1,528.20	SUPPLIES
PEPSI BEVERAGES CO	\$1,520.71	DODGE OPERATING EXPENSE
DBI INC	\$1,498.00	REPAIRS & MAINTENANCE
COLIBRI SYSTEMS NORTH AMERICA INC	\$1,481.98	SUPPLIES
MIDWEST FLOOR COVERING, INC	\$1,481.00	SERVICE LABOR
WATEROUS COMPANY	\$1,462.34	EQUIPMENT/PARTS
EL DORADO	\$1,455.82	MAC OPERATING EXPENSE
SAFETY GUARD INC	\$1,450.00	REPAIRS & MAINTENANCE
AOI CORPORATION	\$1,443.21	SUPPLIES
RASMUSSEN MECHANICAL SERVICES INC	\$1,414.43	EQUIPMENT/PARTS
MIDWEST GLASS	\$1,413.22	REPAIRS & MAINTENANCE
LPL FINANCIAL LLC	\$1,411.64	DODGE TRUST REIMBURSEMENT
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS
MOBOTREX INC	\$1,372.80	SUPPLIES
NEBRASKA AIR FILTER INC	\$1,365.72	SUPPLIES
TOYNE INC	\$1,352.40	EQUIPMENT/PARTS
JOY DRYDEN INC.	\$1,344.00	SUPPLIES
GREAT PLAINS UNIFORMS	\$1,336.50	UNIFORMS

ALLIED ELECTRONICS INCORPORATED	\$1,295.68	SUPPLIES
IOWA DEPARTMENT OF NATURAL RESOURCE	\$1,275.00	TRAINING
OMAHA DOOR & WINDOW CO INC	\$1,269.63	REPAIRS & MAINTENANCE
OCLC INC	\$1,255.86	SUBSCRIPTION
MECHANICAL INC	\$1,255.00	MAC OPERATING EXPENSE
ROSANNA M THURMAN	\$1,250.00	CONSULTANT
MARK A WARNEKE	\$1,245.00	PROFESSIONAL SVCS
FUNNEL CAKE	\$1,242.89	MAC OPERATING EXPENSE
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP
FIRST WIRELESS INC	\$1,220.00	EQUIPMENT/PARTS
DEMCO INC	\$1,202.49	SUPPLIES
MITCHELL AND ASSOCIATES INC	\$1,200.00	CONSULTANT
STETSON BUILDING PRODUCTS INC	\$1,198.50	SUPPLIES
MURPHY TRACTOR & EQUIPMENT CO CORP	\$1,170.46	EQUIPMENT/PARTS
DAVIS EQUIPMENT CORPORATION	\$1,160.16	EQUIPMENT/PARTS
WAYNE PETERSON	\$1,139.00	MOWING/GROUNDS MAINT
GOLF SCORECARDS INC	\$1,085.00	DODGE OPERATING EXPENSE
RIVERSIDE BUILDING MAINTENANCE INC	\$1,071.00	JANITORIAL SERVICE
BRYAN PREGON	\$1,062.50	PROFESSIONAL SVCS
MYRON WILDER	\$1,062.50	PROFESSIONAL SVCS
KAYS CUSTOMS LLC	\$1,038.50	SERVICE LABOR
CITY OF OMAHA	\$1,000.00	CONTRACT AGREEMENT
HASTINGS COLLEGE	\$1,000.00	HARDWARE/SOFTWARE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,000.00	EMPLOYEE CONTRIB
NEW COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00	DEVLPMNT CONTRACT
DEAN HOLDING COMPANY	\$991.24	CONCESSIONS
JOE NEUMANN	\$972.67	DODGE OPERATING EXPENSE
CONTROL SERVICES INC	\$967.88	REPAIRS & MAINTENANCE
LAWSON PRODUCTS INC	\$958.88	SUPPLIES
WEST PUBLISHING CORPORATION	\$952.87	SUBSCRIPTION
UNDERGROUND LOCATION COMPANY	\$947.40	PROFESSIONAL SVCS
ROCK MILLS ENTERPRISES INC	\$937.50	EQUIPMENT/PARTS

MAX I WALKER UNIFORM & APPAREL	\$922.77	UNIFORMS
DAVID W COBERLY SR.	\$918.24	UNIFORMS
ARROW TOWING	\$917.00	TOWING/STORAGE/AUCTION
ABM	\$896.50	JANITORIAL SERVICE
FOX HOLDINGS, INC.	\$875.00	REPAIRS & MAINTENANCE
ATHLETICO EXCEL NEBRASKA LLC	\$873.00	PROFESSIONAL SVCS
MATHESON TRI GAS INC.	\$864.58	SUPPLIES
RECORDED BOOKS LLC	\$861.01	DVD/AUDIO/CD
BOMGAARS SUPPLY INC	\$839.60	SUPPLIES
CANON SOLUTIONS AMERICA INC	\$835.53	COPY/PRINTER MAINTANCE
SIGN-MOBILE	\$828.00	PROFESSIONAL SVCS
UNITED HEALTHCARE	\$824.06	REFUND
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
OLD DOMINION BRUSH COMPANY INC	\$805.66	SUPPLIES
IOWA DEPARTMENT OF PUBLIC SAFETY	\$800.00	TRAINING
ABC ELECTRIC INC.	\$783.00	REPAIRS & MAINTENANCE
CHILD SUPPORT SERVICES DIVISION	\$771.48	PAYROLL RELATED
C & J INDUSTRIAL SUPPLY	\$770.40	JANITORIAL SERVICE
PASSPORT LABS INC	\$768.25	FEES
DAIKIN APPLIED	\$767.92	REPAIRS & MAINTENANCE
GOVDEALS INC	\$762.76	ONLINE PAYMENT FEES
CENTURYLINK	\$750.88	TELEPHONE
C J FUTURES INC	\$750.00	MOWING/GROUNDS MAINT
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$744.93	PAYROLL RELATED
ALLIED OIL & TIRE COMPANY	\$736.66	SUPPLIES
YMCA OF GREATER OMAHA	\$730.00	DUES/MEMBERSHIP
TODD VALLEY FARMS INC	\$730.00	DODGE OPERATING EXPENSE
ENTERPRISE FM TRUST	\$724.88	RENTAL EXPS
BISHOP BUSINESS EQUIPMENT COMPANY	\$670.51	SUPPLIES
POINT CONSTRUCTION	\$670.00	SERVICE LABOR
BOUND TO STAY BOUND BOOKS INC	\$661.70	BOOKS/PERIODICALS/SUB
HOTSY EQUIPMENT COMPANY	\$656.20	REPAIRS & MAINTENANCE

AG SOLUTIONS GROUP LLC	\$656.00	EQUIPMENT/PARTS
YAMAHA MOTOR FINANCE ACH	\$652.24	DODGE OPERATING EXPENSE
IPFS CORPORATION	\$645.39	DODGE OPERATING EXPENSE
T HALL ABC INC	\$637.61	MAC OPERATING EXPENSE
DOLL DISTRIBUTING INC	\$636.22	MAC OPERATING EXPENSE
BLUFFS TAXI & COURIER	\$635.75	TRANSIT SERVICES
ECHO ELECTRIC SUPPLY	\$625.90	MAC OPERATING EXPENSE
KUSSMAUL ELECTRONICS LLC	\$616.66	SUPPLIES
MID IOWA REFRIGERATION INC	\$605.10	EQUIPMENT/PARTS
TRIGON CORPORATION	\$604.98	SUPPLIES
FISHER SCIENTIFIC COMPANY, LLC	\$599.97	TESTING
TURF CARS LTD	\$590.00	DODGE OPERATING EXPENSE
CENGAGE LEARNING INC	\$578.20	BOOKS/PERIODICALS/SUB
FASTSIGNS	\$573.96	DODGE OPERATING EXPENSE
MICHAEL M SALES	\$568.00	PRINTING/BINDING
OREGON DEPARTMENT OF JUSTICE	\$554.31	PAYROLL RELATED
CLEVELAND GOLF/SRIXON	\$551.50	DODGE OPERATING EXPENSE
VOICE & DATA SYSTEMS INC	\$534.50	TELEPHONE
SANDAU BROS SIGN CO INC	\$530.00	SUPPLIES
TED'S MOWER SALES & SERVICE INC	\$528.50	EQUIPMENT/PARTS
JONES AUTOMOTIVE	\$525.27	EQUIPMENT/PARTS
PRESTIGE FLAG	\$514.62	DODGE OPERATING EXPENSE
RELIANT FIRE APPARATUS INC	\$512.68	EQUIPMENT/PARTS
A RAYMOND PLUMBING	\$500.00	REPAIRS & MAINTENANCE
CITY OF LA VISTA	\$500.00	TRAINING
J FULCHER INC	\$496.50	EQUIPMENT/PARTS
PARAMOUNT LINEN & UNIFORMS	\$490.78	DODGE OPERATING EXPENSE
ENGINEERING TECHNOLOGIES INC	\$475.00	CONSULTANT
CONSTELLATION NEWENERGY-GAS DIVISION, LLC	\$467.58	NATURAL GAS
MENARD INC.	\$464.37	SUPPLIES
J&M GOLF	\$451.60	DODGE OPERATING EXPENSE
CENTER POINT LARGE PRINT	\$446.40	SUPPLIES

RADIATOR DEPOT	\$435.00	EQUIPMENT/PARTS
DALTON PREGON	\$420.00	PROFESSIONAL SVCS
CHEMSEARCH FE	\$415.39	SUPPLIES
BUCK'S INC.	\$412.53	VEHICLE WASH
TERRACON CONSULTANTS INC	\$408.75	PROFESSIONAL SVCS
W.W. GRAINGER, INC.	\$402.49	EQUIPMENT/PARTS
O'REILLY AUTOMOTIVE INC	\$386.92	EQUIPMENT/PARTS
GENIE SERVICE LLC	\$375.00	PEST CONTROL
M & R WELDING	\$368.00	WELDING SUPPLIES/SERVICE
RESPOND FIRST AID SYSTEMS	\$363.85	MEDICAL SUPPLIES
ELECTRIC PUMP	\$360.00	EQUIPMENT/PARTS
USM WEAR TECHNOLOGIES, LLC.	\$352.50	EQUIPMENT/PARTS
KEVIN COBLE	\$350.00	PROFESSIONAL SVCS
LP BUILDING SERVICES GROUP	\$350.00	JANITORIAL SERVICE
RICK BRAMMER	\$350.00	PROFESSIONAL SVCS
DAVID W WOODY	\$340.00	SUPPLIES
POTTAWATTAMIE COUNTY TREASURER	\$335.00	FEES
DAVID AARON	\$325.00	PROFESSIONAL SVCS
CUMMINS SALES & SERVICE	\$324.03	EQUIPMENT/PARTS
THERMO KING CHRISTENSEN	\$323.55	SUPPLIES
SAPP BROTHERS INC	\$316.80	FUEL
OMAHA PNEUMATIC EQUIPMENT COMPANY	\$301.07	SUPPLIES
SCOTT M POPE	\$300.00	REIMB EMPLOYEE EXPENSE
STEVEN J ROSS	\$300.00	REIMB EMPLOYEE EXPENSE
GREY HOUSE PUBLISHING	\$290.00	BOOKS/PERIODICALS/SUB
GREATAMERICA FINANCIAL SERVICES CORP	\$285.57	CONTRACT AGREEMENT
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	EMPLOYEE CONTRIB
ROBERT L WISE	\$280.00	PROFESSIONAL SVCS
RICHARD BELT	\$275.00	PROFESSIONAL SVCS
MATTHEW M KRZYCKI	\$272.20	REIMB EMPLOYEE EXPENSE
YANT EQUIPMENT	\$271.00	REPAIRS & MAINTENANCE
IOWA DEPARTMENT OF REVENUE	\$265.00	PAYROLL RELATED

THE TRANZONIC COMPANIES	\$264.81	UNIFORMS
BMI JANITORIAL GROUP	\$260.00	MAC OPERATING EXPENSE
ROSE EQUIPMENT, LLC	\$259.98	EQUIPMENT/PARTS
WATER ENGINEERING INC	\$254.57	GROUNDS MAINTENANCE
BACKSTAGE LIBRARY WORKS	\$250.00	SUBSCRIPTION
CHN NEBRASKA	\$250.00	REFUND
KATHY ALVAREZ	\$250.00	REFUND
LAURA CAPEL	\$250.00	REFUND
J & R LIQUOR	\$246.54	MAC OPERATING EXPENSE
ODEYS INC	\$239.85	EQUIPMENT/PARTS
HACH COMPANY	\$238.00	EQUIPMENT/PARTS
HEARTLAND CO-OP	\$228.00	FUEL
RDG GEOSCIENCE & ENGINEERING INC	\$227.25	PROFESSIONAL SVCS
TY'S OUTDOOR POWER & SERVICE	\$224.97	EQUIPMENT/PARTS
WASTE CONNECTIONS OF IOWA	\$222.50	DODGE OPERATING EXPENSE
PAUL THOMAS GALUS	\$220.00	MAC OPERATING EXPENSE
KAILA MERCHANT	\$212.93	REIMB EMPLOYEE EXPENSE
MIDWEST TURF & IRRIGATION	\$210.43	DODGE OPERATING EXPENSE
ALLOY SPECIALTY INC	\$210.00	PROFESSIONAL SVCS
EDWARD JAMES BREWSTER JR	\$210.00	PROFESSIONAL SVCS
JAROD ROSALES	\$201.94	DODGE OPERATING EXPENSE
TODD ARCHER	\$200.00	REFUND
MIKALA GOFORTH	\$200.00	DODGE OPERATING EXPENSE
INLAND TRUCK PARTS COMPANY INC	\$198.02	EQUIPMENT/PARTS
CAVENDISH SQUARE PUBLISHING LLC	\$195.54	BOOKS/PERIODICALS/SUB
UNIVERSITY OF NEBRASKA AT OMAHA	\$195.00	TRAINING
JIM HAWK TRUCK TRAILERS INC.	\$189.60	EQUIPMENT/PARTS
FREDERICK T ROSE	\$188.96	REFUND
JODI R QUAKENBUSH	\$185.60	REIMB EMPLOYEE EXPENSE
INTERSTATE POWERSYSTEMS	\$182.90	EQUIPMENT/PARTS
DICK DEAN SERVICE INC.	\$180.00	REPAIRS & MAINTENANCE
PROFESSIONAL AUDIOLOGY AND	\$175.00	PROFESSIONAL SVCS

CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$165.68	EQUIPMENT/PARTS
BURTON PLUMBING	\$163.00	EQUIPMENT/PARTS
SCOTT OFFERMAN	\$155.00	EQUIPMENT/PARTS
ROBERT E ADAMS	\$153.00	REFUND
BLUFFS TOOL & MACHINE	\$150.00	REPAIRS & MAINTENANCE
PEERLESS WIPING CLOTH CO	\$150.00	SUPPLIES
SAFETY KLEEN CORPORATION	\$150.00	SERVICE LABOR
BENJAMIN E JOHNSON	\$148.48	REIMB EMPLOYEE EXPENSE
AHLERS & COONEY P.C	\$147.00	ATTORNEY FEES
DYLAN ROCKWELL	\$145.00	REIMB EMPLOYEE EXPENSE
KELLY SALVO	\$145.00	REIMB EMPLOYEE EXPENSE
STANEK FIRE PROTECTION	\$139.00	SAFETY EQUIPMENT
RONALD NELSON	\$129.93	DODGE OPERATING EXPENSE
GREEN SIDE UP	\$128.40	DODGE OPERATING EXPENSE
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$126.82	LANDSCAPING SUPPLIES
BOFA	\$124.71	MAC OPERATING EXPENSE
GREAT AMERICA FINANCIAL SERVICE	\$121.22	DODGE OPERATING EXPENSE
COX BUSINESS	\$119.12	DODGE OPERATING EXPENSE
FASTENAL COMPANY	\$115.37	SUPPLIES
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$104.00	PROFESSIONAL SVCS
MARTIN RESOURCE MANAGEMENT	\$103.60	SUPPLIES
EVELYN RAMIREZ	\$100.00	REFUND
ROBERTA J LOWE	\$100.00	PROFESSIONAL SVCS
AMOS DEAN	\$100.00	MAC OPERATING EXPENSE
BILL'S WATER CONDITIONING	\$93.00	SUPPLIES
DEBORAH MCQUIGG	\$92.97	REFUND
EDWIN WEIS, KATHERINE WEIS	\$89.65	REFUND
LYNN RUTLEDGE	\$88.52	REIMB EMPLOYEE EXPENSE
JANICE SCHNACKENBERG	\$88.44	REFUND
RICHARD L ANDERSEN	\$87.48	REFUND
NANCY J JOHNSON	\$86.93	REFUND
CENTER TROPHY COMPANY	\$85.00	SUPPLIES

NORMAN OR SHARON SORRELLS	\$84.67	REFUND
CB PRF FIRE FIGHTERS #15	\$79.00	DUES EMPLOYEE
DIAMOND MOWERS INC	\$76.42	REPAIRS & MAINTENANCE
JEREMY RYAN SMITH	\$75.00	PROFESSIONAL SVCS
SKARSHAUG TESTING LABORATORY INC	\$73.80	SAFETY EQUIPMENT
MID STATES BANK	\$73.15	MAC OPERATING EXPENSE
DONNA M GROTE	\$72.73	REFUND
M LUCILLE FROHARDT	\$71.97	REFUND
ROSE SCHLEMMER	\$71.82	REFUND
ACTION TARGET	\$71.80	EQUIPMENT/PARTS
IOWA COUNTY ATTORNEYS ASSOCIATION	\$70.00	TRAINING
SUZANNE M SENDEN	\$65.97	BOOKS/PERIODICALS/SUB
SPRINT SOLUTIONS INC	\$58.96	CELL PHONE
HUBER CHEVROLET CO INC	\$58.94	EQUIPMENT/PARTS
LAWRENCE J SCHULENBERG	\$55.00	REFUND
AMERICAN NATIONAL BANK	\$54.50	BANK SERVICES
RICOH USA INC	\$53.93	CONTRACT AGREEMENT
JOANNE M COX	\$50.17	REFUND
IOWA MUNICIPAL FINANCE OFFICERS ASSOC	\$50.00	DUES/MEMBERSHIP
GRP & ASSOCIATES	\$49.00	SUPPLIES
NEBRASKA DISTRIBUTING	\$47.30	MAC OPERATING EXPENSE
LORETTA GOESCHEL	\$45.82	REIMB EMPLOYEE EXPENSE
HEARTLAND TOXICOLOGY	\$45.00	PROFESSIONAL SVCS
DEX MEDIA, INC.	\$41.50	ADVERTISEMENT
BELLEVUE LIBRARY FOUNDATION INC	\$40.00	PROFESSIONAL SVCS
CITY OF SIOUX CITY	\$39.95	PROFESSIONAL SVCS
MARK ARCHIBALD	\$38.98	REIMB EMPLOYEE EXPENSE
UNITED PARCEL SERVICE	\$35.75	FREIGHT/POSTAGE
CITY OF DECORAH	\$28.95	BOOKS/PERIODICALS/SUB
DOUGLAS COUNTY TREASURER	\$25.98	FEES
LACEY NAVARRETE	\$25.00	REFUND
CONSOLIDATED LIBRARY DISTRICT #3	\$21.99	BOOKS/PERIODICALS/SUB

JONATHAN ROLLINS	\$21.00	REFUND
PAYPAL INC	\$19.95	CONTRACTURAL SVC
JALEEN PEIPER	\$15.99	REFUND
AMERICAN MESSAGING SERVICES LLC	\$14.19	TELEPHONE
BAUM HYDRAULICS CORP	\$12.23	EQUIPMENT/PARTS
UNION BANK & TRUST FSA	\$3.50	DODGE OPERATING EXPENSE
UNION BANK & TRUST	\$2.00	DODGE OPERATING EXPENSE
DISCOVER	\$0.30	MAC OPERATING EXPENSE
TITAN MACHINERY INC	\$0.00	EQUIPMENT/PARTS
TOTAL	\$13,132,655.77	

**CITY OF COUNCIL BLUFFS  
EXPENDITURES  
AUGUST FY 20  
(\$'S)**

<b>PAYEE</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
A + UNITED RADIATOR REPAIR INC.	\$1,585.00	REPAIRS & MAINTENANCE
A RAYMOND PLUMBING	\$500.00	REPAIRS & MAINTENANCE
ABC ELECTRIC INC.	\$783.00	REPAIRS & MAINTENANCE
ABLE LOCKSMITHS	\$5,947.50	PROFESSIONAL SVCS
ABM	\$896.50	JANITORIAL SERVICE
ACCENT PACKAGING INC	\$1,587.73	SUPPLIES
ACTION TARGET	\$71.80	EQUIPMENT/PARTS
ACUSHNET COMPANY	\$1,685.42	DODGE OPERATING EXPENSE
ADASHI SYSTEMS LLC	\$6,419.00	HARDWARE/SOFTWARE
ADIDAS AMERICA INC	\$2,249.23	DODGE OPERATING EXPENSE
ADVANCE SERVICES, INC	\$2,522.88	CONTRACT LABOR
ADVANCED DATA PROCESSING, INC	\$7,324.14	AMBULANCE BILLING FEE
AG SOLUTIONS GROUP LLC	\$656.00	EQUIPMENT/PARTS
AGRIVISION EQUIPMENT GROUP	\$2,156.22	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$147.00	ATTORNEY FEES
ALEGENT HEALTH-BERGAN MERCY HEALTH SYSTEM	\$2,000.00	MEDICAL SUPPLIES
ALLIED ELECTRONICS INCORPORATED	\$1,295.68	SUPPLIES
ALLIED OIL & TIRE COMPANY	\$736.66	SUPPLIES
ALLOY SPECIALTY INC	\$210.00	PROFESSIONAL SVCS
AMERICAN BOTTLING COMPANY	\$1,541.28	SUPPLIES
AMERICAN MESSAGING SERVICES LLC	\$14.19	TELEPHONE
AMERICAN NATIONAL BANK	\$54.50	BANK SERVICES
AMOS DEAN	\$100.00	MAC OPERATING EXPENSE
AOI CORPORATION	\$1,443.21	SUPPLIES

AQUA-CHEM INCORPORATED	\$7,346.81	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	\$5,544.92	EQUIPMENT/PARTS
ARROW TOWING	\$917.00	TOWING/STORAGE/AUCTION
ASPEN EQUIPMENT CO	\$3,460.00	EQUIPMENT/PARTS
ASPHALT & CONCRETE MATERIALS CO.	\$13,727.98	STREET MAINTENANCE SUPLS
ATHLETICO EXCEL NEBRASKA LLC	\$873.00	PROFESSIONAL SVCS
BACKSTAGE LIBRARY WORKS	\$250.00	SUBSCRIPTION
BAKER & TAYLOR INC	\$10,003.79	BOOKS/PERIODICALS/SUB
BAKER TILLY VIRCHOW KRAUSE LLP	\$10,840.00	CONSULTANT
BANK & CREDIT CARD FEES	\$2,453.48	DODGE OPERATING EXPENSE
BARTON SOLVENTS INC	\$3,223.75	SUPPLIES
BAUM HYDRAULICS CORP	\$12.23	EQUIPMENT/PARTS
BELLEVUE LIBRARY FOUNDATION INC	\$40.00	PROFESSIONAL SVCS
BENJAMIN E JOHNSON	\$148.48	REIMB EMPLOYEE EXPENSE
BERT GURNEY & ASSOCIATES INC	\$11,024.20	EQUIPMENT/PARTS
BGNE INC.	\$2,715.43	SUPPLIES
BILL'S WATER CONDITIONING	\$93.00	SUPPLIES
BISHOP BUSINESS EQUIPMENT COMPANY	\$670.51	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	\$2,185.42	NATURAL GAS
BLUFFS ELECTRIC INC	\$53,990.93	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	\$473,650.10	CONSTRUCTION
BLUFFS TAXI & COURIER	\$635.75	TRANSIT SERVICES
BLUFFS TOOL & MACHINE	\$150.00	REPAIRS & MAINTENANCE
BMI JANITORIAL GROUP	\$260.00	MAC OPERATING EXPENSE
BOBCAT OF OMAHA	\$1,708.91	EQUIPMENT/PARTS
BOFA	\$124.71	MAC OPERATING EXPENSE
BOMGAARS SUPPLY INC	\$839.60	SUPPLIES
BOUND TO STAY BOUND BOOKS INC	\$661.70	BOOKS/PERIODICALS/SUB
BRYAN PREGON	\$1,062.50	PROFESSIONAL SVCS
BUCK'S INC.	\$412.53	VEHICLE WASH
BURTON PLUMBING	\$163.00	EQUIPMENT/PARTS
C & J INDUSTRIAL SUPPLY	\$770.40	JANITORIAL SERVICE

C J FUTURES INC	\$750.00	MOWING/GROUNDS MAINT
CABANA COFFEE	\$3,899.38	MAC OPERATING EXPENSE
CAESARS ENTERTAINMENT	\$155,230.49	MAC OPERATING EXPENSE
CALLAWAY	\$1,651.44	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$835.53	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	\$9,698.12	CONSTRUCTION
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$165.68	EQUIPMENT/PARTS
CAVENDISH SQUARE PUBLISHING LLC	\$195.54	BOOKS/PERIODICALS/SUB
CB PRF FIRE FIGHTERS #15	\$79.00	DUES EMPLOYEE
CENGAGE LEARNING INC	\$578.20	BOOKS/PERIODICALS/SUB
CENTER POINT LARGE PRINT	\$446.40	SUPPLIES
CENTER TROPHY COMPANY	\$85.00	SUPPLIES
CENTURYLINK	\$750.88	TELEPHONE
CERTIFIED TRANSMISSION	\$4,010.35	REPAIRS & MAINTENANCE
CFI TIRE SERVICE	\$4,358.14	TIRE REPLACEMENT/REPAIR
CHAMPLIN TIRE RECYCLING INC	\$3,689.00	TIRE DISPOSAL
CHEMSEARCH FE	\$415.39	SUPPLIES
CHI HEALTH CLINIC	\$3,613.63	PROFESSIONAL SVCS
CHILD SUPPORT SERVICES DIVISION	\$771.48	PAYROLL RELATED
CHN NEBRASKA	\$250.00	REFUND
CITY OF COUNCIL BLUFFS	\$3,786.72	DODGE OPERATING EXPENSE
CITY OF COUNCIL BLUFFS2	\$9,480.00	MAC OPERATING EXPENSE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$5,040.90	EMPLOYEE CONTRIB
CITY OF COUNCIL BLUFFS-FLEX	\$8,787.66	EMPLOYEE CONTRIB
CITY OF DECORAH	\$28.95	BOOKS/PERIODICALS/SUB
CITY OF LA VISTA	\$500.00	TRAINING
CITY OF OMAHA	\$1,000.00	CONTRACT AGREEMENT
CITY OF SIOUX CITY	\$39.95	PROFESSIONAL SVCS
CITY TREASURER	\$3,676.83	DODGE OPERATING EXPENSE
CLEAR TITLE & ABSTRACT LLC	\$1,942.25	PROFESSIONAL SVCS
CLEVELAND GOLF/SRIXON	\$551.50	DODGE OPERATING EXPENSE
COLIBRI SYSTEMS NORTH AMERICA INC	\$1,481.98	SUPPLIES

COLLECTION SERVICES CENTER	\$12,779.60	PAYROLL RELATED
COMMAND CENTER INC	\$1,551.41	MAC OPERATING EXPENSE
COMPASS UTILITY LLC	\$187,860.25	CONSTRUCTION
CONSOLIDATED LIBRARY DISTRICT #3	\$21.99	BOOKS/PERIODICALS/SUB
CONSTELLATION NEWENERGY-GAS DIVISION, LLC	\$467.58	NATURAL GAS
CONTROL SERVICES INC	\$967.88	REPAIRS & MAINTENANCE
CONTROLLED MATERIALS & EQUIPMENT TRANS.	\$6,883.00	CONSTRUCTION
CORNHUSKER INTERNATIONAL TRUCKS	\$7,166.87	EQUIPMENT/PARTS
COUNCIL BLUFFS WATER WORKS	\$23,646.63	WATER
COUNCIL BLUFFS WINSUPPLY	\$14,609.34	SUPPLIES
COX BUSINESS	\$119.12	DODGE OPERATING EXPENSE
COX MEDIA, LLC	\$22,240.93	PHONE/INTERNET SVC
CUMMINS SALES & SERVICE	\$324.03	EQUIPMENT/PARTS
CVB	\$16,084.82	MAC OPERATING EXPENSE
D&K PRODUCTS	\$18,964.93	DODGE OPERATING EXPENSE
DAIKIN APPLIED	\$767.92	REPAIRS & MAINTENANCE
DAILY NONPAREIL	\$1,533.75	ADVERTISEMENT
DALES TRASH SERVICE INC	\$3,420.00	RENTAL EXPS
DALTON PREGON	\$420.00	PROFESSIONAL SVCS
DAVID AARON	\$325.00	PROFESSIONAL SVCS
DAVID W COBERLY SR.	\$918.24	UNIFORMS
DAVID W WOODY	\$340.00	SUPPLIES
DAVIS EQUIPMENT CORPORATION	\$1,160.16	EQUIPMENT/PARTS
DBI INC	\$1,498.00	REPAIRS & MAINTENANCE
DEAN HOLDING COMPANY	\$991.24	CONCESSIONS
DEBORAH MCQUIGG	\$92.97	REFUND
DEFIANCE, INC.	\$3,766.35	REPAIRS & MAINTENANCE
DELL MARKETING L P	\$24,979.32	HARDWARE/SOFTWARE
DEMCO INC	\$1,202.49	SUPPLIES
DEX MEDIA, INC.	\$41.50	ADVERTISEMENT
DIAMOND MARKETING SOLUTIONS GROUP, INC.	\$2,079.86	POSTAGE & LEASE COST
DIAMOND MOWERS INC	\$76.42	REPAIRS & MAINTENANCE

DICK DEAN SERVICE INC.	\$180.00	REPAIRS & MAINTENANCE
DISCOVER	\$0.30	MAC OPERATING EXPENSE
DMG INC	\$2,295.72	ELECTRICAL REPAIR
DODGE PAYROLL	\$60,902.11	DODGE OPERATING EXPENSE
DOLL DISTRIBUTING INC	\$636.22	MAC OPERATING EXPENSE
DOLL DISTRIBUTING LLC	\$5,438.90	DODGE OPERATING EXPENSE
DONALD W MATHEWS	\$6,183.24	VEHICLE REPAIR
DONNA M GROTE	\$72.73	REFUND
DOSTALS CONSTRUCTION CO INC	\$31,725.00	CONSTRUCTION
DOUGLAS COUNTY TREASURER	\$25.98	FEES
DP MANAGEMENT LLC	\$51,266.40	MOWING/GROUNDS MAINT
DRAKE-WILLIAMS STEEL INC	\$3,018.00	REPAIRS & MAINTENANCE
DRIVER SEWER & WATER INC	\$3,210.00	REPAIRS & MAINTENANCE
DYLAN ROCKWELL	\$145.00	REIMB EMPLOYEE EXPENSE
EBSCO INDUSTRIES, INC.	\$7,202.00	SUBSCRIPTION
ECHO ELECTRIC SUPPLY	\$625.90	MAC OPERATING EXPENSE
ECHO GROUP	\$1,739.48	SUPPLIES
ECOSOLUTIONS LLC	\$2,430.75	SUPPLIES
EDWARD JAMES BREWSTER JR	\$210.00	PROFESSIONAL SVCS
EDWARDS CHEVROLET-CADILLAC INC	\$1,775.30	EQUIPMENT/PARTS
EDWARDS MOTORSPORTS LLC	\$8,849.08	EQUIPMENT/PARTS
EDWIN WEIS, KATHERINE WEIS	\$89.65	REFUND
EFTPS	\$840,792.29	EMPLOYEE TAXES
EHRHART GRIFFIN & ASSOCIATES INC	\$50,870.86	PROFESSIONAL SVCS
EL DORADO	\$1,455.82	MAC OPERATING EXPENSE
ELAVON INC	\$11,943.28	FEES
ELECTRIC PUMP	\$360.00	EQUIPMENT/PARTS
EMPLOYERS MUTUAL CASUALTY COMPANY	\$83,699.43	INSURANCE
EMSPACE INC	\$7,760.97	CONSULTANT
ENDRESS & HAUSER	\$2,780.93	SUPPLIES
ENGINEERING TECHNOLOGIES INC	\$475.00	CONSULTANT
ENTERPRISE FM TRUST	\$724.88	RENTAL EXPS

ERRIN K GUNDERSON	\$4,716.27	MOWING/GROUNDS MAINT
EVELYN RAMIREZ	\$100.00	REFUND
EXCHANGE BANK LEASING DIV	\$8,766.41	DODGE OPERATING EXPENSE
FACTORY MOTOR PARTS	\$5,754.75	EQUIPMENT/PARTS
FASTENAL COMPANY	\$115.37	SUPPLIES
FASTSIGNS	\$573.96	DODGE OPERATING EXPENSE
FELD FIRE	\$3,213.16	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$5,830.61	PROFESSIONAL SVCS
FIREGUARD, INC.	\$3,003.00	EQUIPMENT/PARTS
FIRST NATIONAL BANK PCARDS ACH	\$3,502.36	DODGE OPERATING EXPENSE
FIRST WIRELESS INC	\$1,220.00	EQUIPMENT/PARTS
FISHER SCIENTIFIC COMPANY, LLC	\$599.97	TESTING
FOX HOLDINGS, INC.	\$875.00	REPAIRS & MAINTENANCE
FRATERNAL ORDER OF POLICE	\$3,150.00	EMPLOYEE CONTRIB
FREDERICK T ROSE	\$188.96	REFUND
FUNNEL CAKE	\$1,242.89	MAC OPERATING EXPENSE
GEA MECHANICAL EQUIPMENT US INC	\$5,331.43	EQUIPMENT/PARTS
GENIE SERVICE LLC	\$375.00	PEST CONTROL
GEORGE BUTLER ASSOCIATES, INC.	\$4,449.20	REPAIRS & MAINTENANCE
GOLF SCORECARDS INC	\$1,085.00	DODGE OPERATING EXPENSE
GOVDEALS INC	\$762.76	ONLINE PAYMENT FEES
GREAT AMERICA FINANCIAL SERVICE	\$121.22	DODGE OPERATING EXPENSE
GREAT PLAINS UNIFORMS	\$1,336.50	UNIFORMS
GREATAMERICA FINANCIAL SERVICES CORP	\$285.57	CONTRACT AGREEMENT
GREEN SIDE UP	\$128.40	DODGE OPERATING EXPENSE
GREGORY CONTAINER COMPANY	\$13,984.00	EQUIPMENT/PARTS
GREY HOUSE PUBLISHING	\$290.00	BOOKS/PERIODICALS/SUB
GRP & ASSOCIATES	\$49.00	SUPPLIES
HACH COMPANY	\$238.00	EQUIPMENT/PARTS
HARMS OIL COMPANY	\$67,671.24	FUEL
HASTINGS COLLEGE	\$1,000.00	HARDWARE/SOFTWARE
HAWKINS CONSTRUCTION COMPANY	\$1,402,102.74	CONSTRUCTION

HDR ENGINEERING INC	\$28,441.44	PROFESSIONAL SVCS
HEARTLAND CO-OP	\$228.00	FUEL
HEARTLAND TIRES & TREADS INC	\$2,244.20	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	\$45.00	PROFESSIONAL SVCS
HEININGER CONSTRUCTION LLC	\$2,650.00	CONTRACT LABOR
HENNINGSEN CONSTRUCTION INC	\$44,551.50	CONSTRUCTION
HGM ASSOCIATES INC	\$191,899.35	PROFESSIONAL SVCS
HISTORICAL GENERAL DODGE HOUSE FOUNDATION INC	\$18,750.00	QUARTERLY CONTRACT PAYMENT
HOLLAND & MCKEE LLC	\$68,176.37	TREE WORK
HOSE & HANDLING INC.	\$4,129.52	EQUIPMENT/PARTS
HOTSY EQUIPMENT COMPANY	\$656.20	REPAIRS & MAINTENANCE
HTM SALES INC	\$10,422.00	EQUIPMENT/PARTS
HUBER CHEVROLET CO INC	\$58.94	EQUIPMENT/PARTS
I-80 LIQUOR & TOBACCO	\$1,783.08	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$17,308.45	EMPLOYEE CONTRIB
INFO USA MARKETING INC	\$4,020.00	FEES
INLAND TRUCK PARTS COMPANY INC	\$198.02	EQUIPMENT/PARTS
INSIGHT PUBLIC SECTOR INC	\$76,618.60	HARDWARE/SOFTWARE
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP
INTERSTATE POWERSYSTEMS	\$182.90	EQUIPMENT/PARTS
IOWA COUNTY ATTORNEYS ASSOCIATION	\$70.00	TRAINING
IOWA DEPARTMENT OF NATURAL RESOURCE	\$1,275.00	TRAINING
IOWA DEPARTMENT OF PUBLIC SAFETY	\$800.00	TRAINING
IOWA DEPARTMENT OF REVENUE	\$265.00	PAYROLL RELATED
IOWA DEPARTMENT OF REVENUE-SALES TAX	\$10,369.00	DODGE OPERATING EXPENSE
IOWA DEPARTMENT OF REVENUE-SALES TAX	\$15,658.00	MAC OPERATING EXPENSE
IOWA DEPT OF REVENUE	\$192,625.00	EMPLOYEE TAXES
IOWA MUNICIPAL FINANCE OFFICERS ASSOC	\$50.00	DUES/MEMBERSHIP
IOWA PRISON INDUSTRIES	\$1,528.20	SUPPLIES
IOWA WASTE SERVICES HOLDINGS INC	\$54,655.04	SOLID WASTE DISPOSAL
IOWA WORKFORCE DEVELOPMENT	\$3,614.88	UNEMPLOYEMENT
IP PATHWAYS LLC	\$16,881.24	HARDWARE/SOFTWARE

IPERS	\$196,358.88	RETIREMENT
IPFS CORPORATION	\$645.39	DODGE OPERATING EXPENSE
J & R DOOR CO	\$2,480.00	EQUIPMENT/PARTS
J & R LIQUOR	\$246.54	MAC OPERATING EXPENSE
J FULCHER INC	\$496.50	EQUIPMENT/PARTS
J&M GOLF	\$451.60	DODGE OPERATING EXPENSE
JALEEN PEIPER	\$15.99	REFUND
JANICE SCHNACKENBERG	\$88.44	REFUND
JAROD ROSALES	\$201.94	DODGE OPERATING EXPENSE
JEO CONSULTING GROUP INC	\$17,899.65	CONSULTANT
JEREDITH BRANDS LLC	\$5,986.50	JANITORIAL SERVICE
JEREMY RYAN SMITH	\$75.00	PROFESSIONAL SVCS
JIM HAWK TRUCK TRAILERS INC.	\$189.60	EQUIPMENT/PARTS
JOANNE M COX	\$50.17	REFUND
JODI R QUAKENBUSH	\$185.60	REIMB EMPLOYEE EXPENSE
JOE NEUMANN	\$972.67	DODGE OPERATING EXPENSE
JOHNSON CONTROLS INC.	\$4,473.65	EQUIPMENT/PARTS
JONATHAN ROLLINS	\$21.00	REFUND
JONES AUTOMOTIVE	\$525.27	EQUIPMENT/PARTS
JOY DRYDEN INC.	\$1,344.00	SUPPLIES
JUDDS BROS CONSTRUCTION CO	\$225,101.13	CONSTRUCTION
KAILA MERCHANT	\$212.93	REIMB EMPLOYEE EXPENSE
KATHY ALVAREZ	\$250.00	REFUND
KAYS CUSTOMS LLC	\$1,038.50	SERVICE LABOR
KELLY SALVO	\$145.00	REIMB EMPLOYEE EXPENSE
KELTEK, INCORPORATED	\$18,020.40	EQUIPMENT/PARTS
KEVIN COBLE	\$350.00	PROFESSIONAL SVCS
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
KUSSMAUL ELECTRONICS LLC	\$616.66	SUPPLIES
LACEY NAVARRETE	\$25.00	REFUND
LANDSCAPES MGMT COMPANY	\$5,190.00	DODGE OPERATING EXPENSE
LANDSCAPES UNLIMITED	\$3,368.06	DODGE OPERATING EXPENSE

LAURA CAPEL	\$250.00	REFUND
LAURISSA BERKER	\$10,000.00	PROFESSIONAL SVCS
LAWRENCE J SCHULENBERG	\$55.00	REFUND
LAWSON PRODUCTS INC	\$958.88	SUPPLIES
LISA J LARSEN	\$2,800.00	PROFESSIONAL SVCS
LKQ CORPORATION	\$2,900.00	EQUIPMENT/PARTS
LOCKTON CO, LLC - KC SERIES	\$3,066.00	DODGE OPERATING EXPENSE
LORETTA GOESCHEL	\$45.82	REIMB EMPLOYEE EXPENSE
LP BUILDING SERVICES GROUP	\$350.00	JANITORIAL SERVICE
LPL FINANCIAL LLC	\$1,411.64	DODGE TRUST REIMBURSEMENT
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,960.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,600.00	EMPLOYEE CONTRIB
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,000.00	EMPLOYEE CONTRIB
LYMAN RICHEY CORPORATION	\$32,102.50	STREET MAINTENANCE SUPPLS
LYNN RUTLEDGE	\$88.52	REIMB EMPLOYEE EXPENSE
M & R WELDING	\$368.00	WELDING SUPPLIES/SERVICE
M LUCILLE FROHARDT	\$71.97	REFUND
MAC PAYROLL	\$147,152.63	MAC OPERATING EXPENSE
MACONN ENTERPRISES LLC	\$9,211.80	GROUNDS MAINTENANCE
MARCO HOLDINGS, LLC	\$5,336.61	COPY/PRINTER MAINTANCE
MARK A WARNEKE	\$1,245.00	PROFESSIONAL SVCS
MARK ARCHIBALD	\$38.98	REIMB EMPLOYEE EXPENSE
MARTIN RESOURCE MANAGEMENT	\$103.60	SUPPLIES
MATHESON TRI GAS INC.	\$864.58	SUPPLIES
MATTHEW M KRZYCKI	\$272.20	REIMB EMPLOYEE EXPENSE
MAX I WALKER UNIFORM & APPAREL	\$922.77	UNIFORMS
MCINTOSH PLUMBING INC	\$2,833.75	PLUMBING NEW OR REPAIR
MCMULLEN FORD INC	\$1,782.57	EQUIPMENT/PARTS
MECHANICAL INC	\$1,255.00	MAC OPERATING EXPENSE
MENARD INC.	\$464.37	SUPPLIES
MERSINO DEWATERING INC	\$4,690.00	REPAIRS & MAINTENANCE

MFPRSI	\$714,485.40	RETIREMENT
MICHAEL M SALES	\$568.00	PRINTING/BINDING
MICHAEL O'BRADOVICH	\$4,200.00	PROFESSIONAL SVCS
MID AMERICAN SIGNAL INC	\$14,434.00	EQUIPMENT/PARTS
MID IOWA REFRIGERATION INC	\$605.10	EQUIPMENT/PARTS
MID STATES BANK	\$73.15	MAC OPERATING EXPENSE
MIDAMERICAN ENERGY COMPANY	\$170,587.25	ELECTRICITY
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MIDWEST FLOOR COVERING, INC	\$1,481.00	SERVICE LABOR
MIDWEST GLASS	\$1,413.22	REPAIRS & MAINTENANCE
MIDWEST TAPE, LLC	\$7,311.98	DVD/AUDIO/CD
MIDWEST TURF & IRRIGATION	\$2,807.90	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$210.43	DODGE OPERATING EXPENSE
MIKALA GOFORTH	\$200.00	DODGE OPERATING EXPENSE
MITCHELL AND ASSOCIATES INC	\$1,200.00	CONSULTANT
MMC MECHANICAL CONTRACTORS, INC.	\$65,828.50	SERVICE LABOR
MOBOTREX INC	\$1,372.80	SUPPLIES
MONROE TRUCK EQUIPMENT, INC.	\$90,446.00	EQUIPMENT/PARTS
MURPHY TRACTOR & EQUIPMENT CO CORP	\$1,170.46	EQUIPMENT/PARTS
MYRON WILDER	\$1,062.50	PROFESSIONAL SVCS
NANCY J JOHNSON	\$86.93	REFUND
NAPA AUTO PARTS	\$5,328.38	EQUIPMENT/PARTS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$98,636.83	EMPLOYEE CONTRIB
NEBRASKA AIR FILTER INC	\$1,365.72	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$744.93	PAYROLL RELATED
NEBRASKA DISTRIBUTING	\$47.30	MAC OPERATING EXPENSE
NEBRASKA SALT & GRAIN CO	\$39,638.60	STREET MAINTENANCE SUPLS
NEW COMMUNITY DEVELOPMENT CORPORATION	\$1,000.00	DEVLPMNT CONTRACT
NEXT PHASE ENVIRONMENTAL	\$33,464.93	GROUNDS MAINTENANCE
NMC INC.	\$9,523.76	EQUIPMENT/PARTS
NORMAN OR SHARON SORRELLS	\$84.67	REFUND
OCLC INC	\$1,255.86	SUBSCRIPTION

ODEYS INC	\$239.85	EQUIPMENT/PARTS
OLD DOMINION BRUSH COMPANY INC	\$805.66	SUPPLIES
OMAHA DOOR & WINDOW CO INC	\$1,269.63	REPAIRS & MAINTENANCE
OMAHA NEON SIGN CO INC	\$261,250.00	CONTRACT LABOR
OMAHA PNEUMATIC EQUIPMENT COMPANY	\$301.07	SUPPLIES
OMNI ENGINEERING	\$2,933.36	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$104.00	PROFESSIONAL SVCS
OPTIMUM DATA INC	\$7,360.00	HARDWARE/SOFTWARE
OREGON DEPARTMENT OF JUSTICE	\$554.31	PAYROLL RELATED
O'REILLY AUTOMOTIVE INC	\$386.92	EQUIPMENT/PARTS
OVERDRIVE INC	\$17,125.74	BOOKS/PERIODICALS/SUB
PAPILLION SANITATION	\$9,493.33	SOLID WASTE DISPOSAL
PARAMOUNT GAS PRODUCTS LLC	\$5,117.60	SAFETY EQUIPMENT
PARAMOUNT LINEN & UNIFORMS	\$490.78	DODGE OPERATING EXPENSE
PASSPORT LABS INC	\$768.25	FEES
PATRICK STIBBS	\$11,975.00	ADVERTISEMENT
PAUL THOMAS GALUS	\$220.00	MAC OPERATING EXPENSE
PAY-LESS OFFICE PRODUCTS INC	\$8,603.40	SUPPLIES
PAYPAL INC	\$19.95	CONTRACTURAL SVC
PAYROLL	\$2,987,749.64	CITY EMPLOYEE PAYROLL
PEERLESS WIPING CLOTH CO	\$150.00	SUPPLIES
PEPSI BEVERAGES CO	\$1,520.71	DODGE OPERATING EXPENSE
PETROLEUM TRADERS CORPORATION	\$41,347.08	FUEL
PITNEY BOWES INC.	\$10,000.00	POSTAGE & LEASE COST
POINT CONSTRUCTION	\$670.00	SERVICE LABOR
POLYDYNE INC	\$20,020.00	SUPPLIES
POTTAWATTAMIE COUNTY SHERIFF	\$18,275.00	INMATE COST
POTTAWATTAMIE COUNTY TREASURER	\$335.00	FEES
PREMIER MIDWEST BEVERAGE CO	\$2,701.50	DODGE OPERATING EXPENSE
PRESTIGE FLAG	\$514.62	DODGE OPERATING EXPENSE
PROFESSIONAL AUDIOLOGY AND	\$175.00	PROFESSIONAL SVCS
RADIATOR DEPOT	\$435.00	EQUIPMENT/PARTS

RASMUSSEN MECHANICAL SERVICES INC	\$1,414.43	EQUIPMENT/PARTS
RDG GEOSCIENCE & ENGINEERING INC	\$227.25	PROFESSIONAL SVCS
RECORDED BOOKS LLC	\$861.01	DVD/AUDIO/CD
REGENTS OF THE UNIVERSITY OF MINNESOTA	\$4,196.00	SUPPLIES
RELIANCE STANDARD LIFE INSURANCE CO	\$40,009.37	EMPLOYEE INSURANCE
RELIANT FIRE APPARATUS INC	\$512.68	EQUIPMENT/PARTS
RESOURCE RENTAL CENTER INC	\$1,733.00	RENTAL EXPS
RESPOND FIRST AID SYSTEMS	\$363.85	MEDICAL SUPPLIES
RICHARD BELT	\$275.00	PROFESSIONAL SVCS
RICHARD L ANDERSEN	\$87.48	REFUND
RICK BRAMMER	\$350.00	PROFESSIONAL SVCS
RICOH USA INC	\$53.93	CONTRACT AGREEMENT
RIVERSIDE BUILDING MAINTENANCE INC	\$1,071.00	JANITORIAL SERVICE
ROBERT E ADAMS	\$153.00	REFUND
ROBERT L WISE	\$280.00	PROFESSIONAL SVCS
ROBERTA J LOWE	\$100.00	PROFESSIONAL SVCS
ROCK MILLS ENTERPRISES INC	\$937.50	EQUIPMENT/PARTS
RONALD NELSON	\$129.93	DODGE OPERATING EXPENSE
ROSANNA M THURMAN	\$1,250.00	CONSULTANT
ROSE EQUIPMENT, LLC	\$259.98	EQUIPMENT/PARTS
ROSE SCHLEMMER	\$71.82	REFUND
RPL UTILITY LLC	\$288,854.66	CONSTRUCTION
SAFETY GUARD INC	\$1,450.00	REPAIRS & MAINTENANCE
SAFETY KLEEN CORPORATION	\$150.00	SERVICE LABOR
SAMPSON CONSTRUCTION CO INC	\$561,919.00	CONSTRUCTION
SANDAU BROS SIGN CO INC	\$530.00	SUPPLIES
SAPP BROTHERS INC	\$316.80	FUEL
SCOTT M POPE	\$300.00	REIMB EMPLOYEE EXPENSE
SCOTT OFFERMAN	\$155.00	EQUIPMENT/PARTS
SHOWER TOWER INC	\$2,762.18	EQUIPMENT/PARTS
SIBBERNSEN EXCAVATING	\$46,977.50	CONTRACT LABOR
SIGN-MOBILE	\$828.00	PROFESSIONAL SVCS

SILVERSTONE GROUP INC.	\$1,902.00	INSURANCE
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$126.82	LANDSCAPING SUPPLIES
SJ ELECTRO SYSTEMS INC	\$77,122.61	EQUIPMENT/PARTS
SKARSHAUG TESTING LABORATORY INC	\$73.80	SAFETY EQUIPMENT
SNYDER & ASSOCIATES INC	\$40,034.88	PROFESSIONAL SVCS
SOLARWINDS INC	\$6,417.00	HARDWARE/SOFTWARE
SOUTHWEST IOWA PLANNING COUNCIL	\$23,140.42	CONTRACTURAL SVC
SPRINT SOLUTIONS INC	\$58.96	CELL PHONE
STANEK FIRE PROTECTION	\$139.00	SAFETY EQUIPMENT
STATE LIBRARY OF IOWA	\$3,819.80	SUBSCRIPTION
STERN OIL CO INC	\$5,917.52	SUPPLIES
STETSON BUILDING PRODUCTS INC	\$1,198.50	SUPPLIES
STEVEN J ROSS	\$300.00	REIMB EMPLOYEE EXPENSE
STUDIO 15 COMMERCIAL INTERIORS INC	\$100,978.34	PROFESSIONAL SVCS
SUBSURFACE SOLUTIONS	\$4,597.20	EQUIPMENT/PARTS
SUEZ TREATMENT SOLUTIONS INC	\$15,772.85	EQUIPMENT/PARTS
SUZANNE M SENDEN	\$65.97	BOOKS/PERIODICALS/SUB
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS
SYSCO - LINCOLN	\$8,906.38	DODGE OPERATING EXPENSE
T HALL ABC INC	\$637.61	MAC OPERATING EXPENSE
TED'S MOWER SALES & SERVICE INC	\$528.50	EQUIPMENT/PARTS
TERRACON CONSULTANTS INC	\$408.75	PROFESSIONAL SVCS
THE DAVEY TREE EXPERT COMPANY	\$8,800.00	TREE WORK
THE OFFICE CLEANERS	\$2,714.29	JANITORIAL SERVICE
THE RETROFIT COMPANIES INC	\$3,056.25	SERVICE LABOR
THE SCOTTS MIRACLE-GRO COMPANY	\$8,490.15	SERVICE LABOR
THE TRANZONIC COMPANIES	\$264.81	UNIFORMS
THERMAL SERVICES	\$3,614.00	REPAIRS & MAINTENANCE
THERMO KING CHRISTENSEN	\$323.55	SUPPLIES
TITAN MACHINERY INC	\$0.00	EQUIPMENT/PARTS
TODD ARCHER	\$200.00	REFUND
TODD VALLEY FARMS INC	\$730.00	DODGE OPERATING EXPENSE

TOYNE INC	\$1,352.40	EQUIPMENT/PARTS
TRANS IOWA EQUIPMENT LLC	\$3,337.04	EQUIPMENT/PARTS
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$64,664.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	\$7,099.00	SALES TAX
TRIGON CORPORATION	\$604.98	SUPPLIES
TURF CARS LTD	\$590.00	DODGE OPERATING EXPENSE
TWO RIVERS INSURANCE COMPANY, INC.	\$817,410.28	EMPLOYEE INSURANCE
TY'S OUTDOOR POWER & SERVICE	\$224.97	EQUIPMENT/PARTS
U S AUTO FORCE	\$4,035.80	EQUIPMENT/PARTS
UNDERGROUND LOCATION COMPANY	\$947.40	PROFESSIONAL SVCS
UNION BANK & TRUST	\$2.00	DODGE OPERATING EXPENSE
UNION BANK & TRUST FSA	\$3.50	DODGE OPERATING EXPENSE
UNITED HEALTHCARE	\$824.06	REFUND
UNITED PARCEL SERVICE	\$35.75	FREIGHT/POSTAGE
UNIVERSITY OF NEBRASKA AT OMAHA	\$195.00	TRAINING
US BANK	\$82,689.08	CREDIT CARD PURCHASES
USM WEAR TECHNOLOGIES, LLC.	\$352.50	EQUIPMENT/PARTS
VEENSTRA & KIMM INC	\$3,903.00	PROFESSIONAL SVCS
VEHICLE MAINTENANCE PROGRAM INC	\$9,619.00	SUPPLIES
VERIZON WIRELESS SERVICES LLC	\$8,546.96	CELL PHONE
VERNE SIMMONDS COMPANY	\$18,200.00	SUPPLIES
VERTIV CORPORATION	\$3,282.00	HARDWARE/SOFTWARE
VOICE & DATA SYSTEMS INC	\$534.50	TELEPHONE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$12,060.00	EMPLOYEE CONTRIB
W.W. GRAINGER, INC.	\$402.49	EQUIPMENT/PARTS
WASTE CONNECTIONS OF IOWA	\$296,797.24	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	\$222.50	DODGE OPERATING EXPENSE
WATER ENGINEERING INC	\$254.57	GROUNDS MAINTENANCE
WATEROUS COMPANY	\$1,462.34	EQUIPMENT/PARTS
WAYNE PETERSON	\$1,139.00	MOWING/GROUNDS MAINT
WEST BROADWAY CLINIC P C	\$2,500.00	CONSULTANT
WEST PUBLISHING CORPORATION	\$952.87	SUBSCRIPTION

WESTERN ENGINEERING COMPANY INC	\$285,845.61	CONSTRUCTION
WESTERN OILFIELDS SUPPLY COMPANY	\$41,820.90	RENTAL EXPS
WILLCO INC.	\$2,202.25	EQUIPMENT/PARTS
WINDSTREAM CORPORATION	\$2,507.16	TELEPHONE
WOODHOUSE FORD CHRYLSER INC	\$1,979.64	EQUIPMENT/PARTS
YAMAHA MOTOR FINANCE ACH	\$652.24	DODGE OPERATING EXPENSE
YANT EQUIPMENT	\$271.00	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	\$730.00	DUES/MEMBERSHIP
ZIMCO SUPPLY CO	\$11,604.00	DODGE OPERATING EXPENSE
TOTAL	\$13,132,655.77	

**City of Council Bluffs**

**Receipts by Fund  
For the Month of August FY20**

General Fund	2,139,753.71
Special Revenue	1,822,376.18
Debt Service	0.00
Capital Project	1,050,968.90
Enterprise	1,462,433.85
<b>Total Receipts</b>	<b>6,475,532.64</b>

**Expenditures by Fund  
For the Month of August FY20**

General Fund	7,348,310.68
Special Revenue	1,464,453.57
Debt Service	0.00
Capital Project	3,377,215.93
Enterprise	942,675.59
<b>Total Expenditures</b>	<b>13,132,655.77</b>

**Transfer from City Operating Accounts**

to Mid America Center	0.00
to Dodge Riverside	0.00
to River's Edge Parking Garage	0.00
<b>Total Transfers</b>	<b>0.00</b>

**Council Communication**

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

Claims  
ITEM 3.E.

Council Action: 10/21/2019

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Claims, 10.21.19</a>	Other	10/14/2019

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

CITY CLAIM NO. 19-PW-2036

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Agua Palace LLC DAY PHONE: 712-329-4180  
ADDRESS: 810 Woodbury Ave DOB: \_\_\_\_\_

DATE & TIME OF LOSS/ACCIDENT: \_\_\_\_\_  
LOCATION OF LOSS/ACCIDENT: 810 Woodbury Ave  
DESCRIPTION OF LOSS/ACCIDENT: Sewer lines backed up, attempted to have line  
flushed, could only go so far, had line scanned with camera,  
again could only see so far, had line pumped out (400+ gallons)  
found line had been closed off during construction. (USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 8825.20  
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:

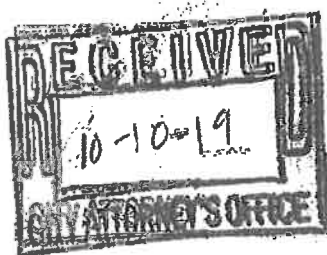
HAVE YOU RESUMED NORMAL ACTIVITIES?  YES  NO  
IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION:

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)

10-8-19  
DATE

Cindy Rodene, Director  
CLAIMANT'S SIGNATURE



CLERK R000  
10 OCT 19  
PM 3:06

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

CITY CLAIM NO. 19-PW-2035

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Zambrano-Leal Raymundo A DAY PHONE: 712-242-7397  
ADDRESS: 2659 AVE J Council Bluffs IA 51501 DOB: 06/26/77

DATE & TIME OF LOSS/ACCIDENT: 10/10/2019  
LOCATION OF LOSS/ACCIDENT: 2659 AVE J CB IA 51501  
DESCRIPTION OF LOSS/ACCIDENT: sewer Backup For the 8th time this year had been calling the city several times to fix or help me with the issue.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ \_\_\_\_\_  
WITNESS(ES) (Name(s), Address(es), Phone No(s)): Sonia Zambrano 2659 AVE J Council Bluffs IA 51501

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: Calls Dan in pw when backups. Does have videos he can provide

LIST INSURANCE PROVIDER AND COVERAGE: USAA

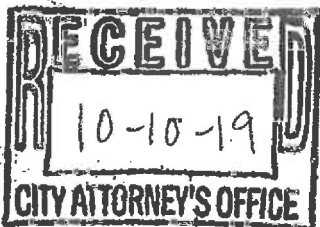
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

10/10/2019  
DATE

[Signature]  
CLAIMANT'S SIGNATURE

CLERK RCD  
10 OCT 19  
PM 2:09



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

CITY CLAIM NO. 19-PK-2034

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Independent Owner Operators / Ford Storage DAY PHONE: \_\_\_\_\_  
ADDRESS: 10364 S 136th St, Omaha, NE 68138 DOB: \_\_\_\_\_  
DATE & TIME OF LOSS/ACCIDENT: 2nd Avenue, Council Bluffs, IA 51501  
LOCATION OF LOSS/ACCIDENT: → 1:17 p.m.  
DESCRIPTION OF LOSS/ACCIDENT: The insured was traveling down 2nd Avenue when a tree struck the truck, damaging the box.

*D.O.B.  
(9/16/19)*

TOTAL DAMAGES CLAIMED: \$ 19,558.34 (USE BACK OF FORM, IF NECESSARY)  
WITNESS(ES) (Name(s), Address(es), Phone No(s)) \_\_\_\_\_

WAS POLICE REPORT FILED  YES  NO Not aware  
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: \_\_\_\_\_

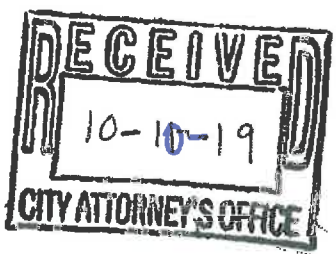
LIST INSURANCE PROVIDER AND COVERAGE: Vanliner Ins Co. / Claim # 181604

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)

10/10/19  
DATE

[Signature]  
CLAIMANT'S SIGNATURE  
Yana Ditchey  
Sr Claims Representative  
330.523.5724



CLERK RCVD  
10 OCT 19  
PM 2:00

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

CITY CLAIM NO. 19-PK-2033

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Raymond & Sharon Points DAY PHONE: 712-256-3365  
ADDRESS: 609 N 2nd St CB IA 51503 DOB: 5-23-67, 3-30-61

DATE & TIME OF LOSS/ACCIDENT: 10.5.19 Black Angel by sidewalk  
LOCATION OF LOSS/ACCIDENT: park on side of sidewalk by Angel

DESCRIPTION OF LOSS/ACCIDENT: Tree limb broke down on our ~~car~~ <sup>parked</sup> car  
our neighbor Cathy called and seen it  
(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ 2,000-5,000

WITNESS(ES) (Name(s), Address(es), Phone No(s)) Cathy Melbrum - 312 Sherman?  
712-322-8797

WAS POLICE REPORT FILED  YES  NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:  
Called Non Em police won't take report

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:

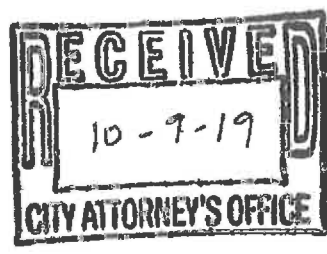
LIST INSURANCE PROVIDER AND COVERAGE: State Farm - Just liability

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)

10-9-19  
DATE

Raymond Points, Sharon points  
CLAIMANT'S SIGNATURE



CLERK RGD  
9 00P19  
PK2:54

**\*\*\*\*\*NOTICE OF CLAIM\*\*\*\*\***

Date: 10-01-2019

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

To: CITY OF COUNCIL BLUFFS  
CITY CLERK  
209 PEARL ST  
COUNCIL BLUFFS, IA 51501

CERTIFIED MAIL# 92148901066154000143003520

CLERK RCVD  
9 OCT 19

RE: Damage to COX Property

COX Claim Num: UNO000031215151  
Damage/Discovery Date: 09-25-2019  
Damage Location: 517 9TH AVE, COUNCIL BLUFFS, IA  
Damage County: UNKN  
Damage Amount: UNDETERMINED

PM2:53

Dear Sir/Madam:

Please be advised that COX Facilities sustained damage as a result of the negligent acts or omissions by employees or agents of CITY OF COUNCIL BLUFFS .

Investigation has revealed that on or about 09-25-2019 employees or agents of CITY OF COUNCIL BLUFFS, MARSON BACKHOE SERVICES WAS WORKING ON WATER/SEWER LINES FOR THE CITY OF COUNCIL BLUFFS AND DAMAGED A COX CABLE in the area of 517 9TH AVE, COUNCIL BLUFFS, IA.

**REQUEST FOR GOVERNMENTAL NOTICE FORM**

If your Governmental Entity requires the completion of its own form to complete proper notice, please forward a copy to the address listed above. Every good faith effort has been made to identify the proper office and address to perfect our notice. Please forward to your attorney, if misdirected, to contact us. Matters herein stated are alleged on information and belief this pleader believes to be true. If there is insurance to cover this matter, kindly advise as to the name of the insurance company, its address and the claim number assigned. If you have any questions, or need additional information, please contact me at 1-800-321-4158 ext 8232.

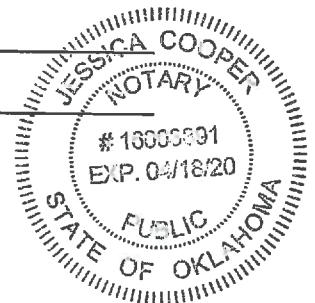
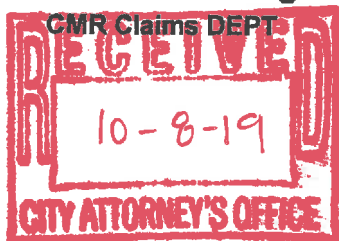
Sincerely,  
Chelsea Dongelewic

*Chelsea Dongelewic*

NOTARY

*[Signature]*

Commission Expires 4/10/20



CLAIMS MANAGEMENT RESOURCES

**Council Communication**

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

Extra Mile Day  
ITEM 4.A.

Council Action: 10/21/2019

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Extra Mile Day Proclamation, 10.21.19</a>	Proclamation	10/14/2019

# City of Council Bluffs Iowa

## Office of the Mayor

### Proclamation

- WHEREAS,** Council Bluffs, Iowa is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and
- WHEREAS,** Council Bluffs, Iowa is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and
- WHEREAS,** Council Bluffs, Iowa is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and
- WHEREAS,** Council Bluffs, Iowa acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2019.

**NOW, THEREFORE, I,**

**Matthew J. Walsh, Mayor  
of the  
City of Council Bluffs, Iowa  
do hereby proclaim**

**November 1, 2019**

**As**

**“EXTRA MILE DAY”**

in the City of Council Bluffs, Iowa and urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.



**IN WITNESS WHEREOF, I have hereunto  
set my hand and caused the official seal of  
the City of Council Bluffs, Iowa to be  
affixed this 21st day of October, in the year  
Two Thousand Nineteen.**

  
Matthew J. Walsh, Mayor

**Council Communication**

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

National Lead Poisoning Prevention Week  
ITEM 4.B.

Council Action: 10/21/2019

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">National Lead Poisoning Prevention Week Proclamation, 10.21.19</a>	Proclamation	10/14/2019

# City of Council Bluffs Iowa

## Office of the Mayor

### Proclamation

**WHEREAS,** lead exposure to children can result from multiple sources and can cause irreversible and life-long health effects; and

**WHEREAS,** seven percent of all children have been/are lead poisoned in Iowa with over 1,000 children newly poisoned each year; and

**WHEREAS,** lead is especially dangerous to children under the age of six and women who are pregnant; and

**WHEREAS,** lead products were used in homes constructed before 1978; and

**WHEREAS,** nearly 70% of the Council Bluffs housing stock was constructed before 1978; and

**WHEREAS,** lead poisoning is preventable and through education and awareness of the dangers of lead we can help protect the lives of children living in Council Bluffs.

**NOW, THEREFORE, I,**

**Matthew J. Walsh, Mayor  
of the  
City of Council Bluffs, Iowa  
do hereby proclaim**

**October 20 through October 26, 2019**

**as**

### ***NATIONAL LEAD POISONING PREVENTION WEEK***

in the city of Council Bluffs, Iowa, and urge all citizens to learn about lead poisoning and available resources to protect children from further lead poisoning.

**IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 21st day of October, in the year Two Thousand Nineteen.**

  
Matthew J. Walsh, Mayor



**Council Communication**

Department: Community Development  
Case/Project No.: SUB-19-010  
Submitted by: Chris Meeks, Planner

Resolution 19-238  
ITEM 5.A.

Council Action: 10/21/2019

**Description**  
Resolution granting final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. SUB-19-010

**Background/Discussion**  
See attachments.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">SUB-19-010 Staff Report</a>	Other	10/11/2019
<a href="#">Attachment A - Location and Zoning Map</a>	Map	10/11/2019
<a href="#">Attachment B - Letter of Intent</a>	Letter	10/11/2019
<a href="#">Attachment C - Final Plat</a>	Other	10/11/2019
<a href="#">Resolution 19-238</a>	Resolution	10/16/2019

City Council Communication

Department: Community Development Department  CASES #SUB-19-010 and #PC-19-002  Applicant: Brakes Plus, LLC Attn: Andy Golden 1880 Southpark Drive Birmingham, AL 35244  Owner: Manawa Center Wash-Gas, LLC P.O. Box 536 Atlantic, IA 50022  Engineer: Schemmer Attn: Robert DuVall 1044 N. 115 <sup>th</sup> Street, Suite 300 Omaha, NE 68154	Resolution No. _____  Resolution No. _____	City Council: 10/21/2019  Planning Commission: 10/8/2019
--	--	--

**Subject/Title**

**Request:** Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2.

**Location:** 3205 and 3207 Manawa Centre Drive

**Background/Discussion**

The Community Development Department has received an application from Brakes Plus, LLC, represented by Robert DuVall of Schemmer, for final plat approval of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision. The applicant proposes to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station.

The following attachments are included with this report for reference purposes:

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

### Comments

The following comments have been received from City Departments and utility providers:

1. The Council Bluffs Fire Marshall stated they have no comments.
2. The Council Bluffs Police Department stated they have no comments.
3. The Council Bluffs Public Works Department is requesting that the a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
4. Council Bluffs Water Works stated they have no comments on the proposal.
5. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
6. The Community Development Department has the following comments:
  - a) All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
  - b) The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
  - c) The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32<sup>nd</sup> Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32<sup>nd</sup> Avenue to the main entrance to the building.
  - d) The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
  - e) Revise the subdivision name to state "Lake Manawa Centre Subdivision, Replat 2".
  - f) The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder's Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such.

**Development Plan** – The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001). The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2.

#### 1. Site Development

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32<sup>nd</sup> Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.

- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.
- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

## 2. Off-Street Parking

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

## 3. Landscaping – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
- e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

- f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
- g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

**4. Signage** – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.

- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
- b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
- c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards.

**Recommendation**

The Community Development Department recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- 2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

**Public Hearing**

Staff speaker on behalf of request:

- 1. Christopher Meeks, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor:

- 1. Robert DuVall, Schemmer Associates, 1044 N. 115<sup>th</sup> Street, Suite 300, Omaha, NE 68154

Speakers against: None

**Planning Commission Recommendation**

The Planning Commission recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and

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

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried

**Attachments**

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

Prepared by: Chris Meeks, Planner

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-19-010 LOCATION/ZONING MAP

### Legend

 Subject Properties

0 30 60  
1 Inch = 69 Feet



Last Amended: 9/18/19



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

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





*Design with Purpose. Build with Confidence.*

September 9, 2019

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

Re: Brakes Plus  
Lake Manawa Centre Subdivision, Lots 7A and 7B  
Replat Letter of Intent  
Schemmer Project No. 07713.001

To Whom It May Concern:

This letter is to inform you of the intentions of the developer of Lots 7A and 7B, Lake Manawa Centre Subdivision regarding the attached application for a Replat of said property.

The subject property is comprised of approximately 1.10 acres of developed property zoned P-C Planned Commercial District. The developer is submitting an application for a replat of the property in order to develop this property in accordance with the City of Council Bluffs standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of an "automobile service establishment" per the City of Council Bluffs zoning code and is a principal use in the P-C zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2020, with a proposed completion date in the fall of 2020.

Given the attached application and documentation, the property owner respectfully requests the Replat of Lots 7A and 7B, Lake Manawa Centre Subdivision.

Please submit all questions and comments to my attention at [rduvall@schemmer.com](mailto:rduvall@schemmer.com) or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

A handwritten signature in blue ink that reads "Robert DuVall".

Robert DuVall, P.E.  
Professional Civil Engineer

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

SCHEMMER.COM

FINAL PLAT  
LAKE MANAWA  
CENTRE SUBDIVISION  
LOT 1 REPLAT 2

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AUDITOR'S OFFICE

THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR

DATE

THIS SPACE FOR RECORDERS USE

INDEX LEGEND

LOCATION LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2  
REQUESTOR THE CITY OF COUNCIL BLUFFS  
PROPRIETOR MANAWA CENTRE WASH AND GAS, LLC.  
SURVEYOR DANIEL L. MARTI  
SURVEY SCHEMMER & ASSOCIATES  
COMPANY VALLEY VIEW VILLAGE 928 VALLEY VIEW DRIVE, SUITE 12  
COUNCIL BLUFFS, IA 51503-6288  
(712) 329-0300  
RETURN TO THE CITY OF COUNCIL BLUFFS

DESIGNED	DRAWN	CHECKED	D.M.	DATE	BY
				09/29/2019	DM

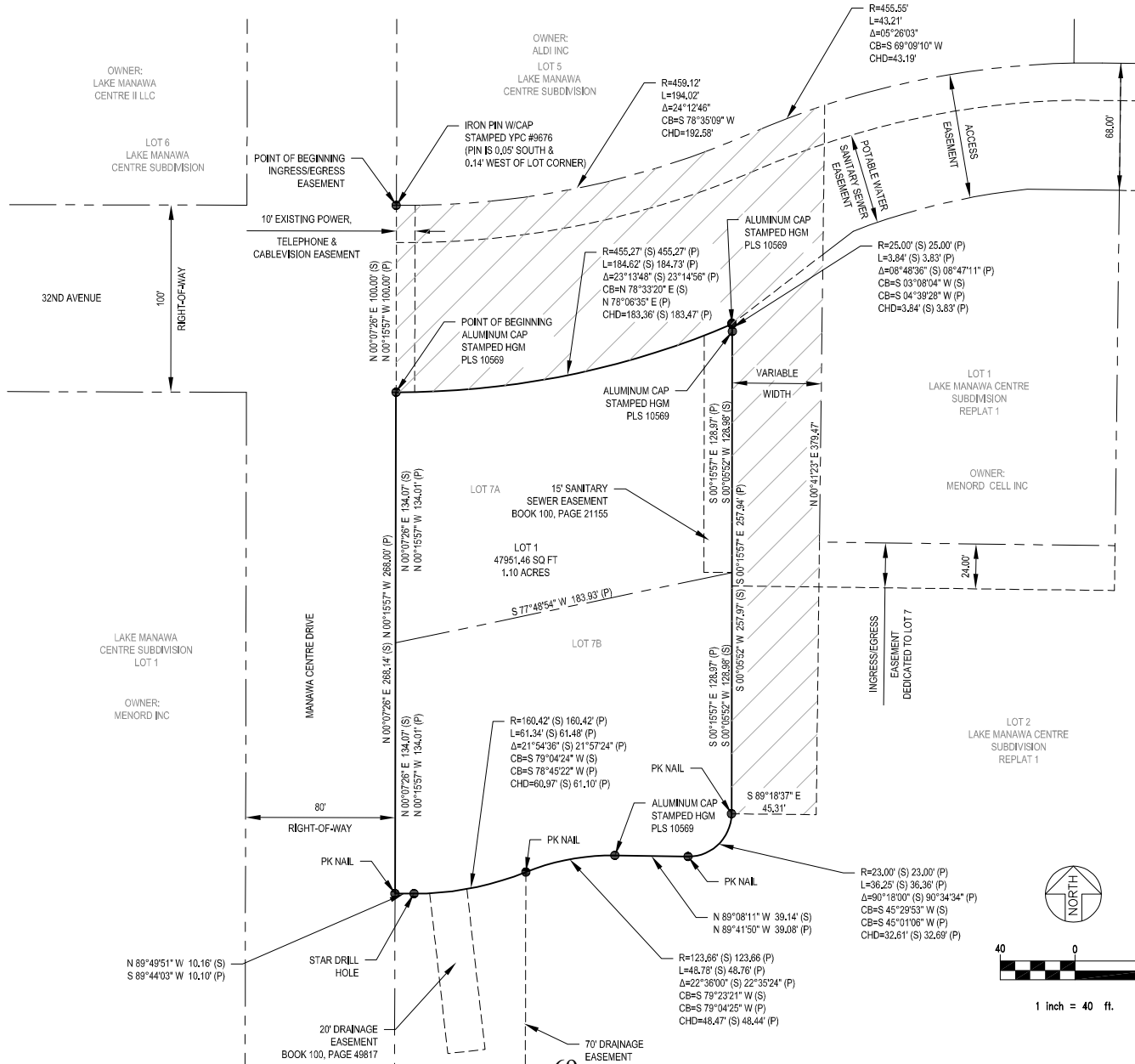
DATE	BY
09/29/2019	DM

DATE	BY
09/29/2019	DM

**SCHEMMER**  
Design with Purpose. Build with Confidence.

LAKE MANAWA CENTRE SUB  
LOT 1 REPLAT 2  
POTTAWATTAMIE COUNTY, IOWA  
FINAL PLAT

JOB NO. 07713,001  
SHEET 1 of 2



OWNER:  
MANAWA CENTRE WASH AND GAS, LLC.  
3205-3207 MANAWA CENTRE DRIVE  
COUNCIL BLUFFS, IA 51501

DEVELOPER:  
BRAKES PLUS, LLC.  
1880 SOUTHPARK DR.  
BIRMINGHAM, AL 35244

LEGEND

- - CORNERS SET 5/8" REBAR W/PURPLE CAP "#22021"
- - CORNERS FOUND (AS NOTED)
- (P) - PLAT DIMENSION
- (S) - SURVEY DIMENSION



1 inch = 40 ft.



**RESOLUTION NO. 19-238**

**A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A ONE-LOT COMMERCIAL SUBDIVISION TO BE KNOWN AS LAKE MANAWA CENTRE SUBDIVISION, REPLAT 2, LEGALLY DESCRIBED AS BEING A REPLAT OF LOTS 7A AND 7B, LAKE MANAWA CENTRE SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates is requesting final plat approval for this property to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station located at 3205 and 3207 Manawa Centre Drive; and

**WHEREAS,** The purpose of this subdivision is to create a parcels of land for new a commercial development in the City; and

**WHEREAS,** The following comments have been received from City Departments and utility providers:

- A. The Council Bluffs Public Works Department is requesting that ~~the~~ a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
- B. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
- C. The Community Development Department has the following comments:
  1. All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
  2. The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
  3. The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32<sup>nd</sup> Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32<sup>nd</sup> Avenue to the main entrance to the building.
  4. The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
  5. Revise the subdivision name to state "Lake Manawa Centre Subdivision, Replat 2".

- 6. The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder’s Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such; and

**WHEREAS,** The Community Development Department recommends approval for final plat of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, with the standards as stated above and the following conditions.

- A. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- B. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

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

That the final plat approval of a one-lot commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, City of Council Bluffs, Pottawattamie County, Iowa and as shown on Attachment ‘C, is hereby approved subject to all local, state and federal regulations; and

**BE IT FURTHER RESOLVED**

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

ADOPTED  
AND  
APPROVED

October 21, 2019.

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

Mayor

Attest:

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

City Clerk

**Council Communication**

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

Ordinance 6402  
ITEM 6.A.

Council Action: 10/21/2019

**Description**

Ordinance to Amend Title 3, Business Regulation and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa by repealing existing Chapter 3.58 "Street Sales" and replacing it with a new Chapter 3.58 entitled "Mobile Food Vendors".

**Background/Discussion**

This ordinance will repeal Chapter 3.58 (Street Sales) and replace/rename it "Mobile Food Vendors."

With mobile food vendors becoming more common in today's marketplace, it made sense to update our code to reflect this growing trend. City legal met with Directors of various departments to address their individual concerns relating to the regulation of mobile food vendors, and we determined it would be best to follow the current code used in Omaha to promote continuity throughout the metro area. This allows vendors on both sides of the river to operate their businesses without too much differentiation and focus primarily on providing quality food service to citizens.

**Recommendation**

It is our recommendation that this ordinance be passed.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Ordinance 6402</a>	Ordinance	10/9/2019

**ORDINANCE NO. 6402**

**AN ORDINANCE TO AMEND TITLE 3 BUSINESS REGULATIONS AND LICENSES OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING CHAPTER 3.58 “STREET SALES” AND REPLACING IT WITH A NEW CHAPTER 3.58 ENTITLED “MOBILE FOOD VENDORS”.**

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

**SECTION 1.** That Title 3 Business Regulations and Licenses of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Chapter 3.58 “Street Sales” and replacing it with a new Chapter 3.58 entitled “Mobile Food Vendors” to read as follows:

**Chapter 3.58 – Mobile Food Vendors.**

3.58.010-Adoption; Scope.

This ordinance shall be known as the Council Bluffs Mobile Food Vendor Code and shall apply to Mobile Food Vendors within the city limits of Council Bluffs, Iowa.

3.58.020-Definitions.

For the purpose of this chapter the following terms shall have the meanings respectively ascribed to them:

- (1) “City” means the City of Council Bluffs, Iowa.
- (2) “Director” means the director of the Parks and Recreation Department or his/her authorized designee.
- (3) “Food” means any raw, cooked, or processed edible substance, beverage, ingredient, ice, or water used or intended for use or for sale in whole or in part for human consumption.
- (4) “Mobile Food Vendor” shall mean a person who by traveling from place to place upon the public ways sells or offers for sale food from public or private property to consumers for immediate delivery and consumption upon purchase.
- (5) “Permanent Food Establishment” means a fixed building which a person occupies on a continual basis and from which such person sells or offers to sell food for immediate delivery and consumption upon purchase. Such term shall not include a location where a mobile food vendor sells or offers to sell food.
- (6) “Private Property” means a lot or defined area of land which is not in the ownership of a local, state, or federal government entity.

- (7) “Public Property” means a lot or defined area of land owned by a local, state or federal government entity, including, but not limited to, city parks, the public right-of-way and service area at the rear or side of buildings, generally more narrow than the street, and any land reserved for transportation purposes including public roadways, parking, sidewalks, and alleys.

### 3.58.030-License Required; Exemptions.

It shall be unlawful for any person to sell or offer for sale food as a Mobile Food Vendor or operate as a Mobile Food Vendor within the City unless such person complies with the requirements and regulations of this article, including holding a valid and active Mobile Food Vendor license issued by the director under this article.

The following activities are excluded from such definition, and, alone, do not subject a Mobile Food Vendor to being covered by such definition:

- (1) Farm Stands-the sale or offer for sale of farm products produced or raised by such a vendor from land occupied and cultivated by him/her, or food that is being sold or attempted to be sold on the same parcel or group of parcels under common ownership on which said food is grown.
- (2) Non-Profit Organizations-Sales activities by a charitable, educational, or religious organization which is exempt from taxation under section 501(c)(3) of the United States Internal Revenue Code when the proceeds thereof shall be applied to the payment of the expenses thereof and the charitable or religious object for which the charitable or religious society exists, provided that such sales are not conducted by such organization in excess of three (3) consecutive days in any seven-day period at the same location.
- (3) Mobile Food Vending Ancillary to a Permanent Food Establishment-A Mobile Food Vendor license shall not be required if the mobile food vending is ancillary to an existing Permanent food Establishment on the same parcel if all of the following conditions are met:
  - (a) There is a primary land use in a building, which is constructed or which is being constructed, on the parcel in which the mobile food vending unit would be located.
  - (b) Sales of food, associated with the Permanent Food Establishment on the parcel would be allowed, or is lawfully occurring on said parcel.
  - (c) The Mobile Food Vendor is the owner of the Permanent Food Establishment on the parcel where the mobile food vending unit or food stand would be located.

### 3.58.040-Application.

An applicant for a license pursuant to this article shall file with the Director a signed application on a form to be furnished by the Director, which shall contain the following information:

- (1) The applicant's business name, address, and phone number; and e-mail address, if any.
- (2) If the applicant is a corporation, partnership, or other entity, the names of all officers and managers of such entity.
- (3) If food is to be sold from any motor vehicle, the vehicle license numbers and descriptions of all vehicles from which the applicant proposes to sell food, and the names of all persons expected to drive such vehicles.
- (4) The description of the general type of food items to be sold.
- (5) Documentation from the Pottawattamie County Health Department showing its approval of the applicant's sale of food, if required.
- (6) A copy of the State of Iowa sales tax permit, or proof of an applicable sales tax exemption, for the applicant.
- (7) A copy of all certification required by any applicable local, state or federal fire, safety and/or hazardous guidelines related to the sale of food, and the preparation, storage or cooking process thereof.
- (8) A general description of the types of locations the applicant anticipates selling from;
- (9) All necessary written consent from property owners, Permanent food Establishment owners or any other written consent required under this Code.
- (10) Proof of general liability insurance, including products liability coverage, in the amount of \$1,000,000 or more per occurrence and \$1,000,000 for property damage.
- (11) Such other information as the Director may require and as requested in the said application form.

### 3.58.050-Issuance; Denial.

Upon receipt of a complete application for a license pursuant to this article, the Director shall make or cause to be made any inquiry or investigation that may be necessary to determine whether the applicant is in compliance with the provisions of all applicable laws and this Code. The Director may request and take into consideration the recommendations of other affected departments of the City.

After receipt of the completed application and application fee, the Director shall either approve or deny the application. Grounds for denial may include, but are not limited to, the following:

- (1) A finding that the application is incomplete.
- (2) The nonpayment of applicable fees.
- (3) A finding that the application is not in conformance with any applicable laws or this Code.
- (4) A finding that the applicant has been convicted of three or more separate violations of the provisions of this article within the 12 months preceding the submission of a complete application.

### 3.58.060-License Fee.

An application for a license under this article shall be accompanied by a nonrefundable processing fee of \$100.00 for each motor vehicle, trailer, cart or other piece of mobile equipment to be utilized in the business. An additional nonrefundable processing fee of \$100.00 shall be paid by a mobile food vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C4 under the Council Bluffs Municipal Code. If such additional fee is paid, such fact shall be noted on the mobile food vendor's license. A mobile food vendor may primarily do business within such area only upon exhibiting a license showing payment of the additional fee. The additional fees paid under this section shall be forwarded by the city over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other mobile food vendor-associated maintenance expenses within the boundaries of the said district.

### 3.58.070-Renewal.

A license issued under this article shall expire on December 31 of each year, unless renewed for the following year by the permittee. The permittee shall renew the license for the following year by filing with the Director, by December 31, a registration updating or confirming the information provided in the immediately preceding license application or registration. The registration shall be on a form provided by the Director. At the time of registration, the permittee shall pay a renewal fee of \$100.00 per year for each motor vehicle, trailer, cart, or other piece of mobile equipment to be utilized in the business. An additional renewal fee of \$100.00 shall be paid by a Mobile Food Vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C-4/Commercial District under the Council Bluffs Municipal Code. If such additional fee is paid, such fact shall be noted on the receipt or other documentation of renewal issued to the Mobile Food Vendor. A Mobile Food Vendor may primarily do business within such area only upon exhibiting a receipt or other documentation showing payment of the additional fee for that year. The additional fees paid under this section shall be forwarded by the City over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other Mobile Food Vendor -associated maintenance expenses within the boundaries of the said district.

### 3.58.080-Sales Regulations.

- (1) A Mobile Food Vendor shall not sell nor offer to sell food from a location within 200 feet of a public entrance used by customers to enter or exit a Permanent food Establishment during the hours food is sold within such Permanent food Establishment, unless each such Permanent food Establishment within such area has provided written consent.

- (2) A motor vehicle from which a Mobile Food Vendor sells or offers to sell food shall not exceed 40 feet in length and 96 inches in width. A Mobile Food Vendor selling or offering the sale of food from or using a trailer or other auxiliary equipment shall, during such operations, keep the trailer or auxiliary equipment hitched to an operable motor vehicle towing it, unless otherwise permitted by the City in association with an authorized street show, festival, parade, block party, or similar event. An attached trailer or other auxiliary equipment shall not exceed 96 inches in width, and the combined length of the motor vehicle and trailer or auxiliary equipment shall not exceed 60 feet.
- (3) The maximum dimensions in this subsection may be exceeded by a particular motor vehicle, trailer, or piece of equipment, if approved by the Director upon a Mobile Food Vendor's application for a waiver. If the proposed site of the Mobile Food Vendor shall be in an area designated as City right-of-way, such application for a waiver under this subsection shall also require approval of the Public Works Department, Right-of-Way Division.
- (4) A Mobile Food Vendor may sell or offer to sell food from a motor vehicle at a location in a City right-of-way open to traffic or parking, but only from a motor vehicle parked in a location where a motor vehicle is authorized to park by law, signage, or city permit. Such a motor vehicle and auxiliary equipment shall not be parked at a diagonal parking space. Such a motor vehicle and auxiliary equipment shall not be parked in a parking space adjacent to the corner of a street intersection.
- (5) A Mobile Food Vendor who sells or offers to sell food from a vehicle parked at a metered parking space shall pay the metered parking rate required, at such meter. When parking at a parking space with a meter limited to two hours, a mobile food vendor may park at such space for no longer than four consecutive hours.
- (6) A Mobile Food Vendor shall not sell or offer to sell food from a location which would involve customers to be waited on or served while standing in a portion of a street being traversed by motor vehicle traffic.
- (7) A Mobile Food Vendor shall not sell nor offer to sell food from City park property unless he/she possesses the specific written consent of the Director. Mobile Food Vendors shall be limited to hard-surfaced areas of the park, but this shall not mean within any roadway or parking lot drive aisle, and shall be limited to the park hours of operation set by the City.
- (8) A Mobile Food Vendor shall not sell nor offer to sell food from a school property unless he/she possesses the written consent of an authorized representative of the school and presents such written permission at the time of application.
- (9) A Mobile Food Vendor shall not sell nor offer to sell food from a location within an area authorized for a street show, festival, parade, block party, or similar event, or within 200 feet of any boundary of such authorized area, unless the mobile food vendor is in possession of the written consent of the event permittee to sell or offer to sell food from that location and has provided such written consent as part of the application.

- (10) A Mobile Food Vendor shall possess and be able to exhibit his/her license under this article, all required Pottawattamie County Health Department permits, a State of Iowa sales tax permit or proof of sales tax exemption, and any other written consents or documentation required under this article, at all times during which the mobile food vendor is selling or offering to sell food.
- (11) An authorized employee of the City's Public Works or Police Departments may order a Mobile Food Vendor to move from or leave a specific location, if the operation of the Mobile Food Vendor at that location causes an obstruction to vehicular or pedestrian traffic or otherwise endangers the health, safety, or welfare of the public. The City may tow or otherwise move a Mobile Food Vendor's vehicle or other auxiliary equipment to another location if the vehicle or equipment presents a danger to public safety and the Mobile Food Vendor fails to move the same. The City shall provide to the Mobile Food Vendor a written explanation for any such order, upon written request by the mobile food vendor to the City.
- (12) An individual representative of the Mobile Food Vendor shall be present with the motor vehicle and other auxiliary equipment operated by the Mobile Food Vendor at all times that it is parked in City right-of-way or on City property, and at all times that it is parked on private property at a location where food is or will be offered for sale.
- (13) A Mobile Food Vendor may sell or offer to sell food seven days a week, but only from 6:00 a.m. to 2:30 a.m. It shall be unlawful for a Mobile Food Vendor to sell or offer to sell food at any other times. Notwithstanding this subsection, upon evidence of endangerment of public safety, the chief of police or his/her designee may further limit hours of operation for all mobile food trucks as needed for the protection of public safety.
- (14) A Mobile Food Vendor using a motor vehicle shall maintain a motor vehicle liability insurance policy for such motor vehicle as required by state law, and shall exhibit proof of such policy when requested.
- (15) A Mobile Food Vendor shall maintain in operable condition all fire suppression equipment or devices as required by local, state or federal law.
- (16) It shall be unlawful for a Mobile Food Vendor to sell or offer to sell alcoholic drinks or food.
- (17) A Mobile Food Vendor shall visibly display his/her business name on his/her motor vehicle or auxiliary equipment.
- (18) A Mobile Food Vendor shall provide trash receptacles for the collection of trash and recyclable materials, in sizes sufficient to serve his/her customers. Prior to leaving a location, the Mobile Food Vendor shall pick up and properly dispose of any trash, litter, or recyclable materials within 20 feet of the location. Receptacles and their contents shall be removed from the location for proper disposal or recycling, and contents shall not be deposited in public trash or recycling containers on City right-of-way or City property.

- (19) A Mobile Food Vendor shall not place on City right-of-way or City property any freestanding sign, table, chair, umbrella, electric generator, or other fixture or equipment; provided, that a mobile food vendor may place one identification or menu sign and one table (not for seating customers) on the sidewalk or other area directly adjacent to his/her parked motor vehicle or other equipment.
- (20) A Mobile Food Vendor shall comply with all City ordinances regulating noise.

### 3.58.090-Revocation; Suspension.

- (1) A license issued under this article may be revoked or suspended by the director for any of the following reasons:
  - (a) Any fraud, misrepresentation, or false statement contained in the application for license;
  - (b) Any fraud, misrepresentation, or false statement made in connection with the selling of food;
  - (c) Any violation of this article or any applicable laws or provisions of this Code.
  - (d) Conducting the business licensed under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or a menace to the health, safety, or general welfare of the public.
- (2) The Director shall revoke a license issued under this article for any Mobile Food Vendor who is convicted of three or more separate violations of the provisions of this article within any consecutive 12-month period. For purposes of this section conviction shall mean any finding of guilt or liability on the part of the Mobile Food Vendor by a court of competent jurisdiction, and shall include any conviction that has previously been set aside.
- (3) To revoke or suspend a license, the Director shall provide written notice to the license holder stating the revocation or suspension action taken, the grounds for such action, and the availability of an appeal under this section. Such notice shall be served personally upon the license holder or sent by regular U.S. mail to the license holder's address as stated in his/her application.

- (4) A license holder aggrieved by either suspension or revocation of his/her license under this Code may appeal such decision to the Council Bluffs City Council by filing, in writing, a written request of appeal to the Director within ten (10) days of receiving written notice. Such appeal hearing shall occur at the next regularly scheduled City Council meeting, and such notice of the hearing shall be mailed to the licensee at the last known address at least five (5) days prior to the date set for the hearing. At the hearing the licensee shall be afforded the opportunity to present evidence and argument. Formal rules of evidence and procedure shall not apply. Within twenty (20) days after the conclusion of a hearing held pursuant to this section, the City Council shall make written findings which shall be based on a preponderance of the evidence as the standard of proof. Any decision rendered pursuant to this section shall be deemed a final action of the City and subject to appeal in accordance with Iowa law. Until an appeal is heard and determined by the City Council, the mobile food vendor shall cease all mobile food vending operations.
- (5) A person whose license has been revoked under this article may not re-apply for a new license for a period of one-year after the effective date of the revocation.

#### 3.58.090-Penalty.

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 Section 1.95.020 of the Council Bluffs Municipal Code.

#### 3.58.100-Special Districts.

- (1) The City finds that the City's various and diverse neighborhoods and business districts have differing characteristics, and will be affected in varying ways by the operations of Mobile Food Vendors. Thus, it is appropriate to provide for the creation of special districts subject to special rules governing mobile food vendors.
- (2) The City Council may, by Resolution, establish a special district with defined geographic boundaries, and adopt special rules governing Mobile Food Vendors to be applied, based on a reasonable showing of public health and/or public safety concerns demonstrating the need for different operation of Mobile Food Vendor, within such special district. "Special rules" shall mean rules governing Mobile Food Vendors that modify the general rules stated in section 3.58.080, within that special district only. If adopted, such special rules shall take precedence over any conflicting general rules in section 3.58.080. The special rules shall not prevent Mobile Food Vendors from operating within the special district. The general rules in section 3.58.080 shall continue to apply in a special district, unless specifically modified by the special rules.

- (3) An application for the establishment of a special district may be submitted to the Director by a neighborhood association that is registered as such with the planning department, or by a business improvement district. The proposed special district must lie within the geographic boundaries of such neighborhood association or business improvement district. An application by a neighborhood association or business improvement district shall contain:
  - (a) A map indicating the boundaries of the proposed special district.
  - (b) The name of the proposed special district.
  - (c) The text of the proposed special rules to be applicable in the special district.
- (4) A copy of the signed resolution of the governing body of the business improvement district or neighborhood association approving the proposed special district and special rules.
- (5) Documentation showing that an official of the business improvement district or neighborhood association discussed the proposed special district and special rules with Mobile Food Vendors who primarily operate in the proposed special district.
- (6) Enumeration of the specific reason(s) for expansion or limitation of Mobile Food Vendor activity based upon public health and/or public safety concerns.

Upon the filing of such an application, the mayor or any City councilmember may request that a Resolution establishing such a special district and special rules be forwarded to the City Council for consideration and final action.

#### 3.58.110-Periodic Review.

The mayor and/or Director may, in conjunction with the Public Works and Police Departments, a representative from the City Council, a representative of the Mobile Food Vendor industry, and/or other stakeholders as necessary, perform an annual review of Mobile Food Vendor operations, the general rules in this article, and any special rules adopted under this article, and make recommendations as needed to the City Council for amendment of this article.

**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

October 21, 2019.

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

Attest: \_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 9-23-19 continued  
First Consideration: 10-7-19  
Second Consideration: 10-21-19  
Public Hearing: N/A  
Third Consideration: \_\_\_\_\_

**Council Communication**

Department: Legal  
Case/Project No.:  
Submitted by: Richard Wade

Resolution 19-239  
ITEM 7.A.

Council Action: 10/21/2019

**Description**  
Resolution authorizing the City Clerk to certify assessments against properties to the Pottawattamie County Treasurer for unreimbursed costs incurred by the City for the abatement of weeds and the removal of solid waste nuisances upon properties and directing them to be collected in the same manner as a property tax.

**Background/Discussion**  
Previous ordinances have allowed the City to place liens against properties in which costs for abatement of weeds and removal of solid waste are unreimbursed by property owners after proper notice was given. A list of properties with clean-up costs is attached.

**Recommendation**  
It is our recommendation that this be authorized.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Resolution 19-239</a>	Resolution	10/16/2019

**RESOLUTION NO. 19-239**

**A RESOLUTION AUTHORIZING THE CITY CLERK TO CERTIFY ASSESSMENTS AGAINST PROPERTIES TO THE POTTAWATTAMIE COUNTY TREASURER FOR UNREIMBURSED COSTS INCURRED BY THE CITY FOR THE ABATEMENT OF WEEDS AND THE REMOVAL OF SOLID WASTE NUISANCES UPON PROPERTIES AND DIRECTING THEM TO BE COLLECTED IN THE SAME MANNER AS A PROPERTY TAX.**

**WHEREAS,** Council Bluffs' City Ordinance No. 4849, passed and approved by the Council Bluffs City Council on April 15, 1988, requires all property owners within the City of Council Bluffs, Iowa, to cut or destroy all weeds exceeding 18 inches in height; and

**WHEREAS,** Council Bluffs' City Ordinance No. 5219 and 5220, passed and approved by the Council Bluffs City Council on May 22, 1995, requires all property owners to abate any solid waste nuisance upon public right-of-way of materials stored for more than 24 hours, or materials stored on private property for more than 3 days; and

**WHEREAS,** all property owners in Council Bluffs were notified of the above requirements by ordinance and failed to abate or remove the nuisances in the allotted time; and

**WHEREAS,** the City, through its contractors, has attempted to cut or destroy all weeds exceeding 18 inches and/or has removed all solid waste materials in violation; and

**WHEREAS,** more than ten days have elapsed since the City has billed each property owner by mail for the cost of abatement of weeds or solid waste materials from their properties; and

**WHEREAS,** the cost of abatement or removal on these properties has been incurred by the City and remains unpaid; and

**WHEREAS,** the City Council may have these unpaid costs assessed against the properties pursuant to CBMC 4.19.030 and 10.02.070 as authorized by Iowa Code §364.

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

That the unreimbursed costs incurred by the City for the abatement of weeds and solid waste materials found upon the properties be assessed against said properties; and

**BE IT FURTHER RESOLVED**

That the City Clerk is hereby authorized, empowered and directed to certify assessments against said properties to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED  
AND  
APPROVED

October 21, 2019.

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

\_\_\_\_\_  
Mayor

Attest:

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

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

**Council Communication**

Department: Public Works Admin  
Case/Project No.: PW21-09  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 19-240  
ITEM 7.B.

Council Action: 10/21/2019

**Description**  
Resolution authorizing the mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase IX. Project # PW21-09

**Background/Discussion**  
The area of East Manawa is very flat with open ditches. There are no storm sewers in this area and the streets are thin asphalt or seal-coated rock roads. During rainfall events, considerable surface ponding occurs due to the poor drainage.  
Due to the narrow right-of-way (30 ft.) and the high water table in the area, conventional storm sewer construction is not practical. The use of porous pavement in conjunction with a drainable granular base and shallow subdrain/conveyance system was determined to be the most cost effective means available to improve the area drainage.  
The rehab program also includes installation of new sanitary sewers utilizing a vacuum system.  
Phase I and II of the program have been completed and included Huron Circle from Navajo to north of Osage Street. Phase III of the program was construction of the sanitary sewer vacuum pump station. Phase IV included the first phase of vacuum sewer installation with the porous pavement and subdrain system on Huron Circle from Navajo to just west of Blackhawk Street. Phase V is complete and continued the rehab along Huron Circle from just west of Blackhawk Street to 585 feet east and Osage Street from Huron Circle to Victor Street. Phases VI and VII are now complete and included Blackhawk Street, Victor Street from Osage to Blackhawk Street, and Aztec Street from Huron Circle to Victor.  
Phase VIII is currently under construction and includes Victor Street and Aztec Street from Victor to the south.  
This project is planned for the FY21 CIP and includes a budget of \$1,000,000 in Sales Tax Funds. The exact limits for Phase IX will be determined during the project scoping.  
EGA was previously selected from the pre-qualified list of engineers because of their successful project history and strong relationship with the Iowa DNR, and subsequently provided engineering services for the previous construction phases. As before, they will be partnering with FOX Engineering who developed the master plan for the East Manawa area, and have been part of the engineering team on each of the previous phases. It is appropriate for the EGA/FOX team to continue their role as project engineers.

**Recommendation**  
Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Agreement</a>	Agreement	10/8/2019
<a href="#">Resolution 19-240</a>	Resolution	10/16/2019



PROPOSAL FOR PROFESSIONAL ENGINEERING &  
LAND SURVEYING SERVICES  
EGA PROJECT NO 191256

October 1, 2019

Mr. Matt Cox, City Engineer  
City of Council Bluffs Public Works Department  
209 Pearl Street  
Council Bluffs, IA 51501

Dear Mr. Cox:

EHRHART GRIFFIN & ASSOCIATES w/ FOX ENGINEERING propose to render professional engineering and land surveying services in connection with that portion of PW 21-09, East Manawa Sewer Rehab, Phase IX.

Our service structure is as follows:

A. Surveying

Provide land surveying services as required to complete the preliminary and final design of the project.

B. Conceptual Phase

Prepare conceptual drawing, cost estimate, and coordinate with the City to define the scope of the Project.

C. Preliminary and Final Design Phases

In consultation with the City, and based on the accepted conceptual plans, prepare Preliminary Design documents consisting of final design criteria and preliminary drawings. Based on the information contained in the Preliminary Design documents, a revised cost estimate will be prepared.

With the approval of the preliminary Design documents, prepare for incorporation in the Contract Documents, final drawings to show the general scope, extent, and character of the work to be furnished and performed by the Contractor(s) including specifications. Provide other services as directed by the City to initiate the Bidding Phase.

D. Bidding Phase

Assist the City in obtaining bids for construction of the Project. Prepare and issue addenda as necessary to interpret, clarify, or expand the Bidding Documents. Attend the Bid opening as requested and assist the City in evaluating the Bids.

E. Construction Phase

Provide construction observation, project management, and construction staking services necessary to determine in general that work by the contractor is proceeding in accordance with the Contract Documents. The City will be kept informed of the progress of the work. Review of shop drawings, coordination of testing services, processing of change orders, and applications for payment will also be provided.

F. Project Management

Provide services as requested by the City not typical to technical design services.

G. Outside Consultants/Testing

Obtain necessary sub-consultants and testing services required for construction to be completed in accordance to the Contract Documents.

H. Right of Way

Coordinate and prepare necessary documentation to obtain right-of-way, easements, outside permits, and assessments.

These Professional Engineering and Land surveying services would be provided at the following fee schedule:

A.	Surveying	Lump Sum
B.	Concept Phase	Hourly, not to exceed a negotiated maximum
C.	Preliminary and Final Design Phase	Lump Sum
D.	Bidding Phase	Lump Sum
E.	Construction Phase	Hourly, not to exceed negotiated maximum
F.	Project Management	Hourly, not to exceed negotiated maximum
G.	Outside Consultants/Testing	Billed per invoice
H.	Right of Way	Hourly

Hourly and additional or non-customary services will be charged at an hourly rate based on the following Hourly Rate Schedules:

**EHRHART GRIFFIN & ASSOCIATES**

**STANDARD HOURLY RATE SCHEDULE:**

Principal	185.00/hr.
Engineering Department Manager	175.00/hr.
Sr. Engineering Project Manager	175.00/hr.
Engineering Project Manager	125.00/hr.
Project Engineer	120.00/hr.
Design Engineer	115.00/hr.
Engineering Technician I	95.00/hr.
Engineering Technician II	105.00/hr.
Construction Manager	110.00/hr.
Construction Observer I	80.00/hr.
Construction Observer II	95.00/hr.

Survey Department Manager	125.00/hr.
Professional Land Surveyor	120.00/hr.
Survey Technician	105.00/hr.
Survey Crew Party Chief	115.00/hr.
Survey Crew Tech. W/ EDM	115.00/hr.
Robotic Laser EDM	115.00/hr.
GPS Satellite Receiver	230.00/hr.
Survey Crew W/ Drone	230.00/hr.
Office Clerical	70.00/hr.
Office Manager	100.00/hr.

**REIMBURSABLE EXPENSES:**

Federal/Airborne Express	30.00/ea.
Express Messenger	15.00/ea.
Mileage	.57/mi.
Mylar Copy (24" x 36")	7.00/ea.
Mylar Copy (30" x 42")	9.00/ea.

Bond Copy (8½x11)	0.30/ea.
Bond Copy (8½x14)	0.55/ea.
Bond Copy ( 11 x 17)	0.75/ea.
Bond Copy (24 x36)	4.00/ea.
Bond Copy (30 x 42)	5.00/ea
Color Copy (8½x11)	1.00/ea.
Color Copy (8½x14)	1.25/ea
Color Copy ( 11 x 17)	1.75/ ea
Color Copy (24x36)	4.00/ea
Color Copy (30x42)	9.00/ea

## 2019 Fee Schedule

<u>Staff Category</u>	<u>Hourly Billing Rate</u>
Engineer	\$118.00
Project Engineer	\$146.00
Senior Project Engineer	\$166.00
Project Manager	\$183.00
Senior Project Manager	\$207.00
Principal I	\$218.00
Principal II	\$240.00
Engineering Technician I	\$81.00
Engineering Technician II	\$91.00
Engineering Technician III	\$101.00
Engineering Technician IV	\$121.00
Engineering Technician V	\$138.00
Administrative Assistant I	\$69.00
Administrative Assistant II	\$84.00

Hourly billing rates include salary costs, normal employee benefits, overhead, profit, and general office expenses such as telephone, facsimile, photocopy, word processing, postage, and basic supplies.

Listed rates are effective through December 31, 2019.

**BILLABLE EXPENSES:** Billable expenses include specialty vehicles (\$0.65/mile) and use of personal vehicles (at current IRS rate). A listing of all billable expense charges is available as applicable.

**REIMBURSABLE EXPENSES:** Reimbursable expenses include costs for meals and lodging when overnight stay is required for the project, costs for special mailing/printing, costs for materials and supplies purchased for specific use on the project, and costs of outside consultants used on the project.

Ehrhart Griffin & Associates will bill the City monthly for services and reimbursable expenses. The aforementioned financial arrangements are on the basis of prompt payment and the orderly and continuous progress of construction.

We would expect to start promptly with the above work upon acceptance of this proposal and to complete our services according to the construction schedule.

If there are protracted delays for reason beyond our control, we would expect to renegotiate with you the basis for our compensation in order to take into consideration changes in price indices and pay scales applicable to the period when services are in fact being rendered.

Should budgetary limitations become a factor in the completion of this work, the City shall so advise Ehrhart Griffin & Associates in writing at the earliest possible date. We will endeavor to work within such limitations.

Ehrhart Griffin & Associates agrees to indemnify and save harmless the City, its officers, agents, and employees from and against any and all claims including reasonable attorneys' fees arising out of the negligent acts, errors, or omissions of Ehrhart Griffin & Associates, its officers, agents, and employees in the execution of the services specified in this contract

In recognition of the relative risks and benefits of the project to both the City and Ehrhart Griffin & Associates, the risks have been allocated such that the City agrees, to the fullest extent permitted by law, to limit the liability of Ehrhart Griffin & Associates and their sub-consultants to the Owner and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Ehrhart Griffin & Associates and their sub-consultants to all those named shall not exceed \$2,000,000.00. Such claims and causes include negligence, professional errors or omissions, strict liability, breach of contract or warranty.

- **INSURANCE**

The Engineer shall maintain insurance to protect the ENGINEER from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the ENGINEER is legally liable. The amounts and extent of such insurance is as follows:

- |                                       |   |
|---------------------------------------|---|
| 1. Professional Liability             | \$2,000,000 each claim; 2,000,000 aggregate         |
| 2. Vehicle Coverage-<br>Bodily Injury | \$1,000,000 combined single limit (each accident)   |
| 3. Workmen's Compensation-            | \$100,000 each accident                             |
| 4. General Liability-                 | \$1,000,000 each occurrence and 2,000,000 aggregate |

- **ARBITRATION**

Any controversy or claim arising out of this Agreement may, if both parties agree, be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

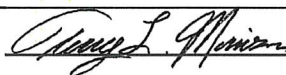
The cost of the arbitration, if any, will be divided equally between the OWNER and the ENGINEER.

- **ENGINEER'S RESPONSIBILITY**

The ENGINEER shall be responsible for the professional quality and technical accuracy of all services furnished by the ENGINEER under this Agreement, except for that work provided by OWNER. The ENGINEER shall, without additional compensation, correct or revise any error or deficiencies in his work. Approval of the OWNER of any such work shall not in any way relieve the ENGINEER of responsibility for the technical accuracy and adequacy of said services. The OWNER'S review, approval or acceptance of, or payment for any of the services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

Refer to the attached APPENDIX "A" which identifies additional responsibilities of the ENGINEER.  
This proposal letter represents the entire understanding between the City and Ehrhart Griffin & Associates with respect to the project and may be modified in writing with the signatures of both parties.

If this satisfactorily sets forth your understanding of the arrangement between us, please sign both copies of this letter where indicated. Please retain one copy for your records and return the second copy to this office.

<b>OWNER :</b> _____	<b>A/E:</b> <b>EHRHART GRIFFIN &amp; ASSOCIATES</b>
Signature: _____	Signature:  _____
By: _____	By: Terry L. Morrison, P.E. _____
Title: _____	Title: Engineering Department Manager _____
Date: _____	Date: October 2, 2019 _____
Address: _____	Address: 142 West Broadway, Suite 136 _____
City, State: _____	City, State: Council Bluffs, IA 51503 _____
Phone: _____	Phone: (712) 256-5248 Fax: _____
Email: _____	Email: tmorrison@ehrhartgriffin.com _____

## APPENDIX "A"

During the performance of this contract, the engineer, for itself, its assignees and successors in interest (hereinafter referred to as the "Engineer") agrees as follows:

1. Compliance with Regulations: The Engineer shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this contract.
2. Nondiscrimination: The Engineer, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Engineer shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix "B" of the Regulations.
3. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Engineer for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Engineer of the Engineer's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, sex, age, or disability.
4. Information and Reports: The Engineer shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Council Bluffs, the Iowa Department of Transportation or Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of an engineer is in the exclusive possession of another who fails or refuses to furnish this information, the Engineer shall so certify to the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance: In the event of the Engineer's noncompliance with the nondiscrimination provisions of this contract, the City of Council Bluffs shall impose such contract sanctions as it, the Iowa Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

- a. withholding of payments to the Engineer under the contract until the Engineer complies; and/or,
  - b. cancellation, termination or suspension of the contract, in whole or in part.
6. Incorporation of Provisions: The Engineer shall include the provisions of Paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Engineer shall take such action with respect to any subcontract or procurement as the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance; provided, however, that, in the event an engineer becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Engineer may request the City of Council Bluffs or the Iowa Department of Transportation to enter into such litigation to protect the interests of the City of Council Bluffs or the Iowa Department of Transportation; and, in addition, the Engineer may request the United States to enter into such litigation to protect the interests of the United States.

**RESOLUTION  
NO 19-240**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
EHRHART GRIFFIN & ASSOCIATES FOR ENGINEERING SERVICES  
IN CONNECTION WITH THE  
EAST MANAWA SEWER REHAB, PHASE IX  
PROJECT #PW21-09**

WHEREAS, the city wishes to make improvements known as the East Manawa Sewer Rehab, Phase IX within the city, as therein described; and

WHEREAS, Ehrhart Griffin & Associates has submitted an agreement to provide engineering services for the work necessary for said improvements; 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 and directed to execute an agreement with Ehrhart Griffin & Associates for engineering services relative to the East Manawa Sewer Rehab, Phase IX 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

October 21, 2019

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

Mayor

ATTEST:

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

City Clerk

**Council Communication**

Department: Public Works Admin  
Case/Project No.: PW21-12  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 19-241  
ITEM 7.C.

Council Action: 10/21/2019

**Description**  
Resolution authorizing the mayor to execute an agreement with Snyder & Associates, Inc. for engineering services in connection with the South 1st Street Neighborhood Rehab, Phase XI. Project # PW21-12

**Background/Discussion**  
The South 1st Street neighborhood bounded by Pierce Street on the north, Palmer Avenue on the south, 1st Street on the west and Franklin Avenue on the east consists of some of the original town subdivision within the city.  
Records indicate that the infrastructure in this area dates back prior to the 1950's and is in need of replacement. Storm sewers are lacking or undersized, sanitary sewers are leaking and broken and the pavements are in poor condition. Improvement projects will be phased over several years to replace and upgrade the aged infrastructure.  
Phases I thru VIII are complete and included portions of Knepper Street, Damon Street, Hill Street, Stutsman Street, Langstrom Street, Franklin Avenue, Platner Street, Carson Avenue, Grace Street, Kappell Avenue, Charles Street, Garden Street, Bloomer Street, Clinton Street, Voorhis Street, Stahl Avenue and Grace Street.  
The Phase IX project included Iowa Avenue, Palmer Avenue, and Grove Street. Only minor punch list items remain. The Phase X project is currently under construction and include portions of Platner Street and Stutsman Street. This project is scheduled to be completed this November.  
This project is planned for the FY21 CIP and includes a budget of \$1,000,000 in Sales Tax Funds. The exact limits for Phase XI will be determined during the project scoping.  
Snyder was previously selected to develop a program scope for the South 1st Street neighborhood and has subsequently provided engineering services on all of the prior construction phases. It is appropriate for Snyder to continue their role as project engineer.

**Recommendation**  
Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Agreement</a>	Agreement	10/8/2019
<a href="#">Resolution 19-241</a>	Resolution	10/16/2019

**PROFESSIONAL SERVICES AGREEMENT**  
**S. 1<sup>st</sup> STREET NEIGHBORHOOD REHABILITATION – PHASE 11**  
**CITY PROJECT NUMBER PW 21-12**  
**CITY OF COUNCIL BLUFFS, IOWA**

**I. NAME OF PARTIES OF THE AGREEMENT**

This Agreement, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019 by and between, The City of Council Bluffs, Iowa, a Municipal Corporation, hereinafter called "OWNER" and Snyder & Associates, Inc., a corporation, hereinafter called "ENGINEER" as follows:

**II. NAME OF PROFESSIONAL SERVICE**

The OWNER shall retain the ENGINEER to complete Professional Services for the preparation of engineering surveys, preliminary design, final design, construction plans and specifications, contract documents, and construction services for Phase 11 – Street & Sewer Reconstruction, hereinafter called the "PROJECT"

**III. SCOPE OF WORK**

**A. GENERAL**

The ENGINEER shall provide Professional Services as required to complete the preparation and assembly of the PROJECT as named in Article II and as described hereinafter as follows:

1. The PROJECT includes, but is not limited to, design services for Phase 11 for the S. 1<sup>st</sup> Street Neighborhood generally described as an area from S. 1<sup>st</sup> Street to Franklin Ave. and from Pierce St. to Palmer Ave.
2. The ENGINEER will complete engineering surveys, design plans and specifications, construction documents, bid letting assistance, construction staking, administration and observation, and final project acceptance for the proposed PROJECT.

**B. ENGINEERING SERVICES**

The ENGINEER will provide the Engineering Services as follows. Payment shall be made as specified in Article VI of this Agreement.

1. Definition & Scope of Project
2. Survey
3. Design
  - a. Preliminary
  - b. Final

4. Bid Phase
5. Construction
  - a. Observation
  - b. Management
  - c. Staking
6. Outside Consultants/Testing
7. R.O.W., Easements, Outside Permits, Assessments

#### **IV. RESPONSIBILITY OF THE OWNER**

At its own expense, the OWNER shall have the following responsibilities regarding the execution of the Contract by the ENGINEER.

##### **A. PROJECT OFFICER**

The OWNER shall name a Project Officer to act as the OWNER's representative with respect to the work performed under this Agreement. All correspondence with OWNER relating to PROJECT shall be directed to the Project Officer and the Project Officer shall be invited to all progress meetings and other meetings called during the PROJECT.

##### **B. PROMPT RESPONSE**

To prevent an unreasonable delay in the ENGINEER's work, the OWNER will examine all reports, drawings, specifications, and other documents and will provide authorizations in writing to the ENGINEER to proceed with work within a reasonable time period.

#### **V. WORK SCHEDULE**

The PROJECT, from design through construction completion, shall be performed by the ENGINEER in accordance with a schedule mutually developed by the OWNER and ENGINEER. Generally, the schedule for the PROJECT is described as follows:

- A. (See attached preliminary schedule)
- B. The ENGINEER shall not be responsible for delays in the schedule which are beyond the ENGINEER's control.

## VI. COMPENSATION AND TERMS OF PAYMENT

The OWNER shall pay the ENGINEER in accordance with the terms and conditions of this Agreement.

### A. ENGINEERING SERVICES

As set forth in Article III (B) the engineering fee shall be on the following basis:

SCOPE OF SERVICES	FEE BASIS
1. Definition of Problem scope of Project	Hourly not to exceed negotiated maximum.
2. Survey	Lump Sum
3. Design a. Preliminary b. Final	Lump Sum
4. Bid Phase	Lump Sum
5. Construction a. Observation b. Management c. Staking	Hourly not to exceed negotiated % of con- struction (average of two low bidders).
6. Outside Consultants/Testing	Billed as per invoice.
7. ROW, Easements, Outside permits, Assessment	Hourly

Actual project fees will be determined at a later date and approved by a supplemental agreement.

### B. ADDITIONAL SERVICES

Additional Services shall be performed as requested in writing by the OWNER and shall be in accordance with the current fiscal year Snyder & Associates, Inc. Standard Fee Schedule in affect at the time of actual performance. All services quoted on a lump sum basis shall be valid for one year from the contract date.

## **VII. METHOD OF PAYMENT**

- A. The ENGINEER shall submit billings for Basic, Construction and Additional Services to the OWNER on a thirty (30) day basis under separate cover and shall be paid by the OWNER within fourteen (14) days after approval by the City Council. The OWNER shall pay the ENGINEER a percentage of the total fee for each phase or a cost not to exceed the amount shown in accordance with the schedule shown below.
- B. Billings shall include sufficient documentation to explain the charges. All billing shall be accompanied by a Billings Information Report on a form provided to the ENGINEER by the OWNER.

## **VIII. TERMINATION OF AGREEMENT**

The ENGINEER or OWNER may, after giving seven (7) days written notice to the other party, terminate this agreement and the ENGINEER shall be paid for services provided to the termination notice date, including reimbursable expenses due, plus termination expenses. Termination expenses are defined as reimbursable expenses directly attributed to the termination.

## **IX. CONFLICT OF INTEREST**

No elected official or employee of the OWNER who exercises any responsibilities in review, approval, or carrying out of this Agreement shall participate in any decision relating to this Agreement which affects his or her direct or indirect personal or financial interest.

## **X. ASSIGNABILITY**

The ENGINEER shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of the OWNER.

## **XI. TITLE TRANSFER**

All drawings, specifications and other work products of the PROJECT are instruments of services for this PROJECT only and shall remain the property of the ENGINEER. The ENGINEER may deliver to the OWNER, at the OWNER's request, paper or electronic media copies of documents prepared in accordance with this Agreement. The OWNER may make hard copies or electronic copies of these documents for purposes supporting the intended use of the project. Any reuse or modification of the documents supplied by ENGINEER for purposes of the PROJECT, including electronic media will be at the recipient's risk and responsibility. Electronic media will be provided as is without warranty, and it shall be the OWNER'S responsibility to reconcile this electronic data with the paper plans, and that the paper plans shall be regarded as legal documents for this PROJECT.

**XII. CONFIDENTIALITY**

No reports, information, and/or data given to or prepared or assembled by the ENGINEER under this Agreement shall be made available to any individual or organization by the ENGINEER without prior written approval of the OWNER.

**XIII. INDEMNIFICATION**

The ENGINEER agrees to indemnify and save harmless the City, its officers, agents, and employees from and against any and all claims including reasonable attorneys' fees and defense costs arising out of the negligent acts, errors, or omissions of the ENGINEER, its officers, agents, and employees in the execution of the services specified in this Agreement.

In recognition of the relative risks and benefits of the project to both the City and ENGINEER, the risks have been allocated such that the City agrees, to the fullest extent permitted by law, to limit the liability of the ENGINEER and their sub-consultants to the OWNER and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the ENGINEER and their sub-consultants to all those named shall not exceed \$2,000,000.00. Such claims and causes include negligence, professional errors or omissions, strict liability, breach of contract or warranty.

**XIV. INSURANCE**

The ENGINEER shall maintain insurance to protect the ENGINEER from claims under Workmen's Compensation Acts; claims due to personal injury or death of any employee or any other person; claims due to injury or destruction of property; and claims arising out of errors, omissions, or negligent acts for which the ENGINEER is legally liable. The amounts and extent of such insurance is as follows:

- 1. Professional Liability - \$ 2,000,000 each claim; 2,000,000 aggregate
- 2. Vehicle Coverage -
  - Bodily Injury \$ 1,000,000 combined single limit (each accident)
- 3. Worker's Compensation - \$ 100,000 each accident
- 4. General Liability - \$ 1,000,000 each occurrence and 2,000,000 aggregate

**XV. ARBITRATION**

Any controversy or claim arising out of this Agreement may, if both parties agree, be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

The cost of the arbitration, if any, will be divided equally between the OWNER and the ENGINEER.

## **XVI. ENGINEER'S RESPONSIBILITY**

The ENGINEER shall be responsible for the professional quality and technical accuracy of all services furnished by the ENGINEER under this Agreement, except for that work provided by OWNER. The ENGINEER shall, without additional compensation, correct or revise any error or deficiencies in his work. Approval of the OWNER of any such work shall not in any way relieve the ENGINEER of responsibility for the technical accuracy and adequacy of said services. The OWNER's review, approval or acceptance of, or payment for any of the services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

## **XVII. COMPLETENESS OF THE AGREEMENT**

This document contains all terms and conditions of this Agreement and any alteration shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement. There are no understandings, representations, or agreements, written or oral, other than those incorporated herein.

## **XVIII. ENGINEER'S CERTIFICATION OF REPORT**

The ENGINEER shall place his certification on the Contract Documents, all in conformity with Chapter 114, Code of Iowa.

## **XIX. COMPLIANCE & REGULATIONS**

During the performance of the contract, the engineer, for itself, its assignees and successors in interest (hereinafter referred to as the "Engineer") agrees as follows:

1. Compliance with Regulations: The Engineer shall comply with the Regulations relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the "Regulations"), which are herein incorporated by referenced and made a part of this contract.

2. Nondiscrimination: The Engineer, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Engineer shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix "B" of the Regulations.

3. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Engineer for work to be performed under a subcontract, including procurement of materials or leases or equipment, each potential subcontractor or supplier shall be notified by the Engineer of the Engineer's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, sex, age, or disability.

4. Information and Reports: The Engineer shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Council Bluffs, The Iowa Department of Transportation or Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, order and instructions. Where any information required of an engineer is in the exclusive possession of another who fails or refuses to furnish this information, the Engineer shall so certify to the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance: In the event of the Engineer's noncompliance with the nondiscrimination provisions of this contract, the City of Council Bluffs shall impose such contract sanctions as it, the Iowa Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

- a. withholding of payments to the Engineer under the contract until the Engineer complies; and/or,
- b. cancellation, termination or suspension of the contract, in whole or in part.

6. Incorporation of Provisions: The Engineer shall include the provisions of Paragraphs (1) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Engineer shall take such action with respect to any subcontract or procurement as the City of Council Bluffs, the Iowa Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance; provided, however, that, in the event an engineer becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Engineer may request the City of Council Bluffs or the Iowa Department of Transportation to enter into such litigation to protect the interest of the City of Council Bluffs or the Iowa Department of Transportation; and , in addition, the Engineer may request the United States to enter into such litigation to protect the interests of the United States.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the day and the year first above written.

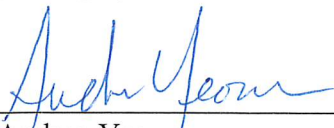
ATTEST:

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

OWNER


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

ATTEST:

  
\_\_\_\_\_  
Andrea Yeoman

ENGINEER

SNYDER & ASSOCIATES, INC.

By   
\_\_\_\_\_  
Michael G. Geier, Regional Manager

Preliminary Schedule  
City of Council Bluffs  
S. 1<sup>st</sup> Street Neighborhood Rehabilitation – Phase 11  
City Project Number PW 21-12  
Process & Schedule

1. 10/2/19 Prepare “Agreement to Provide Services” (Council Approval 10/21/19)  
5 days after council approval
2. TBD Meet with staff to discuss project scope  
10 days
3. TBD Submit “Project Scoping” proposal (Hourly NTE)  
5 days after approval of scoping proposal
4. TBD Submit “Project Scope & Estimate of Construction Costs”  
5 days after approval of scope & costs
5. TBD Submit “Proposal for Services & Fees”
6. TBD 35% Concept Preliminary Design
7. TBD 60% Progress Submittal
8. TBD 95-98% Plans – Set Public Hearing.
9. TBD 100% Plans – Hold Public Hearing
10. TBD Letting
11. TBD Award

**SNYDER & ASSOCIATES, INC.**  
**2019-20**  
**STANDARD FEE SCHEDULE**

Billing Classification/Level	Billing Rate	
<b>Professional</b>		
<i>Engineer, Landscape Architect, Land Surveyor, Legal, GIS, Environmental Scientist Project Manager, Planner, Right-of-Way Agent, Graphic Designer</i>		
Principal II	\$208.00	/hour
Principal I	\$197.00	/hour
Senior	\$177.00	/hour
VIII	\$163.00	/hour
VII	\$155.00	/hour
VI	\$148.00	/hour
V	\$138.00	/hour
IV	\$128.00	/hour
III	\$116.00	/hour
II	\$106.00	/hour
I	\$93.00	/hour
<b>Technical</b>		
<i>Technicians--CADD, Survey, Construction Observation</i>		
Lead	\$125.00	/hour
Senior	\$119.00	/hour
VIII	\$111.00	/hour
VII	\$103.00	/hour
VI	\$92.00	/hour
V	\$82.00	/hour
IV	\$76.00	/hour
III	\$64.00	/hour
II	\$56.00	/hour
I	\$48.00	/hour
<b>Administrative</b>		
II	\$64.00	/hour
I	\$52.00	/hour
<b>Reimbursables</b>		
Mileage	<i>current IRS standard rate</i>	
Outside Services	<i>As Invoiced</i>	

**RESOLUTION  
NO 19-241**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK  
TO EXECUTE AN AGREEMENT WITH  
SNYDER & ASSOCIATES, INC. FOR ENGINEERING SERVICES  
IN CONNECTION WITH THE  
SOUTH 1<sup>ST</sup> STREET NEIGHBORHOOD REHAB, PHASE XI  
PROJECT #PW21-12**

WHEREAS, the city wishes to make improvements known as the South 1<sup>st</sup> Street Neighborhood Rehab, Phase XI within the City, as therein described; and

WHEREAS, Snyder & Associates, Inc. has submitted an agreement to provide engineering services for the work necessary for said improvements; 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 and directed to execute an agreement with Snyder & Associates, Inc. for engineering services relative to the South 1<sup>st</sup> Street Neighborhood Rehab, Phase XI 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

October 21, 2019

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

Mayor

ATTEST:

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

City Clerk

**Council Communication**

Department: Community Development  
Case/Project No.: OTB-19-026  
Submitted by: Courtney Harter, Community  
Development Project Coordinator

Resolution 19-242  
ITEM 7.D.

Council Action: 10/21/2019

**Description**  
Resolution to dispose of City property legally described as Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision. Location: formerly addressed as 1212 17th Avenue. OTB-19-026

**Background/Discussion**  
See attachments.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Case #OTB-19-026 Staff Report</a>	Other	10/11/2019
<a href="#">Case #OTB-19-026 Attachment A</a>	Map	10/11/2019
<a href="#">Resolution 19-242</a>	Resolution	10/16/2019

## Council Communication

Department: Community Development  CASE # OTB-19-026  Applicant: Miguel Santacruz USA Builders LLC 2423 S 8 <sup>th</sup> Street Council Bluffs, Iowa 51501	Resolution of Intent No. _____  Resolution to Dispose No. _____	Public Hearing:     10/21/19
--	---	------------------------------

**Subject/Title**

Request of the Community Development Department to dispose of the property generally located at 1212 17<sup>th</sup> Avenue to USA Builders, LLC (Miguel Santacruz) for the construction of a new single-family house to be sold to a family at or below 80% of the median family income.

**Location**

Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is locally known as 1212 17<sup>th</sup> Avenue.

**Background/Discussion**

In 2018, the Community Development Department acquired the house located at 1212 17<sup>th</sup> Avenue through the Community Development Block Grant (CDBG) program as part of its continued efforts in the Sunset Park neighborhood. The previous dilapidated house was demolished and the land prepped for new development. On September 4, 2019, the City released a Request for Proposals from developers to construct a new single-family unit on the property that would be sold to a family at or below 80% of the median family income to meet CDBG program guidelines. On September 25, 2019, RFP responses were due and USA Builders, LLC submitted the only proposal.

The property is classified as ‘buildable’ and ‘transitional preserve.’ The ‘preserve’ designation allowed Community Development staff to complete the required CDBG disposition process. The applicant commits to constructing a new, affordable residential unit within one year that will be sold to a homebuyer meeting the CDBG income guidelines.

The applicant’s RFP response requested the lot be sold for \$14,000 with a home sales price of \$163,000. However, Community Development staff questioned the affordability of this sales price to someone at or below 80% of the median family income. As negotiated between CD Staff and Mr. Santacruz, he will lower his maximum sales price to \$149,000 with the \$14,000 lot price being forgivable. This is a reasonable solution given the federal restrictions on the use of the lot.

The subject property is 78 feet wide by 142 feet deep, and is 10,244 square feet in size, which exceeds all site development standards for a property located in the R-3/Low Density Multi-Family Residential District. The property is large enough to accommodate a residential dwelling, as the applicant has proposed. The property is located in the Flood Zone X protected by the levee.

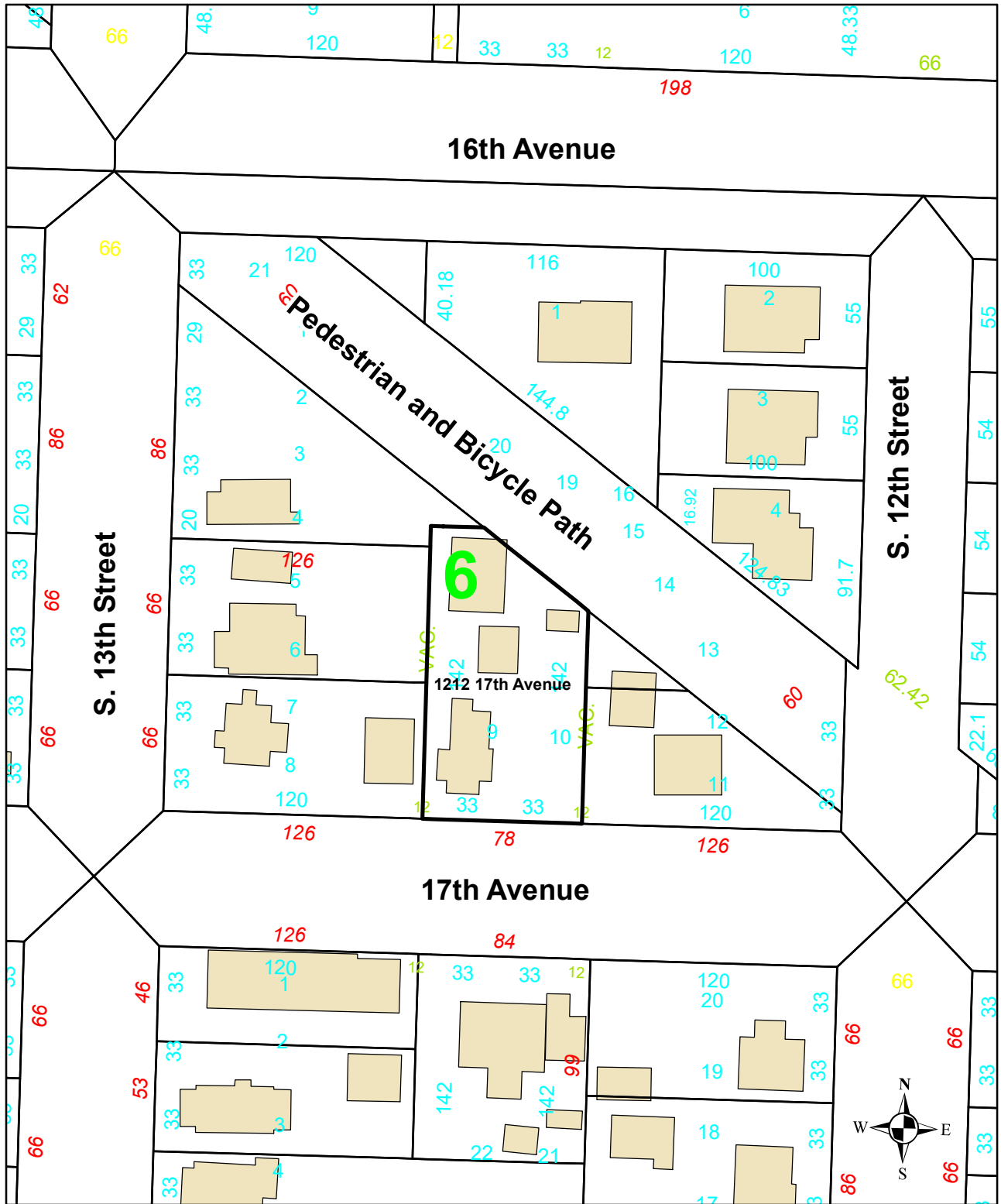
**Recommendation**

The Community Development Department recommends disposing of the property described above to USA Builders, LLC, Miguel Santacruz, subject to the following conditions:

1. The purchase price shall be \$14,000, secured by a forgivable mortgage.
2. USA Builders, LLC shall construct a new, single family house on the property within one (1) year of disposition.
3. The maximum sale price of the newly constructed home shall be \$149,000.
4. The unit shall be sold to a family at or below 80% of the median family income as approved by the Community Development Department.

**Attachment A:** Location map

**Prepared By:** Courtney Harter, Community Development Project Coordinator



**RESOLUTION NO. 19-242**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS LOTS 9 AND 10, BLOCK 6 AND THE EAST ½ OF THE VACATED ALLEY ON THE WEST AND THE WEST ½ OF THE ADJACENT ALLEY ON THE EAST LYING SOUTH OF THE RAILROAD, HOWARDS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** the City has previously expressed its intent to dispose of City owned property legally described as the portion of Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**WHEREAS,** a public hearing has been held in this matter on October 21, 2019 at 7:00 p.m.

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

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

USA Builders, LLC, Miguel Santacruz, and all successors in interest: Lots 9 and 10, Block 6 and the east ½ of the vacated alley on the west and the west ½ of the adjacent alley on the east lying south of the railroad, Howards Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$14,000 to be secured with a forgivable mortgage which will be released upon sale of the home to an eligible buyer. The Developer commits to building a single-family home which will be sold to a household at or below 80% of the median family income as approved by the Community Development Department.

ADOPTED  
AND  
APPROVED: October 21, 2019.

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

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

**Council Communication**

Department: Community Development  
Case/Project No.:  
Submitted by: Community Development

Resolution 19-243  
ITEM 7.E.

Council Action: 10/21/2019

**Description**  
Resolution approving Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.

**Background/Discussion**  
See attachments.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Staff Report</a>	Other	10/11/2019
<a href="#">Request for Proposals</a>	Other	10/11/2019
<a href="#">Resolution 19-243</a>	Resolution	10/16/2019

**Council Communication**

Department: Community Development	Resolution No.: 19 -	City Council: October 21, 2019
<b>Subject/Title</b>		
<ol style="list-style-type: none"><li>1. Approval of the request for proposal for the redevelopment of approximately 2.5 acres of land at 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue; and</li><li>2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the West Broadway Urban Renewal Area and soliciting proposals in accordance with the request for proposals.</li></ol>		
<b>Background/ Discussion</b>		
<p><u>Background</u></p> <p>In August 2013, the City acquired 110 South 28<sup>th</sup> Street (28<sup>th</sup> Street and 2<sup>nd</sup> Avenue). This property consisted of a vacant industrial facility and is approximately 2.5 acres in size. Demolition of the structure occurred in November 2014. The City utilized Community Development Block Grant (CDBG) funds for both acquisition and demolition. The property is located in the West Broadway Urban Renewal Area. In 2015, the City completed an RFP on the property and selected Brinshore Development to construct a multi-family housing project. Unfortunately, after three failed attempts to secure low income housing tax credits, they returned the property to the City. Staff believes it is in the best interest of the City to again request proposals for the redevelopment of the site through a RFP process requesting development designs for multi-family project.</p> <p>Because CDBG funds were used to acquire and demolish the property, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).</p> <p><u>Discussion</u></p> <p>In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>Attached is a copy of the request for proposal that will be direct mailed and/or emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.</p> <p>A separate resolution also directs the City Clerk to publish notice inviting redevelopment proposals to be submitted. Proposals are due by 5:00 p.m. on November 27, 2019 to the Community Development Department. Lastly, the resolution approves December 16, 2019 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted.</p>		
<b>Attachments</b>		
The request for proposal for the redevelopment of approximately 2.5 acres of land at 28 <sup>th</sup> Street and 2 <sup>nd</sup> Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.		

**City of Council Bluffs, Iowa**  
**Request for Proposals**  
**Redevelopment of Land Located at South 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue**  
**Proposal Due Date: November 27, 2019**

The City of Council Bluffs through its Community Development Department is accepting proposals for the purchase and development of 2.54 acres of real estate located in west Council Bluffs for the development of a multi-family housing development with roughly between 80 and 100 units. The subject property is located north of 2nd Avenue between South 28<sup>th</sup> Street and South 29<sup>th</sup> Street (See Attachment A).

Because the block is between the commercial district to the north and single-family neighborhood to the south, the City wishes to increase density along the 1<sup>st</sup> Avenue but be sensitive to the aesthetics of the original neighborhood. In 2020, the City plans to begin the construction of a trail while also exploring a new public transportation mode in the 1<sup>st</sup> Avenue corridor. To create an urban environment, the northern half of the block should be higher density in nature creating an edge to the development. The southern half should be a lower density style that provides a transition to the single-family neighborhood.

### **City Objectives**

The city is seeking proposals to develop the site in conformance with applicable ordinances, as well as in compliance with the following stated objectives. These objectives include, but are not limited to:

- To meet the objectives of the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME programs and cause the construction of housing units for low and moderate income persons. Proposals may be submitted for the development of a mix of unit types.
- To cause the construction of new affordable housing units with occupancy on or before June 30, 2021.
- To provide a positive impact on the city resulting in increased tax revenues and contribute to the city's long term economic and community growth objectives.
- To implement the recommendations contained in the West Broadway Urban Renewal Plan and the West Broadway Corridor Plan. Information is available online at <https://www.councilbluffs-ia.gov/2347/West-Broadway-1st-Avenue-Corridor>.

### **Site Description**

The land was acquired by the City utilizing CDBG funds for the purposes of blight removal and redevelopment. All structures have been removed and the property is vacant. The property will be conveyed in an as-is condition. The CDBG funds require at least 51% of the units be rented to persons at or below 80% of the median family income (MFI). The City intends to also commit HOME funds to the project which will require a minimal number of units to be rented to persons at both the 50% and 60% MFI (Attachment B).

The parcel is served with water, sanitary sewer, storm sewer, and street paving, but individual service lines may need to be extended to accommodate the project. The city will install underground stormwater detention for the development as a separate but cooperative part of the residential project.

The property is currently zoned R-4 High Density Multi-Family Residential District with an appended Planned Residential Overlay (Attachments C & D). Additionally, the frontages of the property along South 28<sup>th</sup> and South 29<sup>th</sup> Streets are located within a Corridor Design Overlay (Attachment E). The selected developer will be required to submit a set of detailed development plans that address all R-4 District, PR

Overlay, and CDO standards, and said plans must be reviewed by the City Planning Commission and approved by City Council prior to any construction activity occurring on this site.

The property is located in the Zone X (protected by the levee). Since Zone X is protected by the levee, there are not additional flood development requirements.

Value of the Property

The appraised value of the property is \$225,000. The property will be disposed of at market value.

Site Condition

A Phase I Environmental Site Assessment (ESA) was completed in 2014 and is available upon request.

**Inquiries, Questions and Deadlines**

All inquiries/questions regarding this RFP must be directed to Courtney Harter via email. Any changes or additions to the RFP information will be emailed to each Developer who has submitted an email of interest with pertinent contact information. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: October 22, 2019

Q&A Ends: November 13, 2019 at 3:00 pm (CST)

Answers to all questions will be posted no later than November 18, 2019 at 3:00 pm (CST).

RFP Due: November 27, 2019 by 5:00 p.m. (CST)

Responses should be in sealed packages, clearly marked with the Developer name and “South 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue Redevelopment” as the proposal name. Proposal can be mailed or hand delivered to the addresses below:

Mailing Address:  
City of Council Bluffs  
Attn: Courtney Harter, Project Coordinator  
209 Pearl Street  
Council Bluffs, Iowa 51503

Hand Delivery:  
City of Council Bluffs  
Community Development Department  
403 Willow Avenue  
Council Bluffs, Iowa 51503

Proposals submitted by facsimile transmission (fax) or electronic mail (email) will *not* be accepted. Proposals received after the submission deadline will not be accepted.

**Proposal and Submittal Requirements**

In a clear and concise manner, developers must submit proposals that demonstrate the developer’s capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. Developers are required to submit **four** hard copy sets and **one** electronic set of the proposals and must include the following information to be submitted for consideration:

1. Application – must be completed and attached as proposal cover page (see Attachment F).
2. Project Summary – A brief written description of the project.

3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.
4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.
5. Project Timeline – A timeline for the project design, bidding and construction.
6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured.
7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

### Special Conditions

Any proposed construction project must adhere to the following requirements:

- The construction project is exempt from federal labor standards.
- A HUD environmental review will be required and must be completed prior to construction commencement. This review will be done by the developer and the city.
- At least 51% of the units must be at or below 80% MFI. The City intends to also commit HOME funds to the project which will require a minimal number of units to be rented to persons at both the 50% and 60% MFI.
- All newly constructed housing must meet all locally adopted and enforced building codes, standards and ordinances of the City of Council Bluffs.
- All newly constructed housing must meet the requirements of the 2012 International Energy Conservation Code as adopted and amended.
- The successful proposal shall be required to comply with additional provisions for projects utilizing federal funding as specified in Attachment G.

### **Proposal Evaluation**

The project proposals will be reviewed based on the following evaluation criteria:

1. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): As the first affordable redevelopment project along the corridor, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:
  - a. Create an urban environment with a higher density style building on the northern half of the block and a lower density style building on the southern half, providing a transition to the single-family neighborhood.
  - b. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the “architectural standards” of the corridor design overlay (Attachment D). A list of materials and visual

renderings of the site layout, units and exterior design must be provided as a part of this submittal.

- c. Maximize the “exterior construction (durability)” points in the IFA 2020-2021 QAP.
2. Developer’s Experience and Capacity (30%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
3. Number of Units Proposed, Unit Sizes and Timeline (15%):
  - a. Preference will be given to developers who maximize the number of units as well as the number of market rate units. A maximum of 80 affordable units will be allowed. Affordable is defined as at or below 80% of the median family income. Provide a target resident type (senior, family, etc.) if applicable. Maximize the “market rate incentive” points in the IFA 2020-2021 QAP.
  - b. Proposals will also be scored on the length of time it will take to construct and occupy the project.
4. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

### **Potential Development Incentives Available**

The City will work to support the selected developer in applying for any and all applicable federal, state or local incentive applications. These applications must be completed by the selected developer with assistance from the City.

- Brownfield/Grayfield Tax Credits through the Iowa Economic Development Authority may be available. Tax credits of up to 24% for qualifying costs of a Brownfield project and 30% if the project meets green building requirements. Tax credits of up to 12% of qualifying costs of a Grayfield project and 15% if the project meets green building requirements. Tax credits are available on an annual basis, with a maximum tax credit per project of \$1,000,000 (<http://www.iowaeconomicdevelopment.com/Regulatory/brownfield>).
- Possible energy incentives may be obtained from MidAmerican Energy and Black Hills Energy depending on project design. Consultation should be initiated with each company prior to final design.
- Municipal Housing Agency (MHA) of Council Bluffs has project-based vouchers available to potential developers. Consultation should be initiated with MHA for additional information.
- The QAP for LIHTC has set aside 7% of all available tax credits to projects located in a county impacted by a federal disaster declaration on or after March 12, 2019 and that is also a county in

which individuals are eligible for federal individual assistance. Pottawattamie County meets this criteria.

- The property may be eligible for Tax Increment Financing and/or property tax exemption, and will be negotiated by the city on a project specific basis.
- Possible land contribution or reduced purchase price.
- The City will install underground stormwater detention for the site. This will be constructed in cooperation with the selected developer.
- The City of Council Bluffs is an entitlement community under the CDBG program, which results in annual funding from the HUD. The city has also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME). The city anticipates receiving a total of approximately \$500,000 in HOME funding, a portion of which may be available for this project. A separate application process will be required in order to apply for the HOME funds.

### **General Provisions**

- 1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Council Bluffs. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not the submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.
- 2) Non-Warranty of Request for Qualifications: The City shall not be responsible for any errors or omissions in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.
- 3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.
- 4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgment, best serve the interest of the City of Council Bluffs.

The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

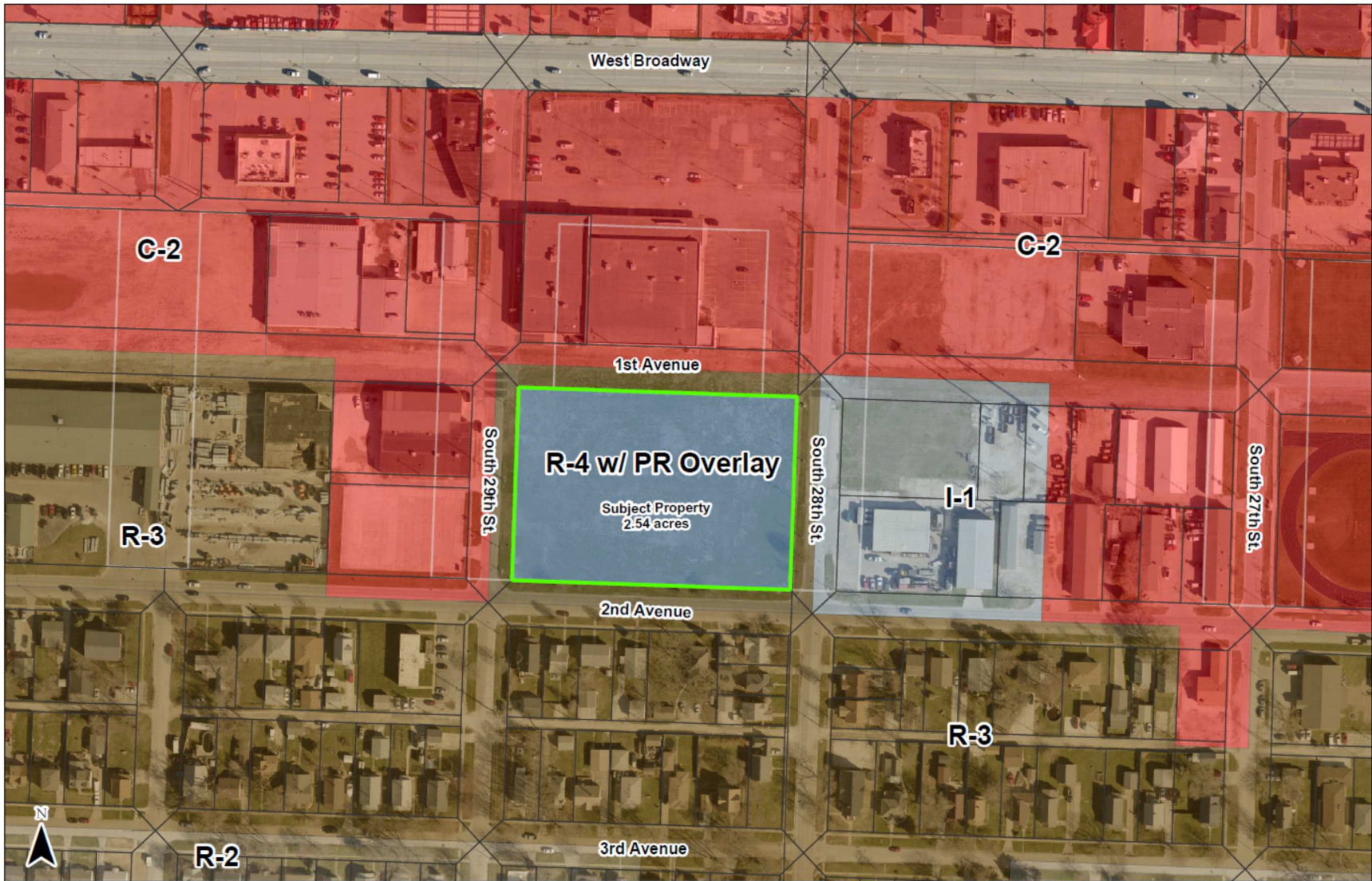
- 5) Indemnification: The selected Developer shall: (1) faithfully perform said Contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City from all costs and damages which said City may suffer by reason of failure to do so; and (3) fully reimburse and repay said City all outlay and expenses which said City may incur in making good any default.

The selected Developer shall protect, defend, indemnify and save harmless the City, its agents, boards and employees, collectively referred to as "Indemnitees", from and against costs and suits, actions, claims, losses, liability or damage of any character, and from and against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in

failure of performance of any work or services called for by the Contract, or from conditions created by the performance or non-performance of said work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnitees.

- 6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Council Bluffs. Specific amounts and types of insurance will be detailed in the negotiated development agreement.
- 7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion or fraud.
- 8) Consideration of Submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.
- 9) Discrimination Clause: According to the City of Council Bluffs Municipal Code 1.40, discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligations.

**Attachment A**  
Site Map



**Attachment B**  
HUD Income Limits for CDBG and HOME

## HUD INCOME LIMITS FOR CDBG

MSA: Omaha, NE - IA FY2019 Median Family Income \$86,000

Effective: June 28, 2019

	<u>30% Limits</u>	<u>50% Limits</u>	<u>60% Limits</u>	<u>80% Limits</u>
<b>1 Person</b>	\$18,100	\$30,100	\$36,120	\$48,200
<b>2 Person</b>	\$20,650	\$34,400	\$41,280	\$55,050
<b>3 Person</b>	\$23,250	\$38,700	\$46,440	\$61,950
<b>4 Person</b>	\$25,800	\$43,000	\$51,600	\$68,800
<b>5 Person</b>	\$27,900	\$46,450	\$55,740	\$74,350
<b>6 Person</b>	\$29,950	\$49,900	\$59,880	\$79,850
<b>7 Person</b>	\$32,000	\$53,350	\$64,020	\$85,350
<b>8 Person</b>	\$34,100	\$56,800	\$68,160	\$90,850

## HUD INCOME LIMITS FOR HOME

MSA: Omaha, NE - IA FY2019 Median Family Income \$72,100

Effective: June 28, 2019

	<u>30% Limits</u>	<u>50% Limits</u>	<u>60% Limits</u>	<u>80% Limits</u>
<b>1 Person</b>	\$18,100	\$30,100	\$36,120	\$48,200
<b>2 Person</b>	\$20,650	\$34,400	\$41,280	\$55,050
<b>3 Person</b>	\$23,250	\$38,700	\$46,440	\$61,950
<b>4 Person</b>	\$25,800	\$43,000	\$51,600	\$68,800
<b>5 Person</b>	\$27,900	\$46,450	\$55,740	\$74,350
<b>6 Person</b>	\$29,950	\$49,900	\$59,880	\$79,850
<b>7 Person</b>	\$32,000	\$53,350	\$64,020	\$85,350
<b>8 Person</b>	\$34,100	\$56,800	\$68,160	\$90,850

**Attachment C**  
Zoning

Chapter 15.11 - R-4/HIGH DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

**Sections:**

15.11.010 - Statement of intent.

This district is intended to provide for development of high density multiple-family housing. This district allows for a mixture of compatible uses with high density urban neighborhoods. This district is most appropriate in central areas of the community or in areas which have full services.

(Ord. 5308 § 1 (part), 1996).

15.11.020 - Principal uses.

The following principal uses shall be permitted outright in an R-4 district:

- (1) Boarding, lodging rooming house, or bed and breakfast;
- (2) Business, professional office;
- (3) Community recreation services;
- (4) Congregate housing, life care facility or nursing home;
- (5) Consumer service establishment;
- (6) Day care services;
- (7) Dwelling, multifamily;
- (8) Dwelling, single-family attached;
- (9) Dwelling, single-family detached;
- (10) Dwelling, townhouse;
- (11) Dwelling, two-family;
- (12) Family home;
- (13) Group care home;
- (14) Local utility services;
- (15) Park and recreation services;
- (16) Private parking lot;
- (17) Public parking lot;
- (18) Public safety services;
- (19) Religious assembly;
- (20) School.

(Ord. 5918 § 1, 2007).

15.11.030 - Conditional uses.

The following conditional uses shall be permitted in an R-4 district, when authorized in accordance with the requirements set forth in Chapter 15.21:

- (1) Cemetery;
- (2) College or universities;
- (3) Commercial recreation (indoor and outdoor);
- (4) Cultural service;
- (5) Commercial storage;
- (6) Governmental maintenance facility.

(Ord. 5918 § 2, 2007).

15.11.040 - Accessory uses.

The following uses shall be permitted in an R-4 district:

01. Uses of land or structures customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5308 § 1 (part), 1996).

15.11.050 - Site development regulations.

**Minimum Lot Size**

Use	Lot Area
Single-family detached	5,000 square feet
Single-family attached and two-family dwellings	5,000 square feet except when a single-family attached or two-family dwelling is divided by a lot line coinciding with the common wall separating the two units. The minimum lot area shall be 2,500 square feet.
Townhouse dwelling	7,500 square feet except when a townhouse dwelling unit is divided by a lot line coinciding with the common wall separating the units, the minimum lot area shall be 2,500 square feet
Multifamily dwelling	
(3 to 4 units)	7,500 square feet
(5 or more units)	9,000 square feet plus an increase of 750 square feet per each additional unit

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	20 feet	Greater of 20 feet or existing front setback line of principal structure
Street side yard:	15 feet	15 feet
Interior side yard:	5 feet with one foot indentation for every story above the first floor	3 feet
Rear yard:	20 feet	3 feet
Maximum height:	100 feet	18 feet
Lot coverage: all structures	60% maximum	

(Ord. 5308 § 1 (part), 1996).

15.11.060 - Additional regulations.

01. Reserved.

(Ord. 5308 § 1 (part), 1996).

15.11.070 - Signs.

Signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5308 § 1 (part), 1996).

**Attachment D**  
Planned Residential Overlay

Chapter 15.28 - P-R/PLANNED RESIDENTIAL OVERLAY

15.28.010 - Statement of intent.

The planned residential overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone would not be inconsistent with the comprehensive plan or harmful to the neighborhood in which it is located. This overlay is intended to:

01. Provide flexibility in the design, placement of buildings, use of open space, provisions of circulation facilities and parking, and related site and design considerations;
02. Encourage the preservation and use of existing landscape features;
03. Promote efficient land use with smaller networks of utilities and streets;
04. Promote an attractive and safe living environment which is compatible with surrounding residential developments;
05. Provide an alternative method for redeveloping older residential areas and to encourage infill development.

(Ord. 5309 § 1 (part), 1996).

15.28.020 - Applicability.

The planned residential overlay shall be permitted in conjunction with the R-1E, R-1, R-2, R-3, and R-4 districts. The minimum tract of land considered for a PR overlay shall be one and one-half acres. The minimum tract of land considered for a PR overlay including commercial facilities shall be ten (10) acres.

(Ord. 5309 § 1 (part), 1996).

15.28.030 - Height and setback requirements.

The maximum height and minimum yard requirements of the zoning district in which the development is located shall apply except where exempted by the city council through the adoption of a development plan.

(Ord. 5743 § 1, 2002).

15.28.040 - Lot coverage.

The lot coverage requirements of the zoning district in which the development is located shall apply except where exempted by the provisions of this chapter.

(Ord. 5309 § 1 (part), 1996).

15.28.050 - Density requirements.

The maximum number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. Net development area shall be determined by subtracting the area set aside for public and private streets from the gross development area. The area of land set aside for common land and open space shall be included in determining the number of dwelling units permitted. The maximum number and type of multiple dwelling units permitted shall be determined by the zoning district in which the development is located and in accordance with the following chart. The maximum amount of commercial usage allowed shall be determined by multiplying the net development area by the percentage in column (g) based upon the district in which the area is located.

(a)	(b)	(c)	(d)	(e)	(f)	(g)
Zoning District	% of total units allowable as single-family detached	% of total units allowable as single-family attached	% of total units allowable as townhouse residential	% of total units allowable as two-family	% of total units allowable as multifamily	% of net development area allowable as commercial
R-1E	100%	-	-	10%	10%	4%
R-1	100%	100%	100%	30%	30%	8%
R-1M	N/A	N/A	N/A	N/A	N/A	N/A
R-2	100%	100%	100%	100%	50%	12%
R-3	100%	100%	100%	100%	100%	16%
R-4	100%	100%	100%	100%	100%	22%

If the development area contains two or more different classifications, the number of dwelling units permitted, the percentage of multiples, and the percentage of commercial area allowable shall be determined in direct proportion to the area of each zoning classification contained in the entire tract.

(Ord. 5309 § 1 (part), 1996).

15.28.060 - Development plan review procedure.

01. Application. A development plan shall be submitted to the community development department, along with a filing fee as specified by this title. Upon application submittal, the development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:
  - (a) A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and phasing;
  - (b) The development name and legal description of the boundary;
  - (c) A north arrow, scale, bar scale and date;
  - (d) The names and addresses of the owner, and the architect or engineer preparing the plan;
  - (e) A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas;
  - (f) All established floodway or floodway fringe encroachment limits;
  - (g) A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development;
  - (h) Location and size of any sites to be considered for dedication to public use;
  - (i) Layout, numbers and dimensions of proposed lots;
  - (j) The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;
  - (k) The location and width of other public ways, railroad rights-of-way, utility and all other easements, existing or proposed within the development and within two hundred (200) feet;
  - (l) Existing and proposed contour intervals of not more than five feet;
  - (m) All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
  - (n) The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets and landscaping;
  - (o) Location and area proposed as open space;
  - (p) The number of dwelling units proposed for the development and the general arrangement of buildings;
  - (q) Visual documents which illustrate the general building design.
02. Review by Community Development Department. The community development director shall determine the adequacy and completeness of the development plan application. The community development director may require additional information prior to scheduling review by the city planning commission. The application shall be accompanied by ten (10) copies and two transparencies of the preliminary development plan for the entire development.
03. Review by the City Planning Commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In

addition to the proposed use meeting the general requirements as set forth, the commission in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, and required screening and landscaping where necessary to reduce noise and glare, and designation and responsibility for maintenance of the property.

04. Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
05. Building Permit Review. The community development director shall review all grading, building, and public works construction permits for compliance with the approved development plan. No grading, building, or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. However, the community development director shall have the authority to approve minor changes to the development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.
06. Amendment to Development Plan. Any proposed amendments to the approved development plan shall be submitted to the community development director. The review procedures for proposed amendments shall be as outlined in Section 15.12.060.

(Ord. 5309 § 1 (part), 1996).

#### 15.28.070 - Development plan completion.

If the improvements identified in the development plan have not been completed within five years from the date of the city council approval, the development plan shall be void unless an extension of time has been granted prior to the expiration date. The city planning commission may grant a two year extension. In reviewing a request for extension of time, the commission shall consider whether the development plan is in compliance with applicable ordinances, standards for public improvements and the comprehensive plan of the city.

(Ord. 5309 § 1 (part), 1996).

#### 15.28.080 - Termination of the planned residential overlay.

If no substantial development has taken place in a PR overlay for five years following approval of the development plan, the city planning commission shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property.

(Ord. 5309 § 1 (part), 1996).

**Attachment E**  
Corridor Design Overlay

Chapter 15.32 - CDO/CORRIDOR DESIGN OVERLAY

**Sections:**

15.32.010 - Statement of intent.

The purpose and intent of this chapter is to ensure consistent site development of properties located within the boundaries as defined in Section 15.32.030. The minimum standards below will aid to unify the appearance of the corridor.

(Ord. 5955 § 2 (part), 2007).

15.32.020 - Establishment of a corridor design overlay.

The CDO overlay is established as part of this title. The CDO shall overlay all other zoning districts established within the boundaries as described in Section 15.32.030 following. One and two family uses are exempted from the regulations of this chapter. The requirements apply to all:

01. New construction of commercial, industrial and multifamily structures and sites;
02. Substantial rehabilitation of or additions to commercial, industrial and multifamily structures and sites. Substantial rehabilitation shall be defined as modifications equal to fifty (50) percent of the assessed value of the structure or structures on a lot, exclusive of land assessed value, in a twenty-four (24) month period of time. The assessed value shall be as most recently established by the Pottawattamie County assessor;
03. The reoccupancy of fifty (50) percent or more of any commercial, industrial, and multifamily structure or site which has been vacant for a period of six months. Once fifty (50) percent or more of a building has been vacant for six months or more, it may not be reoccupied until such time that the entire structure has been brought into compliance;
04. All new signage and sign refacing requiring a permit shall comply with the limitations of Section 15.32.080; and
05. Exterior modifications which equal to fifty (50) percent of the structure's total street facade shall comply with the limitations of Section 15.32.090.

(Ord. 5955 § 2 (part), 2007).

15.32.030 - Overlay boundaries.

The boundaries of the CDO overlay are described as follows:

01. 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.

(Ord. 5955 § 2 (part), 2007).

15.32.040 - Curb cuts.

01. Either one two-way curb cut or two one-way curb cuts are allowed on the applicable corridor street where property has one hundred fifty (150) feet or more of street frontage. One curb cut is allowed on the applicable corridor street where property has less than one hundred fifty (150) feet of frontage.
02. For corner lots, a maximum of one curb cut is allowed on each intersecting side street (other than the applicable corridor street) that each property has frontage on regardless of the length of the frontage.
03. Curb cut widths and design shall be in accordance with adopted public works standards.
04. The applicable corridor street curb cuts shall be located not less than seventy-five (75) feet from the intersecting street's curb. Side street curb cuts shall be located not less than twenty-eight (28) feet on un-signalized intersections and seventy-five (75) feet on signalized intersections from the applicable corridor street's curb.
05. Shared curb cuts (between properties) are encouraged.

(Ord. 5955 § 2 (part), 2007).

15.32.050 - Pedestrian facilities.

01. A five feet wide as constructed or designated, accessible, pedestrian route shall be installed on each property to connect each building's front door with the public sidewalk on the applicable corridor street (and adjacent side street on corner lots). An accessible route may be designated with painted markings on parking lot pavement.
02. The sidewalk on the applicable corridor street shall be a minimum of eight feet wide, as measured from back of curb. At least four feet of that width, as measured from the back of sidewalk, shall be free of vertical or horizontal obstructions and have a maximum cross slope of two percent.
03. Construction or reconstruction of sidewalks and decorative street improvements shall be in accordance with adopted public works standards.

(Ord. 5955 § 2 (part), 2007).

15.32.060 - Planting.

01. A ten (10) feet wide landscape frontage strip shall be installed on each property abutting the applicable corridor street as measured from the back of sidewalk or property line, whichever is farther from the curb.
02. A five feet wide intersecting street landscape frontage strip shall be installed as measured from the back of sidewalk or property line, whichever is farther from the intersecting street's curb on all streets intersecting the applicable corridor street.
03. Planting in the landscape frontage strips shall include not less than the following:
  - (a) One large deciduous shade tree for each thirty-five (35) feet of frontage.
  - (b) A minimum of one deciduous or evergreen shrub per two lineal feet of street frontage shall be planted in the landscaping frontage strip and a minimum of one deciduous or evergreen shrub per three lineal feet of side street frontage shall be planted in the intersecting street landscaping frontage strip. Shrub species shall be selected from the attached plant list and conform to the minimum sizes specified therein.

04. Automatically controlled underground irrigation shall be installed for all lawns and planting in the landscape frontage strips.
05. Site planting requirements:
  - (a) At least ten (10) percent of the gross site square footage shall be pervious, unpaved planted surfaces. Any frontage or side street planting strips shall be included in the calculation of planted areas.
  - (b) All planted surfaces shall be planted with grasses, shrubs, perennials, or groundcover plants so that they shall be completely covered by installed plants within three years of the planting date. Open mulch or rock beds shall not be accepted as planting area.
  - (c) Large deciduous shade trees shall be installed in parking lots in excess of thirty (30) spaces. The trees shall be located in planting areas of not less than fifty (50) square feet of unpaved surface per tree and at least one tree shall be planted for each three thousand (3,000) square feet of paving on site.
  - (d) Public right-of-way areas that are disturbed by construction on private sites shall be graded smooth and planted with sod.
  - (e) Maintenance: property owners shall maintain all planting and irrigation systems located on private property. All planting shall respect city codes for sight lines at intersections and electric line restrictions.

(Ord. 5955 § 2 (part), 2007).

#### 15.32.070 - Screening and buffering.

01. Planting shall be accepted in lieu of the required fencing for buffering the back of commercial buildings abutting residential zones.
  - (a) Screening planting shall include a six feet minimum width planting strip with a tall hedge as defined in the attached plant list. The hedge shall include deciduous or evergreen shrubs in a double row planted in a triangular spacing. Shrub species shall be selected from the attached plant list and conform to the minimum sizes and spacing specified therein.
02. All dumpsters and exterior trash storage shall be screened using walls or fences that are a minimum of six feet in height. The walls and fences shall be fabricated and finished using the same materials and colors as the adjacent building, and shall include a matching lockable gate that when closed, completely eliminates the view of the trash area and its contents.

(Ord. 5955 § 2 (part), 2007).

#### 15.32.080 - Signs.

01. 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.
02. A total of one detached on-premises sign shall be allowed for each property.
03. 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 five 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.

04. Off-premises signs are not permitted within the district.
05. 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.
06. Refacing existing signs are allowed only in conformance with this chapter.

(Ord. 5955 § 2 (part), 2007).

#### 15.32.090 - Architecture.

01. Commercial building wall materials shall be brick, stone masonry, stucco like exterior systems, architectural CMU block, pre-cast concrete wall panels, or other like material. Painted concrete block or flat poured concrete walls are not allowed unless the blocks include an architectural finish and an articulated pattern that varies the block sizes, horizontal face alignment, and/or the coursing and vertical joints. Building walls may also be constructed of wood, fiber cement board, vinyl, aluminum, or steel lap siding, or corrugated metal only when at least eighty (80) percent of the street facade is constructed of approved masonry.
02. Walls shall extend above flat roofs as necessary to screen views of roof-mounted equipment. Cornice lines will be established using metal materials and shall be straight and true.
03. Awnings and architectural features shall not extend beyond property lines. They shall not be installed higher than building roof lines. They shall be lit indirectly without the use of ground-mounted floodlights.

(Ord. 5955 § 2 (part), 2007).

#### 15.32.100 - Lighting.

01. Light poles on private property shall not exceed twenty-five (25) feet in height from existing grade.
02. Light pole materials shall be painted or finished aluminum or steel. Wood poles shall not be accepted.

(Ord. 5955 § 2 (part), 2007).

**Attachment F**  
Proposal Cover Page

**City of Council Bluffs, Iowa**  
Request for Proposals Cover Page

**Project Information**

Project Name \_\_\_\_\_

**Organization Information**

Name of Developer \_\_\_\_\_

Mailing Address \_\_\_\_\_

Contact Person \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Email Address \_\_\_\_\_

Employer Identification Number \_\_\_\_\_ MBE/WBE Owned? \_\_\_\_\_

DUNS Number \_\_\_\_\_

**Partners**

Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm		
Lender		
Other (specify)		
Other (specify)		

**Attachment G**  
Additional Provisions for Projects  
Utilizing Federal Funding

## **Required Contract Language**

All project contracts shall contain at a minimum the following provisions, as appropriate. ALL CONTRACTS

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

The contractor must maintain all required records for five years after final payments are made and all other pending matters are closed. At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the City of Council Bluffs, the State Auditor, the General Accounting Office, and the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.

### **2. Civil Rights**

The Contractor must comply with the following laws and regulations:

- Title VI of the Civil Rights Act of 1964 (P.L. 88-352).  
States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, or national origin.
- Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.
- Iowa Civil Rights Act of 1965. This Act mirrors the Federal Civil Rights Act.
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309).  
Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under Title I of the Act.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.)  
Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794).  
Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal financial assistance.
- Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213)  
Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.
- Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).

Provides to the greatest extent feasible, that training and employment opportunities be made available to lower-income residents of project areas and that contracts be awarded to small businesses located within the project area or owned in substantial part by project area residents.

- Federal Executive Order 11246, as amended by Executive Order 11375. Provides that no one be discriminated in employment.
- Federal Executive Order 11063, as amended by Executive Order 12259.

### **3. Termination Clause**

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

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

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

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

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

- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.
- iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure."

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

24 CFR Part 35 et. al.

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

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

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

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

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

The Contractor must provide information as necessary and as requested by the City of Council Bluffs for the purpose of fulfilling all reporting requirements related to the CDBG program.

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

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

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

- 1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take a Developerative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- 2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of the Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 4) The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- 5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- 6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive

Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

- 7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

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

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

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

Clean Air and Water Acts - required clauses:

This clause is required in all third party contracts involving projects subject to the Clean Air Act (42 U.S.C. 1857 et seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), and the regulations of the Environmental Protection Agency with respect to 40 CFR Part 15, as amended. It should also be mentioned in the bid document.

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

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

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

In addition to the preceding provisions, all construction contracts in excess of \$2,000 must include the Federal Labor Standards Provisions as provided.

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

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.
- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding if any, a notice advising said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract; for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the Subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Section 3. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Section 3 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through Federal assistance is provided, and to such sanctions as are specified by 24 CFR Section 135.135.

## ITEMS TO INCLUDE ON AGENDA

### CITY OF COUNCIL BLUFFS, IOWA

October 21, 2019

7:00 P.M.

#### West Broadway Urban Renewal Plan

- Resolution approving request for proposals for approximately 2.5 acres of land at 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue
- Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the request for proposals for approximately 2.5 acres of land at 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue

### 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 IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 21, 2019

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

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

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

- Council Member \_\_\_\_\_ introduced the following proposed Resolution entitled “RESOLUTION APPROVING REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.5 ACRES OF LAND AT 28<sup>TH</sup> STREET AND 2<sup>ND</sup> AVENUE” 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 NO. 19-243

RESOLUTION APPROVING REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.5 ACRES OF LAND AT 28<sup>TH</sup> STREET AND 2<sup>ND</sup> AVENUE

WHEREAS, this Council has previously 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, by Resolution No. 87-570 in 1987, 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 been amended five times by amendments adopted in 1988, 2001, 2002, 2014, and 2015; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, the City desires to sell the Development Property to a private developer for development into multi-family housing; and

WHEREAS, City staff has caused a Request for Proposals to be prepared, attached hereto as Exhibit 1 and made a part hereof, which sets forth information regarding the Development Property and requirements and evaluation criteria for proposals to develop the Development Property; and

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to offer the Development Property for redevelopment as set out herein.

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

1. That the form and content of the Request for Proposal attached hereto, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed.
2. That City staff is are hereby authorized, empowered, and directed to do all such acts and things as may be necessary to carry out and comply with the provisions of the Request for Proposals, and the City's receipt of proposals thereunder.
3. The Development Property offered for sale and redevelopment in accordance with the Request for Proposals is legally described as follows:

Lots 1 thru 16, Block 12 and all of the vacated alley, Bryant and Clark Addition

PASSED AND APPROVED this 21<sup>st</sup> day of October, 2019.

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

ATTEST:

\_\_\_\_\_  
Allison Head



ATTACH REQUEST FOR  
PROPOSALS AS  
EXHIBIT 1

01623253-1\10342-101

**Council Communication**

Department: Community Development  
Case/Project No.:  
Submitted by: Community Development

Resolution 19-244  
ITEM 7.F.

Council Action: 10/21/2019

**Description**  
Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the Request for Proposals for approximately 2.5 acres of land at 28th Street and 2nd Avenue.

**Background/Discussion**  
See attachments.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Staff Report</a>	Other	10/11/2019
<a href="#">Certificate of Publishers Affidavit</a>	Other	10/11/2019
<a href="#">Resolution 19-244</a>	Resolution	10/16/2019

**Council Communication**

Department: Community Development	Resolution No.: 19 -	City Council: October 21, 2019
<b>Subject/Title</b>		
<ol style="list-style-type: none"><li>1. Approval of the request for proposal for the redevelopment of approximately 2.5 acres of land at 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue; and</li><li>2. Approval of the minimum development requirements, competitive criteria and procedures for disposition of certain property located within the West Broadway Urban Renewal Area and soliciting proposals in accordance with the request for proposals.</li></ol>		
<b>Background/ Discussion</b>		
<p><u>Background</u></p> <p>In August 2013, the City acquired 110 South 28<sup>th</sup> Street (28<sup>th</sup> Street and 2<sup>nd</sup> Avenue). This property consisted of a vacant industrial facility and is approximately 2.5 acres in size. Demolition of the structure occurred in November 2014. The City utilized Community Development Block Grant (CDBG) funds for both acquisition and demolition. The property is located in the West Broadway Urban Renewal Area. In 2015, the City completed an RFP on the property and selected Brinshore Development to construct a multi-family housing project. Unfortunately, after three failed attempts to secure low income housing tax credits, they returned the property to the City. Staff believes it is in the best interest of the City to again request proposals for the redevelopment of the site through a RFP process requesting development designs for multi-family project.</p> <p>Because CDBG funds were used to acquire and demolish the property, the City must meet the Housing and Urban Development (HUD) performance measure of creation of affordable housing on the property. This means at least 51% of all units constructed on the site must be rented/sold to persons at or below 80% of the median family income (MFI).</p> <p><u>Discussion</u></p> <p>In order to initiate the property disposal process, the City must undertake certain actions on the property to ensure reasonable competitive bidding procedures and allow 30 days to respond. This also includes providing notice by publication in a newspaper having a general circulation to the community 30 days prior to the execution of a contract involving the transfer of property.</p> <p>Attached is a copy of the request for proposal that will be direct mailed and/or emailed to developers, real estate firms and other parties soliciting submissions. The proposal's availability will be published in the legal ad section of the Nonpareil and posted on the City's website. The attached resolution asks for City Council approval of this form and content.</p> <p>A separate resolution also directs the City Clerk to publish notice inviting redevelopment proposals to be submitted. Proposals are due by 5:00 p.m. on November 27, 2019 to the Community Development Department. Lastly, the resolution approves December 16, 2019 as the date of public hearing on the intent to accept the selected redevelopment proposal submitted.</p>		
<b>Attachments</b>		
The request for proposal for the redevelopment of approximately 2.5 acres of land at 28 <sup>th</sup> Street and 2 <sup>nd</sup> Avenue is attached, along with a resolution asking for approval of the minimum development requirements, competitive criteria and notice for soliciting redevelopment proposals.		

CERTIFICATE OF PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF IOWA )  
 ) SS  
COUNTY OF POTTAWATTAMIE )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Council Bluffs, in the County of Pottawattamie, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

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

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the NonPareil, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2019.

WITNESS my official signature at Council Bluffs, Iowa, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

(SEAL)

## ITEMS TO INCLUDE ON AGENDA

### CITY OF COUNCIL BLUFFS, IOWA

October 21, 2019

7:00 P.M.

#### West Broadway Urban Renewal Plan

- Resolution approving request for proposals for approximately 2.5 acres of land at 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue
- Resolution approving minimum development requirements, competitive criteria, and procedures for disposition of certain property located within the Urban Renewal Area; and soliciting proposals in accordance with the request for proposals for approximately 2.5 acres of land at 28<sup>th</sup> Street and 2<sup>nd</sup> Avenue

### 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 IOWA CODE  
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

October 21, 2019

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

\_\_\_\_\_

\_\_\_\_\_

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

Council Member \_\_\_\_\_ introduced the following proposed Resolution entitled “RESOLUTION APPROVING MINIMUM DEVELOPMENT REQUIREMENTS, COMPETITIVE CRITERIA, AND PROCEDURES FOR DISPOSITION OF CERTAIN PROPERTY LOCATED WITHIN THE URBAN RENEWAL AREA; AND SOLICITING PROPOSALS IN ACCORDANCE WITH THE REQUEST FOR PROPOSALS FOR APPROXIMATELY 2.5 ACRES OF LAND AT 28<sup>TH</sup> STREET AND 2<sup>ND</sup> AVENUE” 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 NO. 19-244

RESOLUTION APPROVING MINIMUM DEVELOPMENT REQUIREMENTS, COMPETITIVE CRITERIA, AND PROCEDURES FOR DISPOSITION OF CERTAIN PROPERTY LOCATED WITHIN THE URBAN RENEWAL AREA; AND SOLICITING PROPOSALS IN ACCORDANCE WITH THE REQUEST FOR PROPOSALS

WHEREAS, this Council has previously 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, by Resolution No. 87-570 in 1987, 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 been amended five times by amendments adopted in 1988, 2001, 2002, 2014, and 2015; and

WHEREAS, the City owns certain real property located within the Urban Renewal Area consisting of the 2800 block between 1<sup>st</sup> and 2<sup>nd</sup> Avenues, approximately 2.5 acres in size (the "Development Property"); and

WHEREAS, the Plan provides for, among other things, the disposition of properties for development or redevelopment as an urban renewal project; and

WHEREAS, the City desires to sell the Development Property to a private developer for development into multi-family housing in accordance with the provisions of the Request for Proposals approved by this Council on October 21, 2019 for the Development Property, which sets forth minimum requirements for proposals to develop the Development Property and evaluation criteria for such proposals; and

WHEREAS, in order to comply with Iowa Code Section 403.8, the City is establishing reasonably competitive bidding procedures for the disposition of the Development Property and all developers interested in submitting a proposal to compete for the sale and redevelopment of the Development Property must submit a proposal meeting the requirements set forth in the Request for Proposal and set forth herein; and

WHEREAS, to give full and fair opportunity for developers interested in submitting a proposal for the sale and redevelopment of the Development Property, this Council should by this Resolution:

1. Approve the minimum requirements for the sale of and redevelopment of the Development Property.
2. Set a date for receipt of competing proposals and the opening thereof; and provide for review of such proposals with recommendations to this Council in accordance with established procedures.

3. Approve and direct publication of a notice to advise any would-be bidders of the opportunity to compete for the sale of the Development Property on the terms and conditions set forth herein.

WHEREAS, this Council believes it is in the best interest of the City and the Plan to act as expeditiously as possible to offer the Development Property for redevelopment as set out herein.

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

1. The Development Property offered for sale and redevelopment in accordance with the terms and conditions contained in this Resolution, the Plan, and the Request for Proposals is legally described as follows:

Lots 1 thru 16, Block 12 and all of the vacated alley, Bryant and Clark Addition

2. It is hereby determined that the requirements set forth in the Request for Proposals shall be considered the minimum development requirements, which requires that each proposal must (1) provide for a minimum of 80 residential units with at least 51% being affordable, (2) include and provide for the developer's purchase of the Development Property at not less than the fair value for use in accordance with the Plan, and (3) include the following information:

- a. Application – Included in the Request for Proposals;
- b. Project Summary – A brief written description of the project;
- c. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.;
- d. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development;
- e. Project Timeline – A timeline for the project design, bidding, construction and occupancy;
- f. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a 10-year project proforma. Developer must also outline expected funding sources and projected date all financing will be secured; and

- g. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation;
3. It is hereby determined that the evaluation criteria set forth in the Request for Proposals shall constitute the competitive criteria by which any proposals submitted shall be evaluated, which includes the following criteria:
- a. Design, Aesthetics and Quality of Construction Materials and Landscaping (40%): As the first affordable redevelopment project along the corridor, the quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:
    - i. Create an urban environment with a higher density style building on the northern half of the block and a lower density style building on the southern half, providing a transition to the single-family neighborhood.
    - ii. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the “architectural standards” of the corridor design overlay. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.
    - iii. Maximize the “exterior construction (durability)” points in the IFA 2020-2021 QAP.
  - b. Developer’s Experience and Capacity (30%): The makeup/description of the developer’s project team. The preferred developer will have significant experience in the construction of urban-style, multi-family complexes. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.
  - c. Number of Units Proposed, Unit Sizes and Timeline (15%):
    - i. Preference will be given to developers who maximize the number of units as well as the number of market rate units. A maximum of 80 affordable units will be allowed. Affordable is defined as at or below 80% of the median family income. Provide a target resident type (senior, family, etc.) if applicable. Maximize the “market rate incentive” points in the IFA 2020-2021 QAP.
    - ii. Proposals will also be scored on the length of time it will take to construct and occupy the project.
  - d. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.
4. This action of the Council shall be considered to be and does hereby constitute notice to all concerned of the intention of this Council to accept proposals for the sale and redevelopment of the Development Property in accordance with the procedures set

forth in this Resolution and in the Request for Proposals, which Request for Proposals is on file for public inspection at the office of the City Clerk, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503.

7. The City Clerk is authorized and directed to secure immediate publication of the text of this Resolution in the NonPareil, a newspaper having general circulation in the community.
8. Written proposals for the purchase of the Development Property must be received by the City's Community Development Department at or before 5:00 P.M. on November 27, 2019. Said proposals must be mailed or delivered in accordance with the instructions set forth in the Request for Proposals. The Community Development Director, or his designee, is hereby authorized and directed to make a preliminary analysis of each such proposal for compliance with the minimum requirements established by this Resolution and by the Request for Proposals, and to advise the Council with respect thereto. Proposals meeting the minimum requirements will then be presented to the City Council at 7:00 P.M. on December 16 2019, at its meeting to be held in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa 51503. The Council shall judge the strength of the proposals meeting the foregoing minimum requirements by the criteria set forth above and shall make the final evaluation and selection of a proposal.
9. The minimum development requirements, competitive criteria, and procedures set forth in this Resolution and in the Request for Proposals are hereby determined to be "reasonable competitive bidding procedures" in substantial conformance with the provisions of Iowa Code Section 403.8. If there is any discrepancy between this Resolution and the Request for Proposal, the more detailed Request for Proposal shall control.
10. In the event qualified proposals are timely submitted and the City Council accepts a proposal, the City will file or publish notice of the intent of the City of Council Bluffs, Iowa to accept a proposal, to the extent required by law.

PASSED AND APPROVED this 21<sup>st</sup> day of October, 2019.

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Matthew J. Walsh, Mayor

ATTEST:

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Allison Head



**Council Communication**

Department: Human Resources  
Case/Project No.:  
Submitted by: Jon Finnegan

Resolution 19-245  
ITEM 7.G.

Council Action: 10/21/2019

**Description**  
Resolution appointing Jon Finnegan as the City's representative to engage in collective bargaining negotiations.

**Background/Discussion**  
The Agreements by and between the City of Council Bluffs and:  
\* FRATERNAL ORDER OF POLICE, LODGE #1,  
\* COMMUNICATION WORKERS OF AMERICA (AFL/CIO),  
\* COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS LOCAL 15, and  
\* AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES (AFSCME, Local 2844)  
expire on June 30, 2020.  
It is the recommendation of the Mayor that Jon Finnegan be appointed the City's Representative to negotiate on its behalf, and it is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City's Representative.

**Recommendation**  
Approval of this resolution.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Resolution 19-245</a>	Resolution	10/16/2019

**RESOLUTION NO. 19-245**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF JON FINNEGAN AS THE CITY’S REPRESENTATIVE TO ENGAGE IN COLLECTIVE BARGAINING NEGOTIATIONS WITH THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME, LOCAL 2844), COMMUNICATIONS WORKERS OF AMERICA (AFL/CIO), COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS – LOCAL 15, AND FRATERNAL ORDER OF POLICE, LODGE #1.**

**WHEREAS,** It is the recommendation of the Mayor that Jon Finnegan be appointed the City’s Representative to negotiate on its behalf; and

**WHEREAS,** The Agreements by and between the American Federation of State, County and Municipal Employees (AFSCME, Local 2844), Communications Workers of America (AFL/CIO), Council Bluffs Association of Professional Firefighters – Local 15, and Fraternal Order of Police, Lodge #1 expire on June 30, 2019;

**WHEREAS,** It is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City’s Representative.

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

That upon the recommendation of the Mayor, the appointment of Jon Finnegan as the City’s Representative is hereby confirmed and ratified.

ADOPTED  
AND  
APPROVED

October 21, 2019

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

Attest:

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

**Council Communication**

Department: Community Development  
Case/Project No.: PC-19-002  
Submitted by: Chris Meeks, Planner

Resolution 19-246  
ITEM 7.H.

Council Action: 10/21/2019

**Description**  
Resolution adopting the planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive. PC-19-002

**Background/Discussion**  
See attachments.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">PC-19-002 Staff Report</a>	Other	10/11/2019
<a href="#">Attachment A - Location and Zoning Map</a>	Map	10/11/2019
<a href="#">Attachment B - Letter of Intent</a>	Letter	10/11/2019
<a href="#">Attachment C - Final Plat</a>	Other	10/11/2019
<a href="#">Attachment D - Grading and Drainage Plan</a>	Other	10/11/2019
<a href="#">Attachment E - Landscaping Plan</a>	Other	10/11/2019
<a href="#">Attachment F - Layout and Paving Plan</a>	Other	10/11/2019
<a href="#">Attachment G - Utility Plan</a>	Other	10/11/2019
<a href="#">Attachment H - Building Elevation</a>	Other	10/11/2019
<a href="#">Attachment I - Signage Plan</a>	Other	10/11/2019
<a href="#">Resolution 19-246</a>	Resolution	10/16/2019

City Council Communication

Department: Community Development Department  CASES #SUB-19-010 and #PC-19-002  Applicant: Brakes Plus, LLC Attn: Andy Golden 1880 Southpark Drive Birmingham, AL 35244  Owner: Manawa Center Wash-Gas, LLC P.O. Box 536 Atlantic, IA 50022  Engineer: Schemmer Attn: Robert DuVall 1044 N. 115 <sup>th</sup> Street, Suite 300 Omaha, NE 68154	Resolution No. _____  Resolution No. _____	City Council: 10/21/2019  Planning Commission: 10/8/2019
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**Subject/Title**

**Request:** Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2.

**Location:** 3205 and 3207 Manawa Centre Drive

**Background/Discussion**

The Community Development Department has received an application from Brakes Plus, LLC, represented by Robert DuVall of Schemmer, for final plat approval of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision. The applicant proposes to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station.

The following attachments are included with this report for reference purposes:

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

### Comments

The following comments have been received from City Departments and utility providers:

1. The Council Bluffs Fire Marshall stated they have no comments.
2. The Council Bluffs Police Department stated they have no comments.
3. The Council Bluffs Public Works Department is requesting that the a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
4. Council Bluffs Water Works stated they have no comments on the proposal.
5. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
6. The Community Development Department has the following comments:
  - a) All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
  - b) The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
  - c) The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32<sup>nd</sup> Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32<sup>nd</sup> Avenue to the main entrance to the building.
  - d) The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
  - e) Revise the subdivision name to state “Lake Manawa Centre Subdivision, Replat 2”.
  - f) The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder’s Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such.

**Development Plan** – The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001). The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2.

#### 1. Site Development

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32<sup>nd</sup> Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.

- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.
- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

## 2. Off-Street Parking

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

## 3. Landscaping – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
- e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

- f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
- g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

**4. Signage** – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.

- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
- b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
- c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards.

**Recommendation**

The Community Development Department recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- 2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

**Public Hearing**

Staff speaker on behalf of request:

- 1. Christopher Meeks, Planner, Community Development Department, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503.

Speakers in favor:

- 1. Robert DuVall, Schemmer Associates, 1044 N. 115<sup>th</sup> Street, Suite 300, Omaha, NE 68154

Speakers against: None

**Planning Commission Recommendation**

The Planning Commission recommends approval for final plat of a one-lot minor commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and

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

VOTE: AYE 8 NAY 0 ABSTAIN 0 ABSENT 3 VACANT 0 Motion: Carried

**Attachments**

- Attachment A: Case Map
- Attachment B: Letter of Intent
- Attachment C: Final Plat
- Attachment D: Grading and Drainage Plan
- Attachment E: Landscaping Plan
- Attachment F: Layout and Paving Plan
- Attachment G: Utility Plan
- Attachment H: Building Elevations
- Attachment I: Signage Plan

Prepared by: Chris Meeks, Planner

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-19-010 LOCATION/ZONING MAP

### Legend

 Subject Properties

0 30 60  
1 Inch = 69 Feet

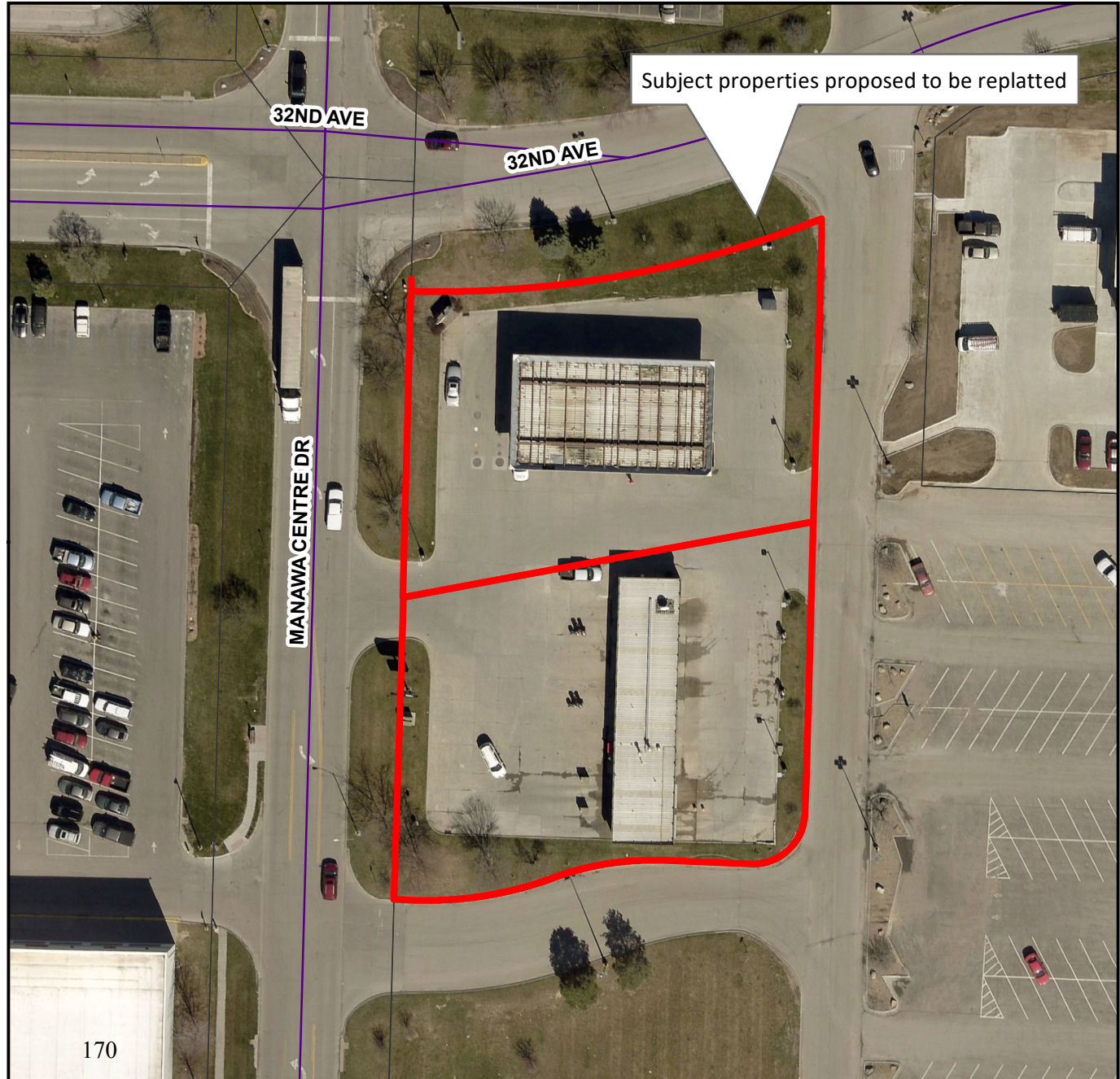


Last Amended: 9/18/19



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

**DISCLAIMER**  
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*Design with Purpose. Build with Confidence.*

September 9, 2019

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

Re: Brakes Plus  
Lake Manawa Centre Subdivision, Lots 7A and 7B  
Replat Letter of Intent  
Schemmer Project No. 07713.001

To Whom It May Concern:

This letter is to inform you of the intentions of the developer of Lots 7A and 7B, Lake Manawa Centre Subdivision regarding the attached application for a Replat of said property.

The subject property is comprised of approximately 1.10 acres of developed property zoned P-C Planned Commercial District. The developer is submitting an application for a replat of the property in order to develop this property in accordance with the City of Council Bluffs standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of an "automobile service establishment" per the City of Council Bluffs zoning code and is a principal use in the P-C zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2020, with a proposed completion date in the fall of 2020.

Given the attached application and documentation, the property owner respectfully requests the Replat of Lots 7A and 7B, Lake Manawa Centre Subdivision.

Please submit all questions and comments to my attention at [rduvall@schemmer.com](mailto:rduvall@schemmer.com) or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

A handwritten signature in blue ink that reads "Robert DuVall".

Robert DuVall, P.E.  
Professional Civil Engineer

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

SCHEMMER.COM

FINAL PLAT  
LAKE MANAWA  
CENTRE SUBDIVISION  
LOT 1 REPLAT 2

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AUDITOR'S OFFICE  
THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR

DATE

THIS SPACE FOR RECORDERS USE

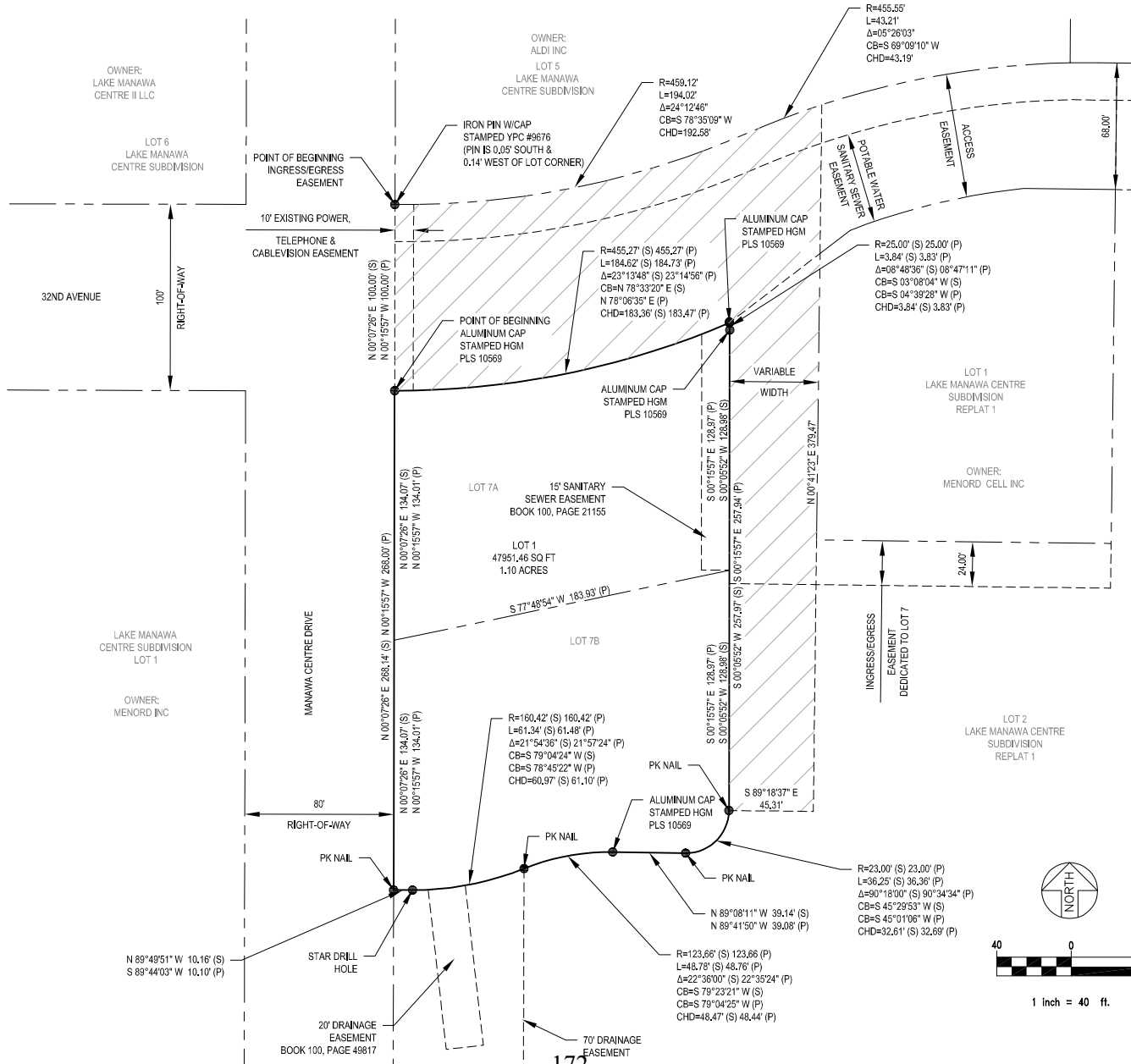
INDEX LEGEND

LOCATION LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2  
REQUESTOR THE CITY OF COUNCIL BLUFFS  
PROPRIETOR MANAWA CENTRE WASH AND GAS, LLC.  
SURVEYOR DANIEL L. MARTI  
SURVEY SCHEMMER & ASSOCIATES  
COMPANY VALLEY VIEW VILLAGE 928 VALLEY VIEW DRIVE, SUITE 12  
COUNCIL BLUFFS, IA 51503-5288  
(712) 329-0300  
RETURN TO THE CITY OF COUNCIL BLUFFS

DESIGNED	DRAWN	CHECKED	D.M.	DATE
				09/29/2019

NO. OF SHEETS	DATE	BY
1	09/29/2019	DM

THIS PLAN IS VALID FOR THE STATE OF IOWA ONLY. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE SURVEYOR OR HIS AUTHORIZED REPRESENTATIVE. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE SURVEYOR OR HIS AUTHORIZED REPRESENTATIVE. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE SURVEYOR OR HIS AUTHORIZED REPRESENTATIVE.
--



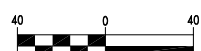
OWNER:  
MANAWA CENTRE WASH AND GAS, LLC.  
3205-3207 MANAWA CENTRE DRIVE  
COUNCIL BLUFFS, IA 51501

DEVELOPER:  
BRAKES PLUS, LLC.  
1880 SOUTHPARK DR.  
BIRMINGHAM, AL 35244

**SCHEMMER**  
Design with Purpose. Build with Confidence.

LEGEND

- - CORNERS SET 5/8" REBAR W/PURPLE CAP "#22021"
- - CORNERS FOUND (AS NOTED)
- (P) - PLAT DIMENSION
- (S) - SURVEY DIMENSION



1 inch = 40 ft.

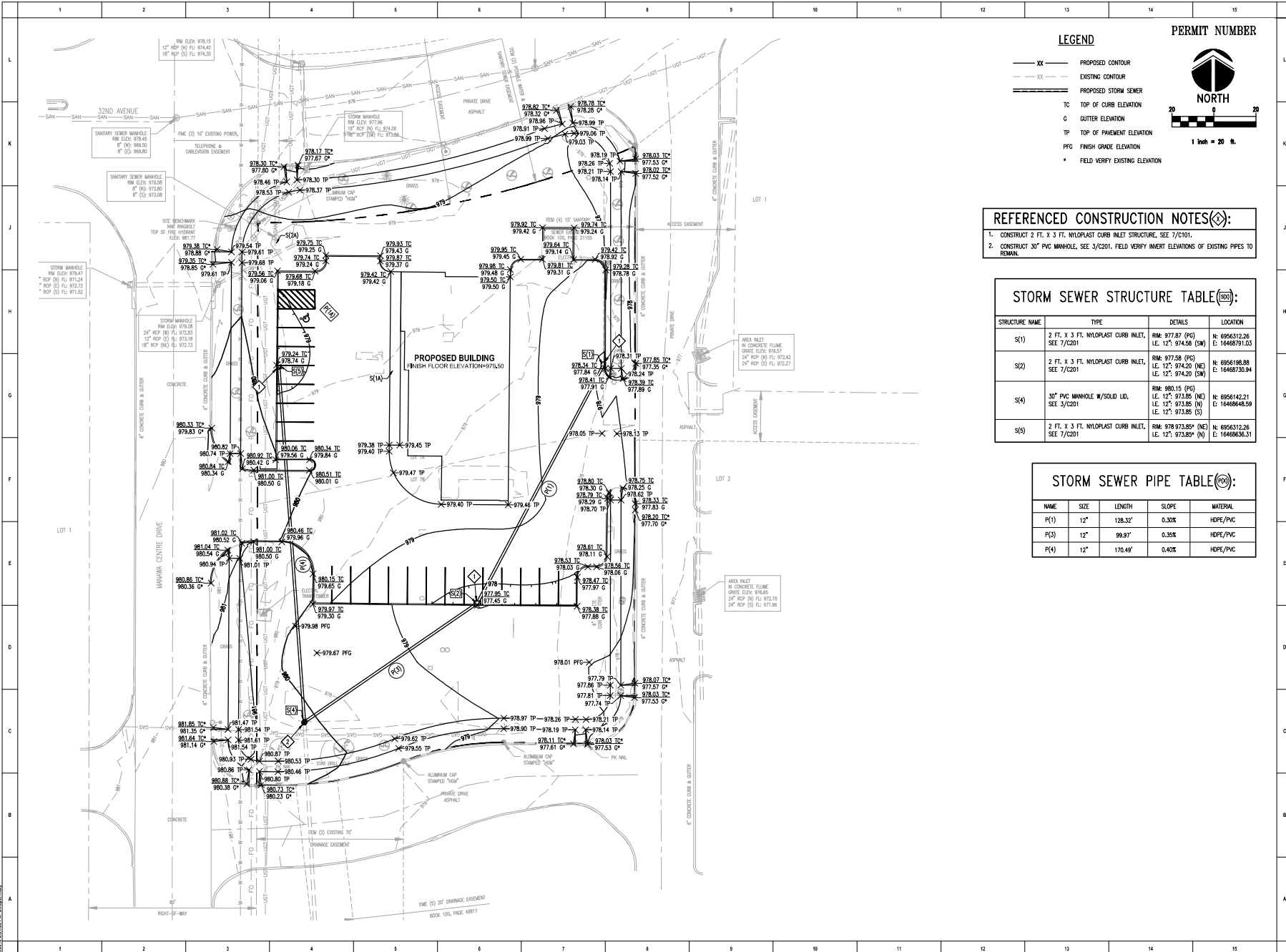
LAKE MANAWA CENTRE SUB  
LOT 1 REPLAT 2  
POTTAWATTAMIE COUNTY, IOWA  
FINAL PLAT

JOB NO. 07713,001

SHEET 1 of 2



Attachment D



**LEGEND**

- XX --- PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- ==== PROPOSED STORM SEWER
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- TP TOP OF PAVEMENT ELEVATION
- PTG FINISH GRADE ELEVATION
- \* FIELD VERIFY EXISTING ELEVATION

**PERMIT NUMBER**

NORTH

1 inch = 20 ft.

**REFERENCED CONSTRUCTION NOTES**

- CONSTRUCT 2 FT. X 3 FT. NYLOPLAST CURB INLET STRUCTURE, SEE 7/C101.
- CONSTRUCT 30" PVC MANHOLE, SEE 3/C201. FIELD VERIFY INVERT ELEVATIONS OF EXISTING PIPES TO REMAIN.

**STORM SEWER STRUCTURE TABLE**

STRUCTURE NAME	TYPE	DETAILS	LOCATION
S(1)	2 FT. X 3 FT. NYLOPLAST CURB INLET, SEE 7/C201	R/W: 977.87 (PG) I.E. 12': 974.58 (SW)	N: 6956312.26 E: 16468791.03
S(2)	2 FT. X 3 FT. NYLOPLAST CURB INLET, SEE 7/C201	R/W: 977.58 (PG) I.E. 12': 974.20 (NE) I.E. 12': 974.20 (SW)	N: 6956198.88 E: 16468730.94
S(4)	30" PVC MANHOLE W/SOLID LID, SEE 3/C201	R/W: 980.15 (PG) I.E. 12': 973.85 (NE) I.E. 12': 973.85 (N) I.E. 12': 973.85 (S)	N: 6956142.21 E: 16468648.59
S(5)	2 FT. X 3 FT. NYLOPLAST CURB INLET, SEE 7/C201	R/W: 978.973.85 (PG) I.E. 12': 973.85 (N)	N: 6956312.26 E: 16468636.31

**STORM SEWER PIPE TABLE**

NAME	SIZE	LENGTH	SLOPE	MATERIAL
P(1)	12"	128.32'	0.30%	HOPE/PVC
P(3)	12"	99.97'	0.35%	HOPE/PVC
P(4)	12"	170.49'	0.40%	HOPE/PVC

DESIGNED: RMD  
ISSUE DATE: MONTH YEAR  
REVISIONS: R/S  
DATE: BY: DESCRIPTION:  
DRAWN: MGS  
CHECKED: MGS  
DATE: BY: DESCRIPTION:

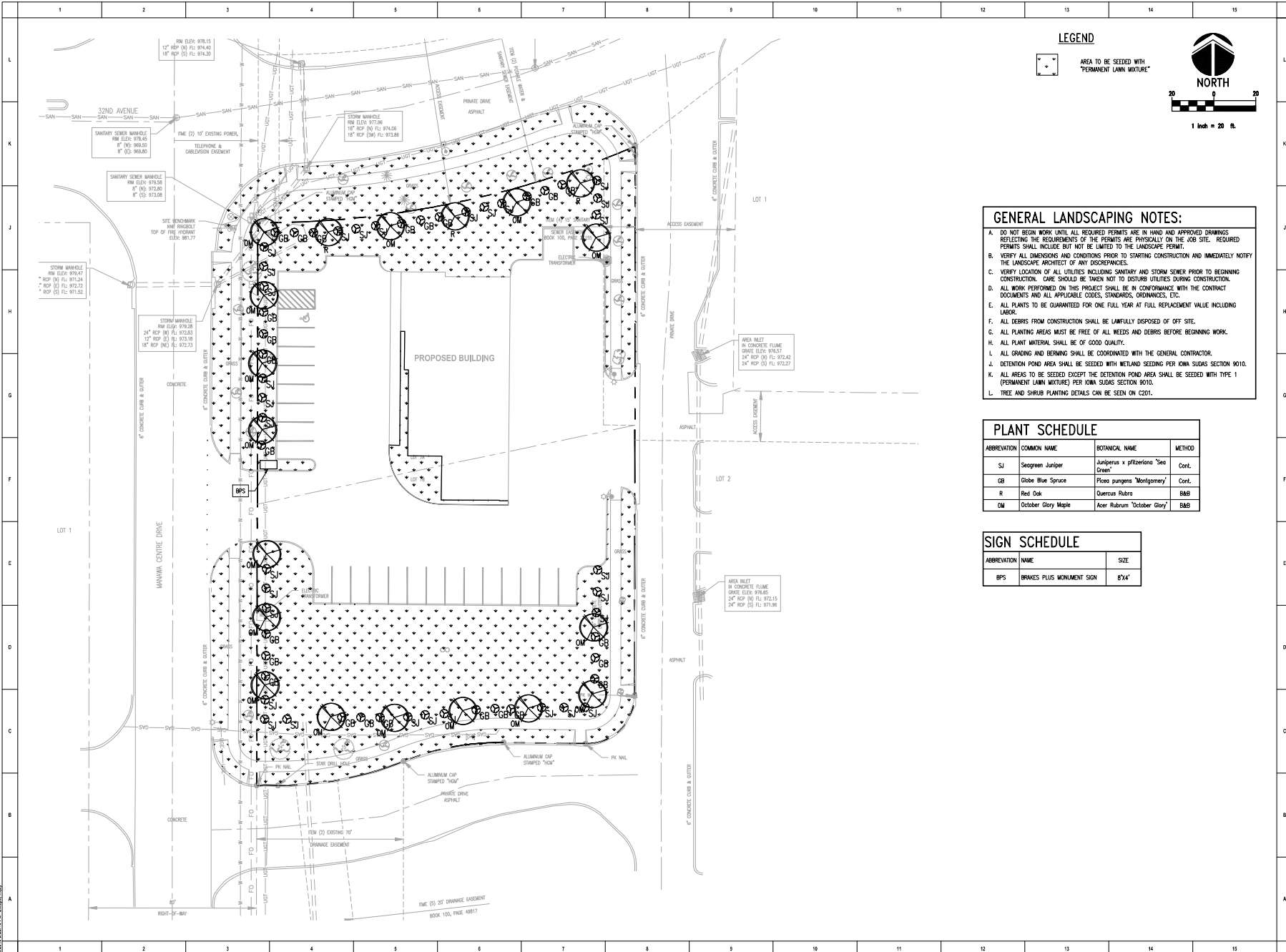
**SCHEMMER**  
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**BRAKES PLUS**  
VEHICLE SERVICE CENTER  
3207 MANAWA CENTER DR  
COUNCIL BLUFFS, IA 51501  
SITE GRADING & DRAINAGE PLAN

PROJECT NO.: 07713.001

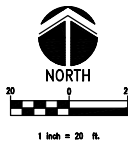
**C102**

# Attachment E



### LEGEND

AREA TO BE SEEDED WITH PERMANENT LAWN MIXTURE



- ### GENERAL LANDSCAPING NOTES:
- DO NOT BEGIN WORK UNTIL ALL REQUIRED PERMITS ARE IN HAND AND APPROVED DRAWINGS REFLECTING THE REQUIREMENTS OF THE PERMITS ARE PHYSICALLY ON THE JOB SITE. REQUIRED PERMITS SHALL INCLUDE BUT NOT BE LIMITED TO THE LANDSCAPE PERMIT.
  - VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
  - VERIFY LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER PRIOR TO BEGINNING CONSTRUCTION. CARE SHOULD BE TAKEN NOT TO DISTURB UTILITIES DURING CONSTRUCTION.
  - ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES, STANDARDS, ORDINANCES, ETC.
  - ALL PLANTS TO BE GUARANTEED FOR ONE FULL YEAR AT FULL REPLACEMENT VALUE INCLUDING LABOR.
  - ALL DEBRIS FROM CONSTRUCTION SHALL BE LAWFULLY DISPOSED OF OFF SITE.
  - ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE BEGINNING WORK.
  - ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY.
  - ALL GRADING AND BERMING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.
  - DETENTION POND AREA SHALL BE SEEDDED WITH MEADOW SEEDING PER IOWA SDAS SECTION 9010.
  - ALL AREAS TO BE SEEDDED EXCEPT THE DETENTION POND AREA SHALL BE SEEDDED WITH TYPE 1 (PERMANENT LAWN MIXTURE) PER IOWA SDAS SECTION 9010.
  - TREE AND SHRUB PLANTING DETAILS CAN BE SEEN ON C201.

### PLANT SCHEDULE

ABBREVIATION	COMMON NAME	BOTANICAL NAME	METHOD
SJ	Seagreen Juniper	Juniperus s pflzeriana 'Sea Green'	Cont.
GB	Globe Blue Spruce	Picea pungens 'Montgomery'	Cont.
R	Red Oak	Quercus Rubra	B&B
OM	October Glory Maple	Acer Rubrum 'October Glory'	B&B

### SIGN SCHEDULE

ABBREVIATION	NAME	SIZE
BPS	BRAKES PLUS MONUMENT SIGN	8'X4'

DESIGNED:	ISSUE DATE:	MONTH:	YEAR:

REVISIONS:	NO.:	DATE:	BY:	DESCRIPTION:

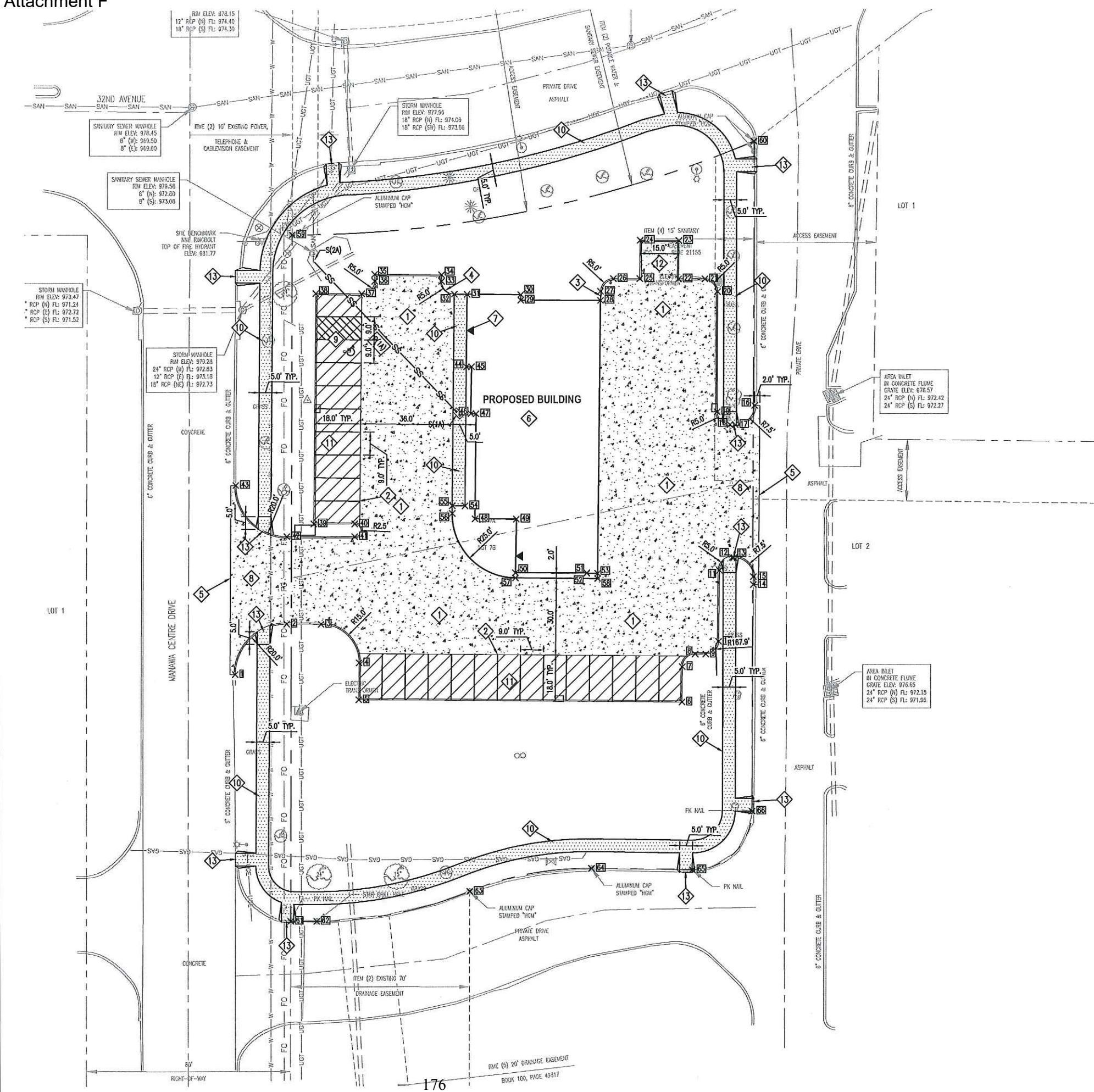
DRAWN:	CHECKED:	DATE:

**SCHEMMER**  
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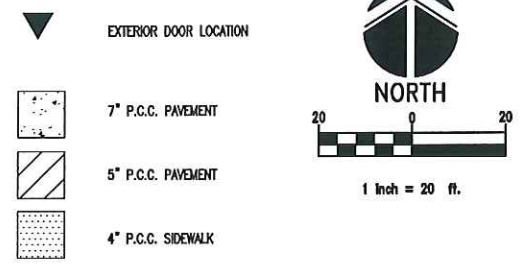
**BRAKES PLUS**  
VEHICLE SERVICE CENTER  
3207 MANAWA CENTER DR  
COUNCIL BLUFFS, IA 51501  
SITE LANDSCAPE PLAN

PROJECT NO.: 07713.001

C106



LEGEND



REFERENCED CONSTRUCTION NOTES:

1. CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
2. CONSTRUCT 4" PAVEMENT STRIPING, TYPICAL, SEE 2/C201.
3. TAPER CURB FROM 6" TO 0" IN 3.5 LINEAR FEET.
4. TAPER CURB FROM 6" TO 0" ALONG CURVE.
5. DRILL AND DOWEL TO EXISTING PAVEMENT USING 24" EPOXY COATED #4 REBAR @ 30" O.C.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP AND FOUNDATION DETAILS.
8. CONSTRUCT DRIVEWAY PER SUDAS FIGURE 7030.102.
9. CONSTRUCT ACCESSIBLE PARKING STALLS, SEE 6/C201.
10. CONSTRUCT 4" P.C.C. SIDEWALK.
11. CONSTRUCT 5" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
12. CONSTRUCT TRASH ENCLOSURE.
13. CONSTRUCT CURB RAMP FOR SIDEWALK PER SUDAS STANDARD SPECIFICATION DETAIL 7030.207.

LAYOUT COORDINATES

POINT #	NORTHING	EASTING
1	6956208.48	16468604.09
2	6956228.19	16468624.27
3	6956228.06	16468637.81
4	6956212.93	16468652.68
5	6956198.56	16468652.55
6	6956197.42	16468778.54
7	6956211.25	16468778.67
8	6956216.20	16468783.68
9	6956216.19	16468787.78
10	6956221.15	16468792.80
11	6956248.84	16468793.05
12	6956253.83	16468797.97
13	6956253.84	16468798.66
14	6956243.26	16468806.27
15	6956246.32	16468806.28
16	6956313.21	16468806.61
17	6956305.73	16468799.09
18	6956305.73	16468797.05
19	6956310.75	16468792.06
20	6956357.72	16468792.18
21	6956362.74	16468787.18
22	6956362.73	16468776.96
23	6956377.73	16468777.09
24	6956377.87	16468762.09
25	6956362.87	16468761.96
26	6956362.86	16468751.69
27	6956357.91	16468746.70
28	6956354.38	16468746.66
29	6956354.49	16468715.66
30	6956356.66	16468715.68
31	6956356.65	16468694.68
32	6956356.89	16468689.68
33	6956361.94	16468684.76

LAYOUT COORDINATES

POINT #	NORTHING	EASTING
34	6956364.47	16468684.78
35	6956364.70	16468658.72
36	6956362.06	16468658.70
37	6956357.10	16468653.65
38	6956357.26	16468635.69
39	6956267.27	16468634.88
40	6956267.22	16468650.95
41	6956262.22	16468650.93
42	6956262.30	16468624.34
43	6956282.35	16468604.40
44	6956328.52	16468694.43
45	6956328.50	16468696.43
46	6956310.17	16468696.20
47	6956310.15	16468698.20
48	6956269.15	16468697.83
49	6956269.01	16468714.06
50	6956248.01	16468713.71
51	6956247.92	16468741.54
52	6956247.76	16468741.54
53	6956247.72	16468745.71
54	6956274.19	16468693.94
55	6956274.23	16468688.92
56	6956271.23	16468688.92
57	6956246.01	16468713.69
58	6956245.72	16468745.69
59	6956380.20	16468626.40
60	6956416.58	16468806.11
61	6956112.06	16468625.82
62	6956112.03	16468635.98
63	6956123.58	16468695.84
64	6956132.51	16468743.48
65	6956131.92	16468782.62
66	6956154.78	16468805.88

DESIGNED:	ISSUE DATE:	MONTH:	YEAR:
RMD	MONTH XX, 20XX		
REVISIONS:	NO.:	DATE:	DESCRIPTION:
RSS			
MAS			
DRAWN:	CHECKED:	DATE:	DESCRIPTION:

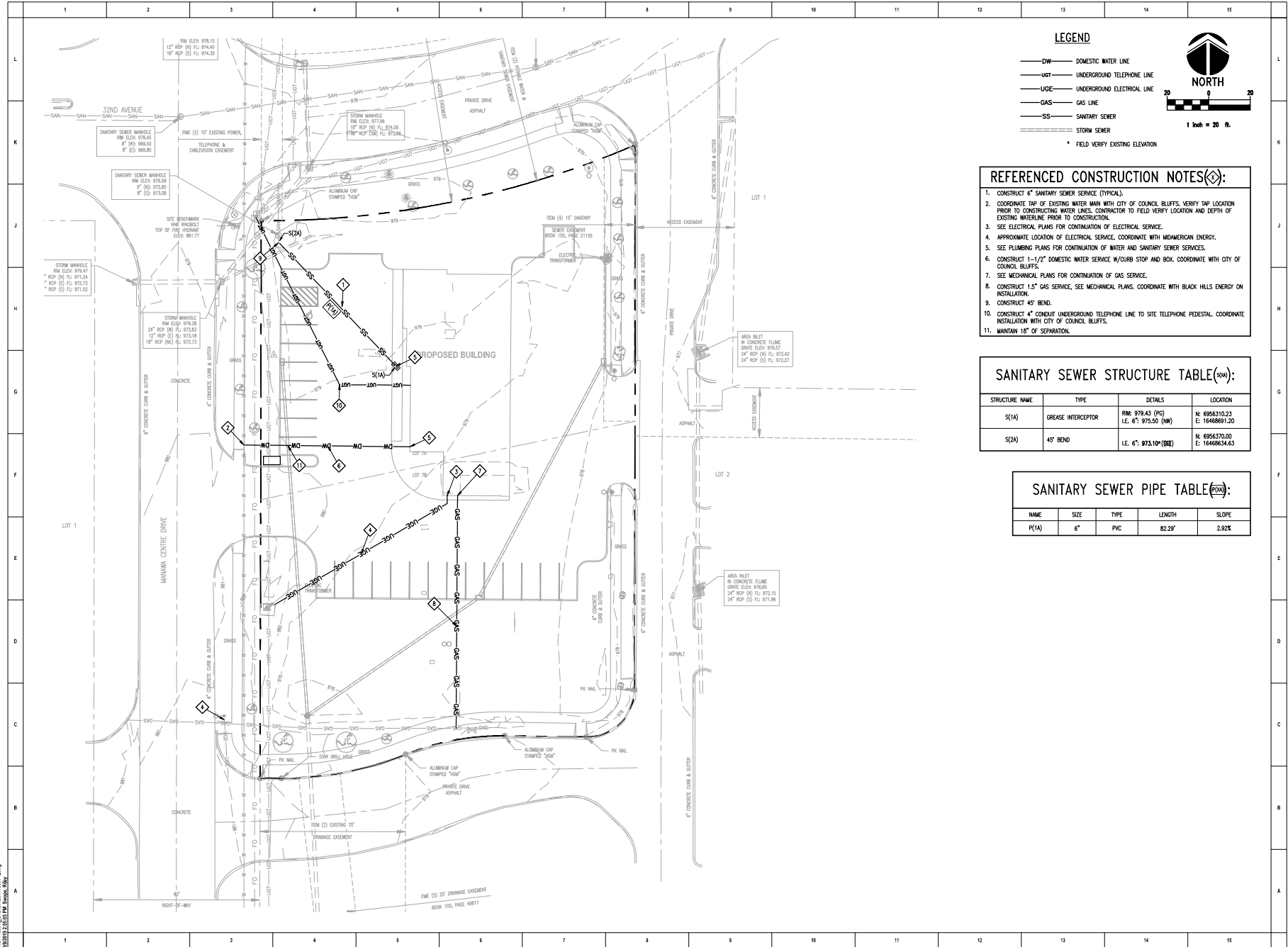
**SCHEMMER**  
Design with Purpose. Build with Confidence.

**BRAKES PLUS**  
VEHICLE SERVICE CENTER  
3207 MANAWA CENTER DR  
COUNCIL BLUFFS, IA 51501  
**SITE LAYOUT & PAVING PLAN**

PROJECT NO.: 07713.001

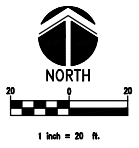
C101

Attachment G



LEGEND

- DW DOMESTIC WATER LINE
  - UGT UNDERGROUND TELEPHONE LINE
  - UGE UNDERGROUND ELECTRICAL LINE
  - GAS GAS LINE
  - SS SANITARY SEWER
  - SS STORM SEWER
- \* FIELD VERIFY EXISTING ELEVATION



REFERENCED CONSTRUCTION NOTES(1):

1. CONSTRUCT 4" SANITARY SEWER SERVICE (TYPICAL).
2. COORDINATE TOP OF EXISTING WATER MAIN WITH CITY OF COUNCIL BLUFFS. VERIFY TAP LOCATION PRIOR TO CONSTRUCTING WATER LINES. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING WATERLINE PRIOR TO CONSTRUCTION.
3. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
4. APPROXIMATE LOCATION OF ELECTRICAL SERVICE. COORDINATE WITH MIDAMERICAN ENERGY.
5. SEE PLUMBING PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER SERVICES.
6. CONSTRUCT 1-1/2" DOMESTIC WATER SERVICE W/COURT STOP AND BOX. COORDINATE WITH CITY OF COUNCIL BLUFFS.
7. SEE MECHANICAL PLANS FOR CONTINUATION OF GAS SERVICE.
8. CONSTRUCT 1.5" GAS SERVICE, SEE MECHANICAL PLANS. COORDINATE WITH BLACK HILLS ENERGY ON INSTALLATION.
9. CONSTRUCT 45' BEND.
10. CONSTRUCT 4" CONDUIT UNDERGROUND TELEPHONE LINE TO SITE TELEPHONE PEDestal. COORDINATE INSTALLATION WITH CITY OF COUNCIL BLUFFS.
11. MAINTAIN 18" OF SEPARATION.

SANITARY SEWER STRUCTURE TABLE(2):

STRUCTURE NAME	TYPE	DETAILS	LOCATION
S(1A)	GREASE INTERCEPTOR	RIM: 979.43 (PG) I.E. 6": 975.50 (NW)	N: 6956310.23 E: 16468691.20
S(2A)	45' BEND	I.E. 6": 973.10 (SE)	N: 6956370.00 E: 16468624.63

SANITARY SEWER PIPE TABLE(3):

NAME	SIZE	TYPE	LENGTH	SLOPE
P(1A)	6"	PVC	82.29'	2.92%

DESIGNED BY	ISSUE DATE	MONTH	YEAR	BY	DESCRIPTION



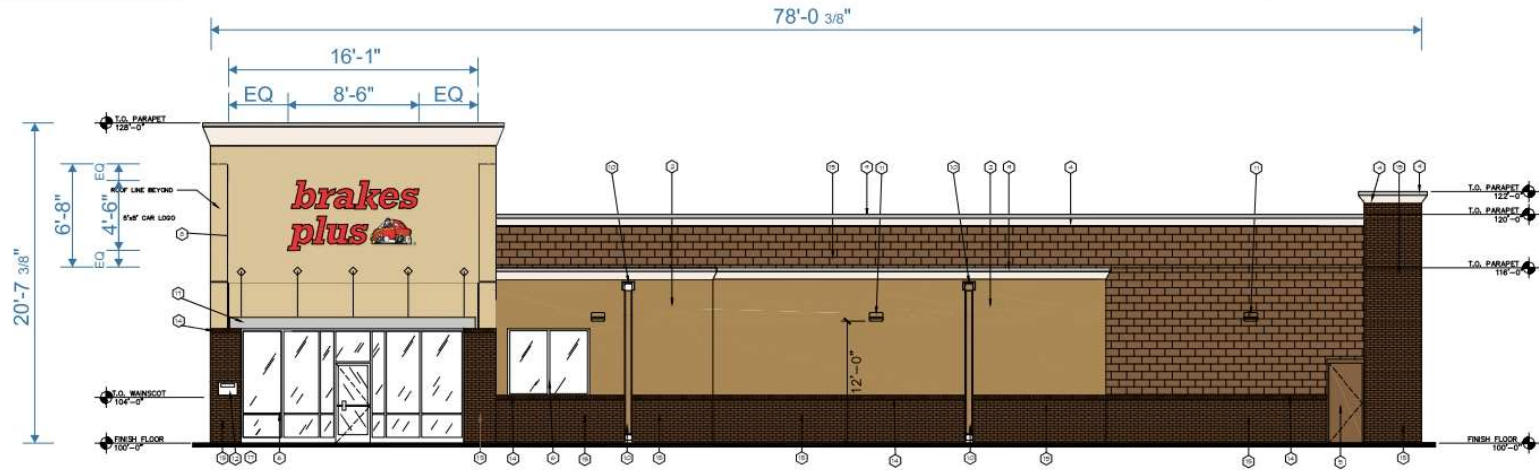
**BRAKES PLUS**  
 VEHICLE SERVICE CENTER  
 3207 MANAWA CENTER DR  
 COUNCIL BLUFFS, IA 51501  
**SITE UTILITY PLAN**

PROJECT NO.: 07713.001

C105

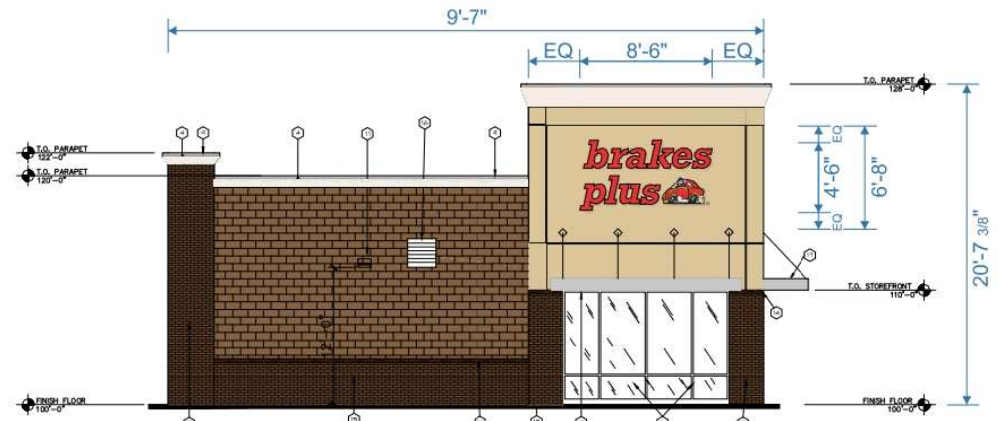


Attachment I



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE	REVISIONS	NAME	AUTHORIZATION

CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. QR, the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT BRAKES PLUS STORE # \_\_\_\_\_

INSTALLATION ADDRESS: \_\_\_\_\_

32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA

DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO

DATE 8-26-19 SHEET 2 OF 5 DESIGN # AB 8-26-19 R2

**accent SIGNS graphics**  
 COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND GRAND PRAIRIE, TX 75050 TOLL FREE (800) 810-3044 METRO (972) 399-0333 FAX (972) 986-4456

EMAIL [n.trevino@accentgraphicsinc.com](mailto:n.trevino@accentgraphicsinc.com) WEBSITE [www.accentgraphicsinc.com](http://www.accentgraphicsinc.com) FAX (800) 810-3045

12'-11"

**brakes plus**

1'-8 1/4"      2'-1"

PLEX FACE CHANNEL LETTERS

(1) SET REQUIRED

**NORTH ELEVATION**

Scale: 1/2" = 1'-0"

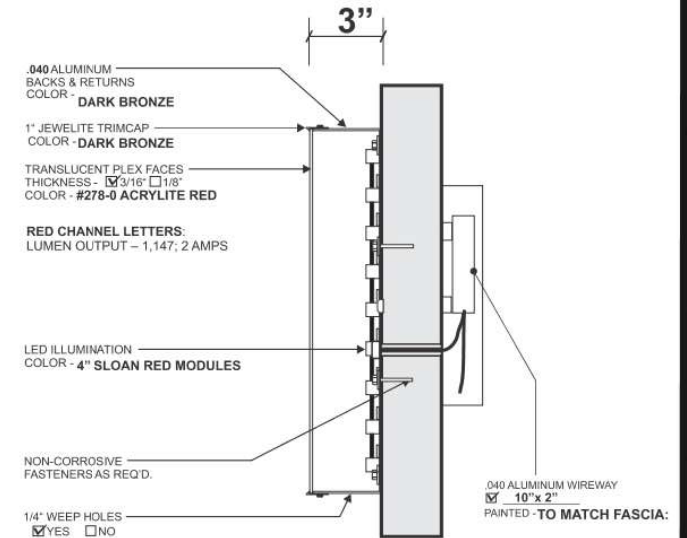
**MET**  **UL**   
**LABORATORIES**  
 **YES**  
 **NO**

**CLN**  
 **YES**  **NO**

**REMOTE POWER SUPPLY UNIT.**  
**120 VAC PRIMARY**  
**12Volt DC SECONDARY.**

**NUMBER REQ'D. =** \_\_\_\_\_

**THIS SIGN IS MET/UL COMPLIANT**



**\*WHERE LETTERS LOGO ARE MOUNTED ON PARAPET WALL  
 CONCEAL ALL ELECTRICAL IN WIREWAY**

**SECTION DETAIL: FLUSH MOUNT CHANNEL LETTERS**

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.  
 Variation from the criteria without written approval from Accent Graphics is strictly forbidden.  
 \* All free-standing signs are to be engineered for local conditions by a licensed and registered engineer.

SQUARE FOOTAGE	MOUNTING SURFACE					
	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / STUCCO
UNDER 10 SQ. FT.	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back
10 SQ. FT. TO 50 SQ. FT.	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back
50 SQ. FT. TO 100 SQ. FT.	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back
100 SQ. FT. TO 200 SQ. FT.	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back
OVER 200 SQ. FT.	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back	1/2" FIBERGLASS 1/2" angle on back

**NOTE:**  
 ACCESS REQUIRED FOR  
 ELECTRICAL & INSTALLATION

DATE	REVISIONS	NAME

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

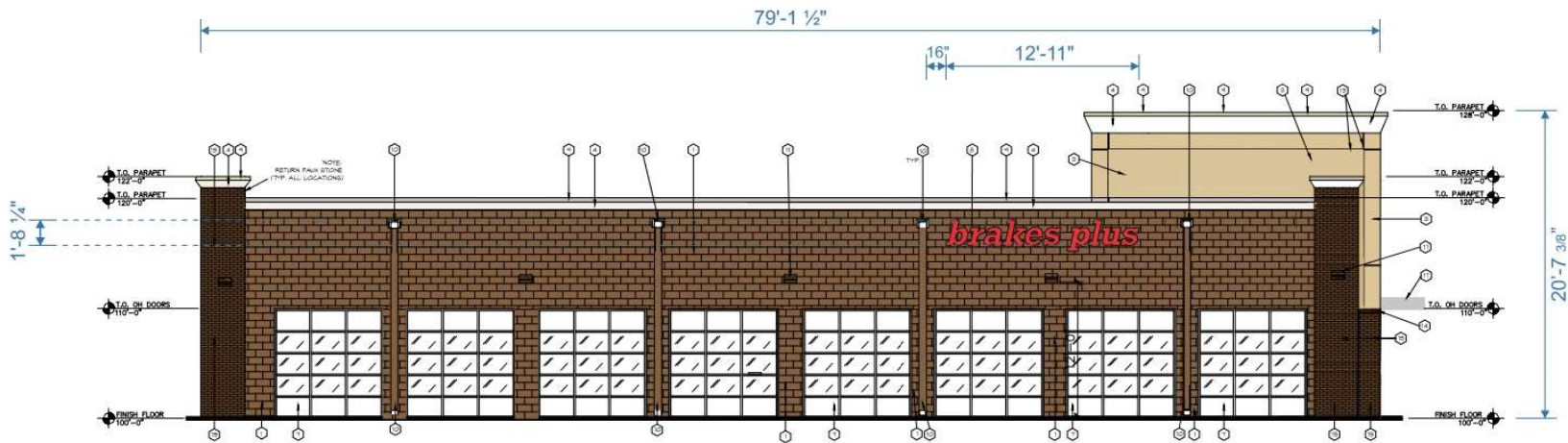
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CLIENT BRAKES PLUS STORE # \_\_\_\_\_  
 INSTALLATION ADDRESS:  
32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA  
 DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO  
 DATE 8-26-19 SHEET 3 OF 5 DESIGN # AB 8-26-19 R2

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EMAIL [n.trevino@accentgraphicsinc.com](mailto:n.trevino@accentgraphicsinc.com)  
 WEBSITE [www.accentgraphicsinc.com](http://www.accentgraphicsinc.com) FAX (800) 810-3045



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DATE	REVISIONS	NAME

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

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CLIENT BRAKES PLUS STORE # \_\_\_\_\_

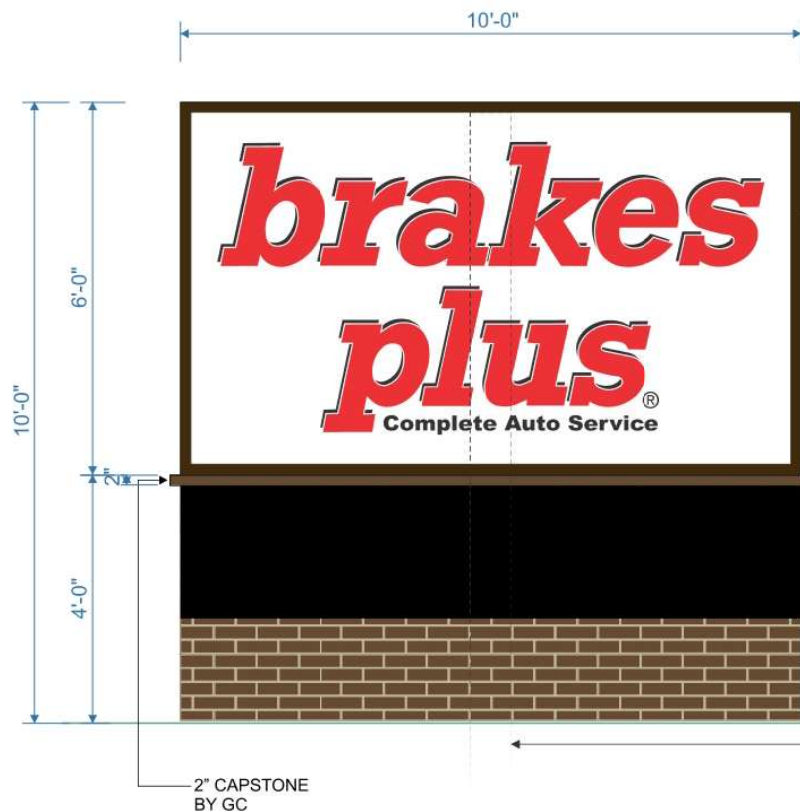
INSTALLATION ADDRESS: 32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA

DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO

DATE 8-26-19 SHEET 4 OF 5 DESIGN # AB 8-26-19 R2

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**MANUFACTURE & INSTALL ILLUMINATED DOUBLE FACE MONUMENT SIGN.**  
 \* 16" DEEP .063 ALUMINUM CABINET. PAINTED - DARK BRONZE.  
 \* FLAT 3/16" #015-2 WHITE PLEX TENANT FACES.  
 \* ILLUMINATED WITH HO LAMPS:

**BRAKES PLUS:**

\* TOP BACKGROUND = WHITE.  
 \* BRAKES PLUS = TRANSL. #33 RED VINYL OVERLAYS WITH BLACK VINYL DROP SHADOWS.



BRICK TO MATCH BUILDING BY GC

6" PIPE BY AGI

2" CAPSTONE BY GC

DOUBLE FACE MONUMENT SIGN

(1) REQUIRED

SCALE: 1/2" = 1'-0"

DATE	REVISIONS	NAME

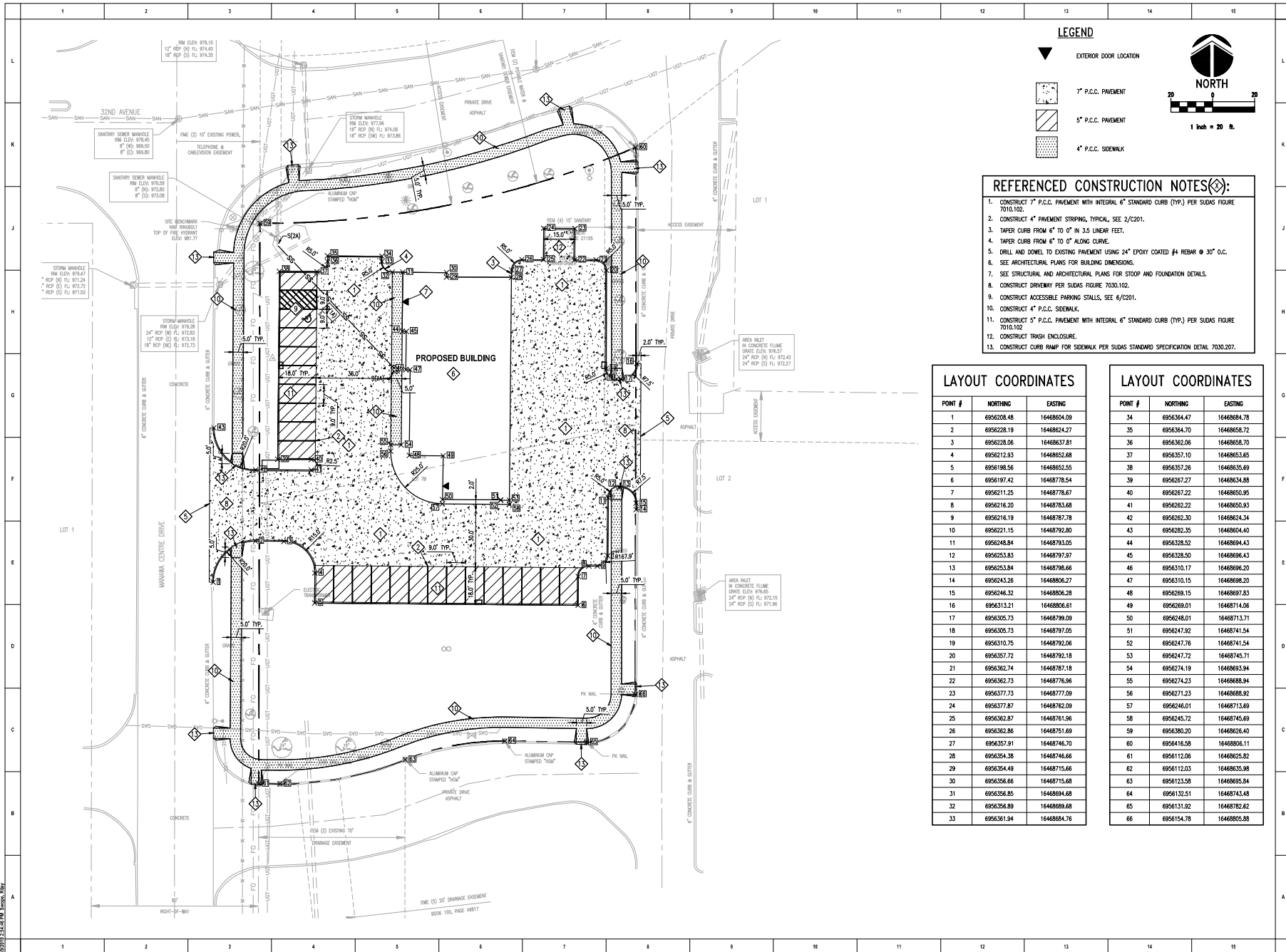
AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
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CLIENT BRAKES PLUS STORE #             
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 DATE 8-26-19 SHEET 5 OF 5 DESIGN # AB 8-26-19 R2

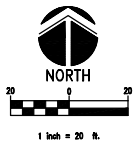
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**LEGEND**

- ▼ EXTERIOR DOOR LOCATION
- 7" P.C.C. PAVEMENT
- 5" P.C.C. PAVEMENT
- 4" P.C.C. SIDEWALK



**REFERENCED CONSTRUCTION NOTES**

1. CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
2. CONSTRUCT 4" PAVEMENT STRIPING, TYPICAL, SEE 2/C201.
3. TAPER CURB FROM 6" TO 0" IN 3.5 LINEAR FEET.
4. TAPER CURB FROM 6" TO 0" ALONG CURVE.
5. DRILL AND DOWEL TO EXISTING PAVEMENT USING 24" EPOXY COATED #4 REBAR @ 30" O.C.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR SToop AND FOUNDATION DETAILS.
8. CONSTRUCT DRIVEWAY PER SUDAS FIGURE 7030.102.
9. CONSTRUCT ACCESSIBLE PARKING STALLS, SEE 6/C201.
10. CONSTRUCT 4" P.C.C. SIDEWALK.
11. CONSTRUCT 5" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
12. CONSTRUCT TRASH ENCLOSURE.
13. CONSTRUCT CURB RAMP FOR SIDEWALK PER SUDAS STANDARD SPECIFICATION DETAIL 7030.207.

**LAYOUT COORDINATES**

POINT #	NORTHING	EASTING
1	6956208.48	1648804.09
2	6956228.19	16488624.27
3	6956228.06	16488637.81
4	6956212.93	16488652.88
5	6956198.56	16488655.55
6	6956197.42	16488778.54
7	6956211.25	16488778.67
8	6956216.20	16488783.68
9	6956216.19	16488787.78
10	6956221.15	16488792.80
11	6956248.84	16488793.05
12	6956253.83	16488797.07
13	6956253.84	16488798.66
14	6956243.26	16488806.27
15	6956246.32	16488806.28
16	6956313.21	16488806.61
17	6956305.73	16488799.09
18	6956305.73	16488797.05
19	6956310.75	16488792.06
20	6956357.72	16488792.18
21	6956362.74	16488787.18
22	6956362.73	16488776.06
23	6956377.73	16488777.09
24	6956377.87	16488782.09
25	6956362.87	16488781.98
26	6956362.86	16488751.89
27	6956357.91	16488746.70
28	6956354.38	16488746.66
29	6956354.49	16488715.66
30	6956356.66	16488715.68
31	6956356.85	16488694.88
32	6956356.89	16488689.68
33	6956361.94	16488684.76

**LAYOUT COORDINATES**

POINT #	NORTHING	EASTING
34	6956364.47	16488684.78
35	6956364.70	16488658.72
36	6956362.06	16488658.70
37	6956357.10	16488653.65
38	6956357.26	16488635.69
39	6956267.27	16488634.88
40	6956267.22	16488650.95
41	6956262.22	16488650.93
42	6956262.30	16488624.34
43	6956282.35	16488604.40
44	6956328.52	16488604.43
45	6956328.50	16488606.43
46	6956310.17	16488606.20
47	6956310.15	16488606.20
48	6956269.15	16488607.23
49	6956269.01	16488714.06
50	6956248.01	16488713.71
51	6956247.92	16488741.54
52	6956247.76	16488741.54
53	6956247.72	16488745.71
54	6956274.19	16488663.94
55	6956274.23	16488668.94
56	6956271.23	16488668.92
57	6956246.01	16488713.69
58	6956245.72	16488745.69
59	6956380.20	16488626.40
60	6956416.58	16488608.11
61	6956112.06	16488625.82
62	6956112.03	16488635.98
63	6956123.58	16488695.84
64	6956132.51	16488743.48
65	6956131.92	16488782.62
66	6956154.78	16488605.88

DESIGNED BY	ISSUE DATE	MONTH	YEAR
DRAWN BY	REVISIONS	NO.	DATE
CHECKED BY	NO.	DATE	DESCRIPTION
IN CHARGE	NO.	DATE	DESCRIPTION

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**BRAKES PLUS**  
VEHICLE SERVICE CENTER  
3207 MANAWA CENTER DR  
COUNCIL BLUFFS, IA 51501  
**SITE LAYOUT & PAVING PLAN**

PROJECT NO.: 07713.001

**C101**

RESOLUTION NO. 19-246

**A RESOLUTION ADOPTING THE PLANNED COMMERCIAL DEVELOPMENT PLAN FOR LOT 1, LAKE MANAWA CENTRE SUBDIVISION, REPLAT 2.**

**WHEREAS,** Brakes Plus, LLC, represented by Robert DuVall of Schemmer, is requesting adoption of a Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2; and

**WHEREAS,** The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001) and the following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2:

**1. Site Development**

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32<sup>nd</sup> Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.
- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.

- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

**2. Off-Street Parking**

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

**3. Landscaping** – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.

- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
  - e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.
  - f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
  - g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
- 4. Signage** – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment I.
- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
  - b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
  - c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards; and

**WHEREAS,**

The Community Development Department recommends approval of the Planned Commercial Development Plan, Lot 1, Lake Manawa Centre Subdivision, Replat 2, subject to the comments above.

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

That the Planned Commercial Development Plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2, is hereby approved and will be in full force and effect upon final plat approval for the Lake Manawa Centre Subdivision, Replat 2, and from and after its final passage and publication, as by law provided.

ADOPTED  
AND  
APPROVED

October 21, 2019.

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

Mayor

Attest:

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

City Clerk

**Council Communication**

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

Liquor Licenses  
ITEM 8.A.

Council Action: 10/21/2019

**Description**

1. Casey's General Store #2096, 2301 S 24th Street
2. Council Bluffs Sinclair, 1305 N 25th Street
3. Hard Luck Saloon, 626 16th Ave
4. Iowa Western Community College, 2700 College Rd
5. Mega Saver, 3540 W Broadway

**Background/Discussion**

There have been no alcohol related arrests or calls for service at any of the business locations this licensing period.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Liquor Licenses Applications, 10.21.19</a>	Other	10/15/2019



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POLICE <u>CL</u>	Local Amt _____	
FIRE <u>AT</u>	Endorsed _____	
BUILDING <u>BL</u>	Issued _____	
ZONING <u>CL</u>	Expires _____	
		Council <u>10.21.19</u>

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### Applicant LE0002538, Casey's General Store #2096, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

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- Ownership
- Criminal History
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

**Corporation Name/Sole Proprietor Name/Partnership Name(s):** Casey's Marketing Company (Sole Proprietorship, Partnership, Corporation, etc.)

**Name of Business (D/B/A):** Casey's General Store #2096

**Address of Premise:** 2301 S 24th St

**Address Line 2:**

**City:** Council Bluffs

**County:** Pottawattamie

**Zip:** 51501

**Business Phone:** (712) 352-0067

**Cell / Home Phone:**

**Same Address**

**Mailing Address:** PO Box 3001

**Mailing Address Line 2:**

**City:** Ankeny

**State:** Iowa

**Zip:** 50021

**Contact Name:** JESSICA FISHER-COMSTOCK, Store Operations

**Phone:** (515) 446-8404

**Email Address:** JESSICA.FISHER@caseys.com

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- Bond Cert
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- History

### Applicant LE0002516, Council Bluffs Sinclair, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): Shiv Shakti LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Council Bluffs Sinclair

Address of Premise: 1305 N 25th Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 328-9281

Cell / Home Phone: (712) 490-8054

Same Address

Mailing Address: 1305 N 25th Street

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Maulin Patel

Phone: (712) 490-1210

Email Address: sinccb14@gmail.com

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- Local Endorse
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### Applicant LC0038771, Hard Luck Saloon, Council Bluffs

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Corporation Name/Sole Proprietor Name/Partnership Name(s): Hard Luck LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Hard Luck Saloon

Address of Premise: 626 16th Ave

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (712) 322-6086

Cell / Home Phone: (712) 355-1958

Same Address

Mailing Address: 626 16th Ave

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51501

Contact Name: Kathy Collier

Phone: (712) 355-1958

Email Address: eablo36@gmail.com

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- History

### Applicant LC0032290, Iowa Western Community College, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

**Corporation Name/Sole Proprietor Name/Partnership Name(s):** Iowa Western Community College (Sole Proprietorship, Partnership, Corporation, etc.)

**Name of Business (D/B/A):** Iowa Western Community College

**Address of Premise:** 2700 College Rd.

**Address Line 2:**

**City:** Council Bluffs

**County:** Pottawattamie

**Zip:** 51503

**Business Phone:** (712) 325-3200

**Cell / Home Phone:**

**Same Address**

**Mailing Address:** 2700 College Rd.

**Mailing Address Line 2:** Food Service

**City:** Council Bluffs

**State:** Iowa

**Zip:** 51503

**Contact Name:** Amy Partch

**Phone:** (712) 256-7818

**Email Address:** apartch@iwcc.edu

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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>cm</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>BG</u>	Issued _____	
ZONING <u>CS</u>	Expires _____	
	Council <u>10-21-19</u>	

- Help
- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logoff

- ▶ License
- ▶ Privileges
- ▶ Applicant
- ▶ Status Of Business
- ▶ Ownership
- ▶ Criminal History
- ▶ Premises
- ▶ General Premises
- ▶ Applicant Signature
- ▶ Bond Cert
- ▶ Local Endorse
- ▶ History

### Applicant LE0002792, Mega Saver, Council Bluffs

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s): TFL,Inc (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Mega Saver

Address of Premise: 3540 W Broadway

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501

Business Phone: (402) 208-2367

Cell / Home Phone: same

Same Address

Mailing Address: 202 s 73rd st

Mailing Address Line 2:

City: omaha

State: Nebraska

Zip: 68114

Contact Name: Kamol Samiev

Phone: (402) 208-2367

Email Address: kamol@tflcorp.net

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#### Contact Us

Iowa Alcoholic Beverages Division  
1918 SE Hulsizer Road, Ankeny, IA 50021  
Toll Free 866.IowaABD (866.469.2223)  
Local 515.281.7400

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**Council Communication**

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

Veterans Day Parade  
ITEM 8.B.

Council Action: 10/21/2019

<b>Description</b>
--------------------

<b>Background/Discussion</b>
------------------------------

<b>Recommendation</b>
-----------------------

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Veterans Day Parade Application, 10.21.19</a>	Other	10/15/2019

**For City Use Only:**

Name of Special Event: Veterans Day Parade

Date of Special Event: 11.3.19, 10:00a- 12:30p

Note to Departments: You are requested to review this application and return it to the city Clerk's Office with any comments shown below. Comments should include pertinent laws and ordinances as well as notice of any required changes, fees, permits, and licenses.

Department Comments: PW: change to route to avoid W Broadway

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

Approved

Denied

Department: \_\_\_\_\_

Signature/Initials: \_\_\_\_\_

CD ✓  
FIRE ✓  
BUILDING ✓  
LEGAL ✓  
PARKS ✓  
POLICE ✓  
PW ✓  
RISK M ✓  
INS CERT ✓  
COUNCIL 10.21.19

FORMS SENT OUT 10.2.19

**SPECIAL EVENT PERMIT APPLICATION**  
(Must be turned in at least 2 weeks prior to event)

A Special Event Permit is required from the City of Council Bluffs for any special activity that requires exclusive use of city streets and sidewalks, requires special assistance of a city department, or is likely to have a large impact on traffic.

Please Note: If you are having a small event in a City park (small wedding, family picnic, etc.) you may need to fill out the Parks & Rec. Special Event Form.

Please check any boxes that apply:

I. General Information.

- Organization/Person Requesting: Virgil Steenback
- Name of Event: Veterans Day Parade
- Contact Name: Virgil Steenback
- Mailing Address for Contact: 306 5th Ave 52503
  
- Contact Phone Number: 712-326-4292
- Email: ~~grams~~ gramsplace306@gmail.com
- Address of Event: parade route
- Estimate of Number of Participants: \_\_\_\_\_
  - 1-50             251-500
  - 51-100         501-1,000
  - 100-150       > 1,000
- Attach map of event location, set-up, and/or route

II. Type of Event:

- |   |  |
|---|--|
| <input type="checkbox"/> Circus*            | <input type="checkbox"/> Walk, Run, Bicycle Event            |
| <input type="checkbox"/> Carnival*          | <input type="checkbox"/> Concert                             |
| <input type="checkbox"/> Fireworks*         | <input type="checkbox"/> Neighborhood/Block or Private Party |
| <input checked="" type="checkbox"/> Parade* | <input type="checkbox"/> Other: _____                        |

**\*The above events require City Council approval, which could take 2-4 weeks to obtain.**

III. Date of Event

- Date Set Up Nov - 3rd 2019      Date Taken Down Same  
- Date Held Same                      Times Held 10:00 - 12:30

- IV. Brief description of event: Parade for support to Vets  
\*Route down Pearl & up main, same as previous years
- 
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- 
-

V. Additional permits required when event includes

- Sale of Alcoholic Beverages
  - Requires temporary liquor license from the Iowa Alcoholic Beverage Division. Apply on-line at [www.iowaabd.com](http://www.iowaabd.com). ABD can be reached at 1-866-469-2223.
  - The application for a temporary liquor license must be reported to the City Clerk's office and approved by multiple City Departments before final approval of the City Council. (this process could take 2-4 weeks)
- Sale of Food Products
  - Requires permit from Iowa Department of Inspections & Appeals (515-281-6538).
- Fireworks
  - Requires permit from City Fire Department (712-328-4646).
- Noise
  - If event includes music, a live band, or noise of any kind a request for a noise variance must be made. See form attached.

VI. Traffic Control

- Request Police Assistance for Intersections
- 
- 
- 

Cost for City worker's overtime may be required. Administrative fees for police services and cruisers are provided at additional costs.

Street closures (**Must include a Map**)

If using the 712 Initiative Block Party Trailer, please complete section VIII.

- Street closures must be in compliance with the Manual for Uniform Traffic Control Devices. Traffic control barricades and signage must be furnished and placed by qualified companies or by the city. The city charges fees for this service.
- Street closures require abutting property owners' concurrence. Petition/permission form attached. Requires signature of any property affected by the closure.
- Event Organizers are responsible for notifying businesses that affected by street closure. Notice to businesses must be given at least 4 weeks in advance of the event.

VII. Please check any of the following boxes that apply to this event.

- animals
- open fires (other than barbeques)
- portables (porta-potties) – recommendations based on duration/people attending
- using a park, sidewalk or street surrounding a park
- using any portion of a public trail
- using any public area
- there will alcoholic beverages be sold
- there will alcoholic beverages be served
- there will there be a fee/charge to take part in this event

If you checked any of the boxes above, please give a brief description below:

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VIII. Street Closure while utilizing the 712 Initiative Block Party Trailer:

The following items must be completed and submitted with this application to the City Clerk's Office, 209 Pearl Street, Suite 102, Council Bluffs..

- Diagram of Street Closure attached
- Completed Street Closure Permission form, with signatures from all properties affected by the closure.

The 712 Initiative will provide the City Clerk's Office with your reservation information once they have approved the use the trailer.

If not using the 712 Initiative Block Party Trailer, you must obtain insurance, as outlined below.

**Insurance Requirements:** For all events, an *Insurance Certificate* is required in the amount of \$1,000,000.00, for Liability coverage, listing the City of Council Bluffs as an additional insured.

**PLEASE NOTE:** The request form must be returned to the City Clerk's Office, 209 Pearl Street, at least 2 weeks prior to the event or the event will be denied. If you have any questions please contact us at 712-890-5261



