

Solid Waste Enterprise Fund Revenue Review - Matt Cox  
Power Tech Funding Agreement - Vincent Martorello  
City Property - Lot 2 Arbor Creek - Discussion  
Review Agenda



## **City Council Meeting Minutes November 23, 2020**

REVISED: 11/20/2020 correcting an error in proposal of Resolution 20-247.

### **CALL TO ORDER**

Mayor Walsh called the meeting to order on Monday November 23, 2020 at 7:00 p.m.

Council Members present: Chad Hannan and Roger Sandau.

Council Members present via Zoom: Joe Disalvo, Melissa Head and Mike Wolf.

Staff Present: Matthew Mardesen, Richard Wade and Jodi Quakenbush.

### **CONSENT AGENDA**

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

Reading, correction and approval of the November 9, 2020 City Council Meeting Minutes.

#### **Ordinance 6433**

Ordinance to amend the zoning map as adopted by reference in section 15.02.070 and setting a Public Hearing for December 14, 2020 at 7:00 p.m. by designating the property legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1st Addition as a local historic landmark. Location: 530 West Broadway. HP-20-005

#### **Ordinance 6434**

Ordinance to amend Chapter 15.26 "Nonconformities" of the Zoning Ordinance and setting a Public Hearing for December 14, 2020 at 7:00 p.m. by amending Section 15.26.030 "Nonconforming Uses." ZT-20-005

#### Ordinance 6435

Ordinance to amend the zoning map as adopted by reference in Section 15.02.070 and setting a Public Hearing for December 14, 2020 at 7:00 p.m. by rezoning property legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, except East Kaneshville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in Chapter 15.13. Location: West of 235 Harmony Street. ZC-20-012

#### Resolution 20-277

Resolution of intent to vacate and dispose of and setting a Public Hearing for December 14, 2020 at 7:00 p.m. for Baughn Street right-of-way lying between Harmony Street and East Kaneshville Boulevard. Location: West of 235 Harmony Street. SAV-20-004

#### Resolution 20-278

Resolution setting a public hearing for 7:00 p.m. on December 14, 2020 for the West Broadway Reconstruction, Segment 5. Project # PW21-20

#### September 2020 Financial Reports

#### Right of Redemption

#### Claims

Roger Sandau and Chad Hannan moved and seconded approval of Consent Agenda Items, except 3E and 3F, as amended to correct minutes from November 9, 2020 meeting, under Resolutions 20-246 & 20-247 changing to continued instead of approved. Also adding a Mayor's Appointment, appointing Barry Cleaveland, 1436 McPherson Avenue to the Council Bluffs Airport Authority.. Unanimous, 5-0 vote.

Chad Hannan and Joe Disalvo moved and seconded approval of Consent Agenda Items 3E & 3F. Unanimous, 4-0 vote.  
(Abstain: Head)

### **MAYORS PROCLAMATIONS**

- A. Small Business Saturday
- B. Giving Tuesday

### **PUBLIC HEARINGS**

Resolutions 20-246 and 20-247 (Continued from 11-9-20)

Resolutions to dispose of City property legally described as Lot 2, Arbor Creek Subdivision. Location: Northwest corner of College Road and Railroad Avenue. OTB-20-010

1) Resolution 20-246 Offer to buy submitted by Midlands Humane Society

2) Resolution 20-247 Offer to buy and RFP submitted by Neal Drickey

Heard from Ed Kemp, 11801 Gow Circle, Bellevue, NE, Alex Gum, 19294 Perry Road, Council Bluffs, IA, Ron Wolfe, 536 College Road, Council Bluffs, IA, Nikki Cruichshank, 19762 Honeysuckle Road, Council Bluffs, IA, Clint Brunow, 16935 State Orchard Road, Council Bluffs, IA, Joe (Last name unknown) 5015 Van Circle, Jeff Walters, 5618 Frederick, Omaha, NE.

Melissa Head moved and seconded approval of Resolution 20-246. Died for lack of Second, 0-0 vote.

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 20-247, 26 unit proposal. Voice Vote, 3-2 vote. (Nays: Head, Wolf)

Resolution 20-279

Resolution approving the authorization for right-of-way in connection with the No. Broadway Bridge over Indian Creek. Project #PW21-13

Roger Sandau and Melissa Head moved and seconded approval of Resolution 20-279. Unanimous, 5-0 vote.

Resolution 20-280

Resolution approving the City of Council Bluffs FY22-FY26 Capital Improvement Program (CIP).

Chad Hannan and Roger Sandau moved and seconded approval of Resolution 20-280. Unanimous, 5-0 vote.

## **ORDINANCES ON 1ST READING**

Ordinance 6436

An Ordinance adopting the 2020 Municipal Code of Council Bluffs, Iowa.

Mike Wolf and Chad Hannan moved and seconded approval of First consideration of Ordinance 6436, second consideration to be heard December 14, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

Ordinance 6437

An Ordinance to amend Chapter 4.20 "Animal Control" of the Municipal Code, by amending Section 4.20.020 "Definitions-Animal Control."

Roger Sandau and Mike Wolf moved and seconded approval of First consideration of Ordinance 6437, second consideration to be heard

December 14, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

## **ORDINANCES ON 2ND READING**

### Ordinance 6432

Ordinance to amend Title 9 Traffic, Chapter 9.34 Emergency Snow Routes of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 9.34.030 Emergency snow routes established.

Chad Hannan and Roger Sandau moved and seconded approval of Second consideration of Ordinance 6432. Unanimous, 5-0 vote.

Chad Hannan and Roger Sandau moved and seconded approval of Motion to waive third consideration of Ordinance 6432. Ordinance passes to law. Unanimous, 5-0 vote.

## **RESOLUTIONS**

### Resolution 20-281

Resolution approving the Annual Urban Renewal Report for fiscal year 2019-2020.

Mike Wolf and Roger Sandau moved and seconded approval of Resolution 20-281. Unanimous, 5-0 vote.

### Resolution 20-282

Resolution to dispose of City property described as the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett's Addition. Location: 1618 7th Avenue. OTB-20-016

Roger Sandau and Chad Hannan moved and seconded approval of Resolution 20-282. Unanimous, 5-0 vote.

### Resolution 20-283

Resolution to authorize the Mayor and City Clerk to execute a funding agreement with POWERTECH for a donation to replace the playground at Cochran Park.

Melissa Head and Mike Wolf moved and seconded approval of Resolution 20-283. Unanimous, 5-0 vote.

## **APPLICATIONS FOR PERMITS AND CANCELLATIONS**

### Liquor Licenses

1. Andrews Lounge, 1210 N 25th Street
2. Full Fledged Brewing Company, 40 Arena Way, Ste 2 (Special Event)
3. Hy-Vee #2, 1745 Madison Avenue
4. 712, 1851 Madison Avenue, Ste 700

Roger Sandau and Chad Hannan moved and seconded approval of Application for Permits and Cancellations. Unanimous, 5-0 vote.

## **CITIZENS REQUEST TO BE HEARD**

## **OTHER BUSINESS**

December 14, 2020 to be held via zoom, check City Council Agenda for zoom information to join the meeting.

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 8:08 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.

Matthew J. Walsh, Mayor

Attest: Jodi Quakenbush, City Clerk

**Council Communication**

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

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

Council Action: 11/23/2020

**Description**

**Background/Discussion**

**Recommendation**

**Council Communication**

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

Reading, correction and approval of the  
November 9, 2020 City Council Meeting  
Minutes.  
ITEM 3.B.

Council Action: 11/23/2020

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">November 9, 2020 M</a>	Other	11/17/2020



## **City Council Meeting Minutes November 9, 2020**

### **CALL TO ORDER**

Mayor Walsh called the meeting to order on Monday November 9, 2020 at 7:00 p.m.

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

Staff Present: Matthew Mardesen, Richard Wade and Jodi Quakenbush

### **CONSENT AGENDA**

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

Reading, correction and approval of the October 26, 2020 City Council Meeting Minutes.

Resolution 20-263

Resolution setting a public hearing November 23, 2020 at 7:00 p.m. for right-of-way authorization in connection with the North Broadway Bridge over Indian Creek. Project #PW21-13

Resolution 20-264

Resolution setting a public hearing for November 23, 2020 at 7:00 p.m. for the FY22-FY26 Capital Improvement Program (CIP).

Resolution 20-265

Resolution of intent to dispose of and setting a Public Hearing for November 23, 2020 at 7:00 p.m. for City property described as the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett's Addition. Location: 1618 7th Avenue. OTB-20-016

Competitive Bid Award - (Receive & File only)

Right of Redemption

Claims

Chad Hannan and Melissa Head moved and seconded approval of Consent Agenda. Unanimous, 5-0 vote.

## **PUBLIC HEARINGS**

### Ordinance 6431

Ordinance to amend the zoning map as adopted by reference in section 15.02.070, by rezoning property legally described as Lots 47 through 50, Belmont Addition, along with the South 1/2 of the vacated east/west alley adjoining, as well as Lots 44 through 46, Belmont Addition, along with the North 1/2 of the vacated east/west alley adjoining, from C-2/Commercial District to R-2/Two-Family Residential District as defined in Chapter 15.09. Location: 1500 and 1506 Avenue 'O' and 1501 Avenue 'P'. ZC-20-011

Applicant withdrew application. No action taken.

### Resolutions 20-246 and 20-247 (Continued from 10-26-20)

Resolutions to dispose of City property legally described as Lot 2, Arbor Creek Subdivision. Location: Northwest corner of College Road and Railroad Avenue. OTB-20-010

1) Resolution 20-246 Offer to buy submitted by Midlands Humane Society

2) Resolution 20-247 Offer to buy and RFP submitted by Neal Drickey

Heard from:

Alex Gum, 19394 Perry Road

Marti Nerenstone, 33 Indian Hills Road

Damien Shull, 820 College Road

Clint Brunow, 16935 State Orchard Road, Hannan moved and Head seconded to receive and file, Unanimous.

Deb Peterson, 215 South Main Street

Roger Sandau and Joe Disalvo moved and seconded approval of Resolutions 20-246 and 20-247. Unanimous, 5-0 vote.

### Resolution 20-266

Resolution granting final plat approval of a three-lot minor industrial subdivision to be known as Tolton Investments Subdivision.

Location: 3425 16th Avenue and 3400 Nebraska Avenue.

SUB-20-010

Chad Hannan and Mike Wolf moved and seconded approval of Resolution 20-266. Unanimous, 5-0 vote.

## **ORDINANCES ON 1ST READING**

### Ordinance 6432

Ordinance to amend Title 9 Traffic, Chapter 9.34 Emergency Snow Routes of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 9.34.030 Emergency snow routes established.

Roger Sandau and Melissa Head moved and seconded approval of First consideration of Ordinance 6432. Second consideration is scheduled for November 23, 2020 at 7:00 p.m.. Unanimous, 5-0 vote.

## **RESOLUTIONS**

### Resolution 20-267

Resolution authorizing the Mayor and City Clerk to execute an agreement with HGM Associates Inc. for engineering services in connection with the Mosquito Creek Sanitary Sewer Rehab. Project # PW21-15

Melissa Head and Mike Wolf moved and seconded approval of Resolution 20-267. Unanimous, 5-0 vote.

### Resolution 20-268

Resolution authorizing the Public Works Director to execute on behalf of the City documents entitled "Cooperation Agreement between the United States of America and the City of Council Bluffs, Iowa for Rehabilitation of a Federal Flood Control Works" in connection with repairs to the Missouri River Levee, Indian Creek Levee, and Mosquito Creek Levee.

Chad Hannan and Melissa Head moved and seconded approval of Resolution 20-268. Unanimous, 5-0 vote.

### Resolution 20-269 A and B

20-269A - Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.

20-269B - Resolution authorizing and providing for the issuance, and AMENDING the levy of taxes to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate.

Mike Wolf and Roger Sandau moved and seconded approval of Resolution 20-269 A and B. Unanimous, 5-0 vote.

#### Resolution 20-270

Resolution authorizing the Mayor to accept the Offer for Real Estate from the Bluffs Corporation to acquire approximately 2.75 acres of land and to execute the promissory note for the consideration on behalf of the City of Council Bluffs.

Chad Hannan and Melissa Head moved and seconded approval of Resolution 20-270, as amended to include an addition paragraph to be placed at the end of its existing text as follows: This authorization is conditioned upon the design of the Street bring modified so as to provide direct access to parcel no. 7444 12 451 004 owned by the Rodney D. Rhoden Trust or it's assigns, or the Bluffs Corporation mutually agreeing with the Rodney D. Rhoden Trust or it's assigns, to the transfer of a property interest that would provide direct access to the trust or it's assigns.. Unanimous, 5-0 vote.

#### Resolutions 20-271 to 20-275

Resolutions 20-271 to 20-275 authorizing Interfund Loan approval for FY22 TIF Certifications

Roger Sandau and Mike Wolf moved and seconded approval of Resolutions 20-271 to 20-275. Unanimous, 5-0 vote.

#### Resolution 20-276

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

Mike Wolf and Chad Hannan moved and seconded approval of Resolution 20-276. Unanimous, 5-0 vote.

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

#### Liquor Licenses

1. Oskies For Sports, 1851 Madison Avenue
2. Pizza King, 1101 N Broadway

Melissa Head and Joe Disalvo moved and seconded approval of Application for permits and cancellations, Liquor Licenses 7A 1-2. Unanimous, 5-0 vote.

## **OTHER BUSINESS**

Mike Wolf and Roger Sandau moved and seconded approval of Administerial Motion regarding the wearing of masks while conducting business in City Hall in Council Bluffs, Iowa. Effective November 10, 2020 at 8:00 a.m., anyone wishing to conduct business in the Council Bluffs City Hall shall be required to wear a mask unless they are in a location where a 6 foot separation may be consistently maintained. If you do not possess a mask upon entering City Hall, one will be provided to you at no cost at the office of the City Clerk. Individuals who are unable to wear a mask because of health reasons or otherwise shall contact the department they wish to do business with to arrange an alterative method of conducting such business. All public entrances to City hall shall be posted with signs designed to place all parties entering City Hall on notice of this requirement. If an individual enters City Hall without a mask and refuses to wear a mask or leave the building it will be considered criminal tresspass as defined by the Council Bluffs Municipal Code Section 8-44-015. This Administrative rule shall remain in effect until further notice and until such time the Council Bluffs City Council rescinds this requirement. Heard from: Sarah Haldeman, 718 Military Avenue, Mary Stanley 23906 Dogwood Road, Yolanda Bogdanyi, 1609 2nd Avenue and Francis Bogdanyi, 1609 2nd Avenue.. Voice Vote, 4-1 vote.  
(Nays: Disalvo)

## **CITIZENS REQUEST TO BE HEARD**

Heard from Ed Sorenson, 800 North 21st Street, regarding denied claim. Disalvo moved and Hannan seconded motion to receive and file. Unanimous.

## **ADJOURNMENT**

Mayor Walsh adjourned the meeting at 9:12 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.

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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.: HP-20-005  
Submitted by: Christopher N. Gibbons, AICP,  
Planning Manager

Ordinance 6433  
ITEM 3.C.

Council Action: 11/23/2020

**Description**  
Ordinance to amend the zoning map as adopted by reference in section 15.02.070 and setting a Public Hearing for December 14, 2020 at 7:00 p.m. by designating the property legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1st Addition as a local historic landmark. Location: 530 West Broadway. HP-20-005

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Case #HP-20-005 Staff Report</a>	Other	11/13/2020
<a href="#">Attachment A - Letter of Intent</a>	Letter	11/13/2020
<a href="#">Attachment B - Location and Zoning Map</a>	Map	11/13/2020
<a href="#">Attachment C - Letter of Support</a>	Letter	11/13/2020
<a href="#">Attachment D - Online Petition Results</a>	Other	11/13/2020
<a href="#">Public Hearing Notice</a>	Other	11/13/2020
<a href="#">Ordinance 6433</a>	Ordinance	11/17/2020

**City Council Communication**

<p><u>Department:</u> Community Development</p> <p>CASE #HP-20-005</p> <p><u>Owner/Applicant:</u> Pottawattamie County Development Corp d/b/a The 712 Initiative c/o Sheryl Garst 1228 S. Main Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p>	<p>City Council, First Reading: 11/23/2020</p> <p>City Council, Second Reading: 12/14/2020</p> <p>City Council, Third Reading: 01/11/2021</p> <p>Planning Commission Mtg: 11/10/2020</p> <p>Historic Preservation Mtg: 10/7/2020</p>
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**Subject/Title**

Request: Public hearing on the request of The 712 Initiative for local historic landmark designation of property legally described as Lots J, K, L and M, Auditor’s Subdivision, of Block 6, Mynster’s Addition, and Block 2, Bayliss 1<sup>st</sup> Addition, City of Council Bluffs, Pottawattamie County, Iowa, and being commonly known as the 500 Block of West Broadway.

Location: 530 West Broadway

**Background**

Pottawattamie County Development Corporation d/b/a The 712 Initiative has submitted a request to designate property commonly known as the 500 Block of West Broadway as a historic local landmark site. The subject property is addressed as 530 West Broadway and is located on the northwest end of Council Bluffs historic commercial core. The buildings that comprise the proposed landmark site were originally built as four individual two-part commercial block buildings (530, 534, 536, and 538 West Broadway) in the late nineteenth to early twenty century. Historically, the site has been utilized by a variety of commercial uses such as: Blue Ribbon Saloon, Wilcox Flowers, Eve’s Bakery, the Iowa Clothes Shop, EQ School of Hair Design, and now represent the few extant historic structures located along the 500 Block of West Broadway.

In 2018, the applicant purchased 530 West Broadway and the adjacent property to the north (12 Scott Street) for the purpose of rehabilitating and adaptively re-using both properties as multi-family residential and/or mixed-use commercial/residential structures. They are requesting to designate 530 West Broadway as a local landmark site in order to preserve the few remaining historic properties along the 500 Block of West Broadway, and to make the property eligible for historic tax credits, which will be used to help finance the costs of their adaptive re-use projects.

**LOCAL LANDMARK DESIGNATION PROCEDURE**

The Historic Preservation Commission shall follow the procedures stated in Section 16.07.020 of the Municipal Code when designating a landmark, landmark site, or historic district. Typically, the Commission hears a request for a Local Historic Landmark designation concurrently with a National Register Nomination, which requires review and comments from the State Historic Preservation Officer. However, in this case, the applicant is only seeking a local historic landmark site designation for the subject property; therefore the designation request is not required to be reviewed by the State Historic Preservation Office, according to Iowa Code. The Historic Preservation Commission’s recommendation will then be forwarded to the City Planning Commission who will consider the request in the same manner as a rezoning. The Planning Commission shall

forward their recommendation to the City Council. The City Council will consider the recommendation of both City Commissions and make a decision. The designation will become effective at the time of determination.

The tentative review schedule is as follows:

- City Historic Preservation Commission: 11/10/2020
- City Planning Commission: 11/10/2020
- City Council first consideration: 11/23/2020
- City Council second consideration: 12/14/2020
- City Council third consideration: 01/11/2021

#### ROLE OF THE HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission typically hears a request for Local Landmark designation concurrently with a National Register Nomination request. However, in this case, the applicant is only seeking a local landmark site designation due to the extensive interior and exterior renovations that have occurred to the buildings over time, which made it unlikely to be listed on the National Register of Historic Places list. Included with this report is a letter of intent along with a National Register of Historic Places Registration Form, prepared by a consultant at the request of the owner, for the Commission to review (see Attachment A).

When considering a local landmark site designation, the Commission must use the following criteria as listed in Section 16.07.005 of the Municipal Code to evaluate the request.

1. If it has historical or cultural importance, having significant character, interest or value, as part of a development, history or cultural characteristics of the city, state, or nation;
2. If it is associated with the life of a person significant in the past;
3. If it is the site of a significant historical event;
4. If it exemplifies or reflects a cultural, political, economic, social or historic heritage of the city, state, or nation;
5. If it has potential for yielding information or archeological significance;
6. If it embodies distinctive elements of an architectural or an engineering type, style, materials or method of construction;
7. If it is representative of the notable work of a master builder, designer or architect whose individual genius influenced the city, state or nation;
8. If it represents an established or familiar visual feature of the neighborhood, community or city due to its unique location or singular physical characteristics;
9. If it has geographical importance by being part of or related to a square, park or other distinctive area and should be developed or reserved according to a plan based on an historic, cultural or an architectural motif;
10. If it has a relationship to a landmark, landmark site or historical district;
11. If it has integrity as a natural environment that significantly contributes to the quality of life in the City.

Based on the information stated in the submitted nomination forms the Community Development Department is of the opinion that the subject site demonstrates the following local designation distinctions as listed above: #1, #6 and #8.

The consultant that prepared the National Register of Historic Places Registration Form found that Criteria 'A' applied to the property. The consultant provided the following statement of significance:

*The four bays that today comprise 530 West Broadway were constructed as four separate buildings. Historically, the buildings were addressed as 530, 534, 536, and 538 West Broadway.*

*They were all constructed in the late nineteenth to early twentieth centuries. This period of significance extends from 1885 to 1977, the estimated year of earliest construction to the year that the exteriors and interiors were modernized and unified. Several locally well-known, long-lasting businesses occupied the individual bays prior to 1977. The building is local significant under Criterion A, as representative of a commercial building within the Council Bluffs historic downtown.*

Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

#### PLANNING AND ZONING REVIEW

The subject property is zoned C-4/Downtown Business District and is surrounded by like zoning to the north, south, east, and west (see Attachment B). Existing land uses in the general vicinity of the request include a mixture of professional offices, financial institutions, a restaurant, and City-owned parking lots/open space. The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as Downtown/Mixed-use. Furthermore, the following vision, goals, and objectives from the Bluffs Tomorrow: 2030 Comprehensive Plan apply to the applicant's proposed mixed-use project and local historic designation request:

#### Neighborhood & Housing

Goal – Enhance and maintain the City's neighborhoods to provide the housing, character, and supporting amenities to retain and attract residents to Council Bluffs

Objective #7: Encourage new housing in Downtown through the rehabilitation of historic buildings.

#### Commercial Areas

Goal – Strengthen the City's commercial areas to better meet the daily needs of Council Bluffs residents, attract patrons from beyond Council Bluffs, and create a positive image.

Objective #4: Continue the revitalization of downtown as guided by the 2003 Downtown Plan and the recommendations of the Comprehensive Plan.

#### History & Identity

Goal – Recognize, preserve and build upon Council Bluffs' unique history and character by instilling local community pride and defining the way the community is perceived throughout the region, state and country.

Objective #1: Encourage participation in Council Bluffs local landmark designation program.

In general, the applicant's request to designate the subject property as a Local Historic Landmark site is consistent with Bluffs Tomorrow: 2030 Comprehensive Plan.

### **Comments**

#### CITY DEPARTMENTS & UTILITY PROVIDERS COMMENTS

All City Departments and local utilities were notified of the proposed local historic landmark site designation request. The following comments were received:

- Council Bluffs Permits and Inspections Division stated the subject property is located within a floodplain and that the historic designation must be made by a federally certified local historic preservation board, as per the Iowa Floodplain Management manual. In response to this comment, the Community Development Department contacted Iowa State Historic Preservation Office and received written confirmation that the Council Bluffs Historic Preservation Commission is considered a "federally certified local historic preservation board" as they participate in the Certified Local Government Program for historic preservation, which is administered by the United States National Park Service.
- Public Works Department stated they have no comments for the request.

- Fire Department stated they have no comments for the request.
- Parks and Recreations Department stated they have no comments for the request.
- Council Bluffs Water Works stated they have no comments for the request.

NEIGHBORHOOD RESPONSE: All property owners located within 200 feet of the proposed site were notified of the nomination request along with the place/date/time when the Historic Preservation Commission and City Planning Commission would hold a public hearing on the matter. Additionally, copies of the complete nomination request were made available for public review in the Council Bluffs Community Development Department. No public comments or inquiries were received for the request.

The applicant provided the City with a letter of support from the Historical Society of Pottawattamie County and a copy of the responses they received from an online social media petition in support of the proposed local historic designation request. These documents are included with this staff report as Attachment C & D.

**PUBLIC HEARING – HISTORIC PRESERVATION COMMISSION – October 7, 2020**

The following individuals spoke in favor of the request:

1. Sheryl Garst, CEO, The 712 Initiative, 1228 S. Main Street, Council Bluffs, Iowa
2. Caitlin Benton, Alley Poyner Macchietto Architecture, 1516 Cuming Street, Omaha, NE 68102
3. Christopher Gibbons, Planning Manager, City of Council Bluffs.

No one appeared in opposition.

**HISTORIC PRESERVATION COMMISSION RECOMMENDATION**

The Historic Preservation Commission:

1. Concurs with the Community Development Department that 530 West Broadway, commonly referred to as the 500 Block of West Broadway, is historically significant based on Criteria ‘A’ of the National Register of Historic Places and criteria #1, #6, and #8 in Section 16.07.005, Procedure of the Municipal Code (Historic Preservation) and is eligible for designation as a local historic landmark site; and
2. Transmits that determination to the City Planning Commission for review and forward to the Mayor and City Council for approval.

VOTE: AYE 5 NAY 0 ABSTAIN 0 ABSENT 1 VACANT 1 Motion carried.

**Recommendation**

The Community Development Department recommends the City Planning Commission find the property located at 530 West Broadway, commonly referred to as the 500 Block of West Broadway, historically significant based on the local designation criteria #1, #6, and #8 as per Section 16.07.005, Procedure of the Municipal Code (Historic Preservation), and also find the property historically significant based on Criteria ‘A’ of the National Register of Historic Places, and recommends designation as a local historic landmark site to the City Council.

**Public Hearing**

Staff speaker for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

1. Sheryl Garst, CEO, The 712 Initiative, 1228 S. Main Street, Council Bluffs, Iowa

Speakers against: None

**Planning Commission Recommendation**

The City Planning Commission recommended the property located at 530 West Broadway, commonly referred to as the 500 Block of West Broadway, be considered historically significant based on the local designation criteria #1, #6, and #8 as per Section 16.07.005, *Procedure* of the Municipal Code (Historic Preservation), and also found the property historically significant based on Criteria ‘A’ of the National Register of Historic Places, and recommended designation as a local historic landmark site to the City Council.

VOTE: AYE - Bass, Halm, Haner, Holm, Rater, Scott, Stroebele, and VanHouten NAY - None  
ABSTAIN - Rew ABSENT – Danielsen and Hutcheson VACANT - None Motion: Carried

**Attachments**

Attachment A: Letter of intent and National Register of Historic Places nomination

Attachment B: Zoning/location map

Attachment C: Letter of support from the Historical Society of Pottawattamie County

Attachment D: Online social media petition in support of the proposed local historic designation request.

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

September 8, 2020

Historic Preservation Commission  
c/o Community Development Department  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

RE: Petition of Support – 530 W. Broadway Historic Landmark

Dear Historic Preservation Commissioners:

As the owner of 530 W Broadway, Pottawattamie County Development Corporation (DBA The 712 Initiative) requests the property be designated as a Council Bluffs historic landmark. As noted in our application, we believe the building has significant character and was associated with events that have made a significant contribution to the broad patterns of our history. Located at the west entrance of downtown, it has been and remains an important part of the development of the city.

We believe that saving the character and history of our community great benefits public welfare.

If you have any questions, please contact me at 712-396-2464 or at [sgarst@the712initiative.org](mailto:sgarst@the712initiative.org).

Sincerely,



Sheryl Garst  
CEO

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name 500 Block of West Broadway

other names/site number Blue Ribbon Saloon, Wilcox Flowers, Eve's Bakery, Iowa Clothes Shop

Name of Multiple Property Listing \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number 530 W. Broadway (formerly 530/534/536/538 W. Broadway)  not for publication

city or town Council Bluffs  vicinity

state Iowa county Pottawattamie zip code 51503

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date \_\_\_\_\_

State Historical Society of Iowa  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

\_\_\_ entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper Date of Action \_\_\_\_\_

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4		buildings
		site
		structure
		object
4	0	<b>Total</b>

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Business; Specialty  
Store; Department Store; Restaurant  
SOCIAL: Meeting Hall

**Current Functions**  
(Enter categories from instructions.)

VACANT

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS

**Materials**  
(Enter categories from instructions.)

foundation: BRICK  
walls: BRICK  
roof: ASPHALT  
other: STONE

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### **Narrative Description**

**Summary Paragraph** (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The four buildings that today comprise 530 W. Broadway were built as four individual two-part commercial block buildings, 530 W. Broadway, 534 W. Broadway, 536 W. Broadway, and 538 W. Broadway. They were combined into a single use in 1977 and their addresses joined into one, 530 W. Broadway. They are the only extant buildings within the 500 block of West Broadway, bound by Main Street at the east and 6<sup>th</sup> Street at the west, dating from the late nineteenth and early twentieth centuries. The 500 block of West Broadway is located at the northwest end of Council Bluff's historic commercial core. Their historically separate uses can be seen from the exterior, specifically at the south, where each historic building is delineated from another by façade composition, architectural detailing, and wall height. At the interior, the demising walls running north-south that originally separated the four buildings have been restructured, allowing circulation through the entirety of the conjoined building mass.

**NOTE:** When the physical description has a heading including "530 W. Broadway" it is referring to the singular historic building associated with that street address, not the contemporary 530 W. Broadway conglomerate in its entirety.

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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

#### EXTERIOR

The changes made on the interior of the historic buildings is rendered visibly on the first floor of the south and east facades. Today, a non-historic beige wall panel wraps the near entirety of the first floor on the south and east facades. Above, a dark brown brick belt separates the now visually unified first floor from the four independent façades above. At the upper levels, much of the original features remain to distinguish each building from one another, although all the brick and stone was painted, and windows changed for a more cohesive appearance.

For the sake of clarity and general accessibility the physical description of this property will make distinctions along the north and south facades using the original street addresses above the first floor. This is done to ensure proper attention is given to each instance of architectural detailing and will provide a clear base of reference between the different architectural styles.

#### SOUTH FAÇADE

Most notable on the south side is the ability to delineate where the contemporary 530 W. Broadway conglomerate was historically split into four independent buildings. Moving from east to west, the street address of each independent building was 530, 534, 536, and 538, respectively. As mentioned in the overview paragraph, the appearance of the independent facades, above the first floor, will be described making references to these street numbers for the sake of clarity in describing the different architectural styles present. The first floor will be described almost independently from the above building stories.

#### FIRST FLOOR

The first floor has been modified heavily since the transition from four independent buildings to the contemporary 530 W. Broadway conglomerate in 1977. Where the first level used to be represented by individual storefronts with their own architectural stylings associated by street address, now the first floor is unified by use of faux standstone wallboard across the near entirety. The wall board is installed in panels of consistent width and are between 8-9' tall. Located directly above the wallboard is a dark brick belt course. The brick work is primarily stretcher bond, while the top and bottom rows are a slightly recessed vertical soldier bond. On the west end of the façade are two large horizontally aligned windows. One window is

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roughly centered beneath 538 W. Broadway and the other is roughly centered beneath 536 W. Broadway, skewed slightly towards the east. The top extents of both windows are flush with the horizontal brick belt course. The windows are recessed roughly ~18 inches from the finish surface of the wall board. An angled brick sill spans the entirety of the window width and slopes so that it meets flush with the surface of the wall board. The windows are square in proportion. Flanking each primary window, at a slight convex angle, are slender vertical glass panels. The dramatic brick sill and slender glass panels give the primary windows the effect of being "recessed" into the new unified first level façade. At the corner of Broadway and Scott, beneath the brick belt course the façade recedes at a 45-degree angle. The brick belt course continues beyond the opening for roughly ~15 feet. The load of the brick work is carried by two rectangular columns, one on the south façade and the other along the east façade. The south column is centered relative to the negative space beneath the brick course. Where the first level recedes beneath the brick belt course the wall type changes to a glass storefront system. There is a singular full height glass storefront panel on the primary south façade outside of the recess. The primary entrance fits into the storefront system and is centered along the 45-degree wall.

#### BUILDING 1 - 530 W. BROADWAY

530 W. Broadway is the eastern most building, with visible facades at the corner of Broadway and Scott Streets, is the most prominent portion. This is visually discerned through two primary architectural strategies. First, the historic 530 W. Broadway is roughly 6-8' taller than the other buildings that make up the conglomerate. The additional height of 530 W. Broadway is distributed to the second and third floors, and as a result has a fenestration pattern independent of the regulating lines found across the neighboring buildings. Second, the edge between the south and east façade of the 530 W. Broadway building has been chamfered creating an additional façade that fronts the intersection of Scott and Broadway. The chamfered corner not only makes the building more distinct in footprint, but the slender façade serves as a transitional element that ties the south and east facades together creating a unified reading and subsequently larger impression of the two facades. The second and third levels of the south façade of the 530 building retain elements influenced by Beaux Arts Classicism. The Beaux Arts influenced details are reliefs, as opposed to freestanding. The upper levels are dressed in painted brick with painted stone trim and ornament.

At the base of the second level, a stone belt course runs along the entire facade. Above the belt course are two rusticated pressed brick pilasters. Centered between the pilasters are two vertically aligned window openings, containing non-historic windows. The window openings are framed by angled multi-band brick trim. Each window is crowned with a wedge-shaped keystone. Between the third floor and the cornice, a stone belt course runs across this façade and continues onto the Scott Street side. Above the belt course is a minimal pediment with no significant architectural detailing. Atop the pediment is an ornate cornice that projects between eighteen inches to two feet from the surface of the base wall. The cornice is formed by two bands or rectilinear corbelling and a continuous band of molded trim.

Visible from the south is the chamfered corner façade previously mentioned. The surface of the wall is less pronounced in its architectural detailing. The window openings are horizontally aligned with those on the true south façade and vertically aligned amongst themselves. Both openings contain non-historic single panes of glass. The second-floor window has a painted slender stone sill. Above the window is capped by a flush flat arch and a protruding wedge-shaped keystone. The third level window has distinct profile, rectangular with a semicircular arched top. The window has a pronounced sill that includes a molding sweep. The third-floor window is framed by two layers of angled, soldier course bricks, like that used on the south facade. Independent above the third level window, the belt course continues from the south façade. The wall has a similar pediment before the ornate cornice. The cornice is detailed in the same fashion on the chamfered portion of the wall as the true south façade.

#### BUILDING 2 - 534 W. BROADWAY

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534 W. Broadway is the second building west of the corner of Broadway and Scott Streets. The transition from the 530 building to the 534 building is signified by two factors. First, the 534 building is roughly six to eight feet shorter than the adjacent 530 building. One result of the smaller height is the lower placement of second and third floor windows relative to the 530 building. Second, the extents of 534 building are demarcated by pilasters with unique head detailing, dissimilar in style and aesthetic from both the adjacent 530 building and the 536 building.

Most of the façade is relatively unadorned, with all the notable architectural detailing happening on the east-west edges and the top edge of the building. The fenestration pattern compliments the simplistic detail with a hierarchical window arrangement. Emphasis is created in the center of the building with a larger window type across both the second and third floors. The central windows are roughly one third larger than the windows that flank either side. The lower band of windows are situated so that their sill is flush with the brick belt course below (described previously as a part of the first floor). Each window has an angled, soldier course painted brick sill. Each second-floor window has a distinct stone head that abuts the adjacent, so a continuous horizontal band is formed between the two pilasters that separate the 534 building. The third level windows are vertically aligned with the windows and are taller than the second-floor windows. The central window has a simplified stone sill that is flush with the extents of the window opening. The two distal windows sills are more pronounced and have curvilinear embellishments. Each window is capped with a stone header. Compared to the second floor, the stone headers are narrower and do not continue to the pilasters at the extents of the building. Above the third level windows is an ornate cornice with geometric and curvilinear elements. Four ornate consoles are positioned equidistant across the width of the building and vertically align with divisions in the fenestration pattern and the pilasters. The consoles are the primary element of the cornice. The architectural detailing of the consoles emphasizes rectilinear qualities using pronounced edges, rectilinear reliefs, and convex curves. The two central consoles have a multipoint star carving and the distal consoles include a relief carving of a bird. Between each console is a series of corbels, curved dentils, geometric modillions.

#### BUILDING 3 – 536 W. BROADWAY

536 W. Broadway is the third building west of the corner of Broadway and Scott Streets. The building employs Neoclassic elements. The 536 building is differentiated from the neighboring buildings by the parapet height. The building height exceeds both adjacent buildings by approximately two feet.

Most of the façade is relatively unadorned below an ornate cornice. The building creates horizontal emphasis of internal levels using pronounced trims on the exterior. The second-floor windows are aligned so the brick windowsills are flush with the continuous brick belt course of the unified 530 W. Broadway conglomerate. The top of each window opening has a segmental arch with rectilinear window frames. Resting atop the flat arches is a pronounced architrave that connects all three windows and terminates just beyond the outer extent of the window grouping, creating horizontal emphasis. The third-floor windows align vertically with the second-floor windows. The windows are taller than the second-floor windows. The third-floor window openings also have a segmental arch with rectilinear window frames. A continuous stone sill at all three third-story windows terminates just beyond the outer extents of the distal windows. Each third-floor window has a flat arch similar in size and proportion to those found above the second story windows. The flat arches of the third-floor windows visually connect to a decorative frieze with curvilinear and natural relief elements. Above, a continuous band of rectilinear corbelling supports a multi-layered cornice detail. The parapet of the 536 building is unadorned and is terminated by stone parapet caps four feet above the decorative multi-layered cornice.

#### BUILDING 4 – 538 W. BROADWAY

538 W. Broadway is the fourth building from the corner of Broadway and Scott Streets. The building has an enframed window wall. The façade of 538 is unique from the other facades in that it employs a radically

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different motif than the previously described facades. There is a singular large opening, subdivided by a spandrel panel at the floor division. The entirety of the grouping is surrounded by a continuous brick trim. The brickwork is dressed in a distinct checkerboard brick pattern. The checkerboard effect is achieved by utilizing bricks with a portion of the surface roughened to give the illusion of an additional color. The pattern wraps from edge around to the top and back down the edge and reinforces the simple brick trim used to surround the window.

The lower extents of the second-floor window grouping are flush with the brick belt course below. The window group shares one continuous soldier course brick sill. Vertical mullions subdivide the window grouping into three smaller windows. The distal windows are roughly half the width of the central window. On the second level the distal windows are divided vertically as well. The second floor and third floor window groupings are separated by a singular spandrel panel. The third-floor windows are slightly taller than the second-floor windows. The third-floor window group shares the same general division as the second floor. Both the second floor and third-floor windows and spandrel panel are enframed by two courses of brick trim. The inner course is composed of full width bricks. Where the vertical courses transition to horizontal, a large 45-degree joint is made. The outer band is composed of bricks oriented to expose the narrow face. The outer band protrudes farther than the inner band and further emphasize the framing effect. Both bands of brick trim utilize the same technique of roughing the brick surface to give the illusion of two different hues. This effect is used in this instance to create additional lines within the trim. A singular large wedge-shaped keystone sits above the third-floor windows. Atop the parapet is a minimal stone fillet cap.

#### WEST FAÇADE

The west façade is only visible at the 538 building and has little architectural expression. The 1928 Sanborn map indicates that another retail bay shared a demising wall with the 538 building. Today that wall is composed of common brick with a beige-colored cementitious coating and stone parapet cap. The wall is highest at the southern end indicating three stories. Roughly 50-60 feet from the southern edge, the parapet crowsteps down, before continuing to the northern extent of the west façade. The northern extent of the subsequent buildings (536, 534, 530) do not align with the 538 building.

#### NORTH FAÇADE

The delineation between the four historic buildings that comprise the contemporary 530 W. Broadway conglomerate is also very notable on the north façade. Moving from west to east, the street address of each independent building was 538, 536, 534, and 530, respectively. The north façades differ from the south facades in that there is little in terms of architectural detail since the north façades abut an alley. The north façades will be described referring to street numbers, much like the south façades.

#### BUILDING 4 – 538 W. BROADWAY

The north façade of 538 W. Broadway is subdivided into two vertical surfaces, illustrating the multiple programmatic uses the building had when built. The exterior wall of the third story is set back roughly 40-50 feet from the exterior face of the first and second stories. The first and second story of the north exterior wall is constructed of common bricks painted brown. The fenestration pattern is regular and aligns across the first and second floor. On the first floor a door is centered within the width of the 538 building, with small square windows spaced equidistant on either side of the door. A band of soldier course brick surrounds the door frame. The threshold of the door is lower than the finish surface of the alley and a small concrete ramp provides accessibility. The first-floor windows have been infilled using different sized masonry. The second floor maintains the relative fenestration on the first floor, but changes proportions of openings. The second-floor windows are taller compared to the square windows present on the first floor, roughly twice the height. The second-floor windows have been infilled with a different type of brick than the first floor. There are no visible openings at the third story. The entire surface is treated with a red-orange painted stucco.

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#### BUILDING 3 – 536 W. BROADWAY

The north façade of the 536 W. Broadway building protrudes an additional 8-12 feet beyond the 538 W. Broadway building. The north façade of the 536 building can be subdivided into two parts. The first part is the wall that abuts the alley. This first-story wall surface abuts the alley and is roughly eight feet tall constructed of common brick, with stucco covering various areas. There are three openings equally distributed horizontally. The westernmost opening is a metal door, the remaining two are rectangular windows vertically aligned with the head of the door. The second story aligns with the upper wall of the 538 building. The roof between the lower northern wall and upper northern wall has various mechanical equipment mounted to it. This top portion of the wall is treated with the same painted stucco as the upper wall of the 538 building.

#### BUILDING 2 – 534 W. BROADWAY

The north wall of 534 W. Broadway building aligns with the north wall of the 536 building. The first story is roughly ten feet tall, constructed of common brick, with a metal parapet cap. There are no openings visible on the wall, either existing or infilled. The surface of the north wall is capped on either side by parapet extending roughly 8-12 inches on the west side and two-to-three feet on the east side. The parapet on the east side is the brick belt course visible on the south and east facades. The second story aligns with the upper wall of the 536 and 538 buildings. The roof between the lower wall and upper wall has various mechanical equipment mounted to it. This top portion of the wall is treated with the same red-orange hue stucco as the 536 and 538 buildings' upper wall. There are no visible openings on the top section of wall.

#### BUILDING 1 – 530 W. BROADWAY

The first-floor level of the north façade of the 530 building is a single story in height and it abuts the alley. The lower portion of the wall is finished with beige stucco. Above the stucco, there is the dark brick belt course. The belt course is primarily composed of brick laid in a stretcher bond, while the top and bottom rows are a slightly recessed vertical soldier bond. Near the east extent of the first level the wall below the belt course recedes at a forty-five-degree angle. The brick belt course continues over the lower portion of the wall creating a recessed entry. The brick work is supported by a large square column dressed in beige wall board. The angled wall is constructed of a similar store front system as the one seen at the intersection of the south and east façade. The second and third stories of the building are offset from the alley approximately 15-20 feet faced with red-orange hue stucco. The roof above the single-story has mechanical equipment mounted to it. There are no visible openings at the second and third floor levels. Visible at the east edge of the wall is the detailed cornice and brick work.

#### EAST FAÇADE

The east façade of 530 W. Broadway showcases a similar level of attention paid to the architectural detailing and expression as the south façade of the 530 building. Like the entirety of the south façade, the first level of the east façade has been modified extensively since construction. This is most apparent on the north extent of the east façade, where the first level continues beyond what is identified as the original/primary building mass. Historically, there was a shorter building mass on the north face of the 530 building, but since it is aesthetically unified with the entire first level, it creates a different compositional reading of the east façade. Where the first level extends beyond the primary historic building mass, there is a recessed entry made at a 45-degree angle. The brick belt course continues beyond the entry and is supported by a large rectangular column. The angled entry wall is simple storefront system. The top levels of the primary historic building mass retain their architectural detailing.

The second and third levels of the 530 building are influenced by Beaux Arts Classicism and retain much of the historic detailing. The Beaux Arts influenced details are reliefs as opposed to freestanding. The entirety of the upper stories is dressed in a painted brick. The east façade is subdivided into three bays, the central bay is the largest and the two bays that flank it are much narrower. The two distal bays employ the same details as those seen on the south façade of the 530 building. At the base of the second level of the wall is a stone

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belt course. Above the belt course are two rusticated pressed brick pilasters. Centered between the pilasters are two vertically aligned window openings. Each window opening contains two non-historic windows. The window openings are enframed by multiband brick trim. Each window is crowned with a wedge-shaped keystone. Between the third floor and the cornice a stone belt course runs across the entirety of the east facade. Above the belt course is a minimal pediment with no significant architectural detailing. Atop the pediment is an ornate cornice that projects approximately 18-24 inches from the surface of the base wall. The cornice is formed by two bands or rectilinear corbelling and a continuous band of molded trim.

The central bay of the east façade is less pronounced in its architectural detailing and is roughly three times as wide as either flanking bay. The central bay has two bands of windows horizontally aligned with the windows in the distal bays, and vertically aligned across floors creating a gridded symmetrical character of the building. The second and third floor windows of the central bay are articulated with only a single pane of glass. The second-floor windows do not have an independent sill, they rest just above the stone belt course that runs across the entirety of the east facade. Above, the second-floor windows are capped by a flush flat arch and a protruding wedge-shaped keystone. The third level windows share a distinct profile, predominantly rectilinear but with a semicircle arched top. The third level windows have pronounced, independent sills that include a molding sweep. The windows are framed by two layers of angled, soldier course bricks. Unconnected above the third level windows, the belt course continues from the two distal bays. The wall has a similar pediment before the ornate cornice. The cornice is detailed in the same fashion on the chamfered portion of the wall as the true south façade.

#### *Post 1976 Alterations*

Prior to 1976, the individual buildings underwent minor alterations over the years. Known exterior and interior alterations are described below in the Narrative Statement of Significance. Between 1976 and 1977, the buildings were altered the most dramatically when they were combined into a single use, as the Iowa Clothes Shop.

In 1976, in response to urban renewal efforts than taking place in downtown Council Bluffs, the owner of Iowa Clothes Shop, Pete Lee, undertook a renovation and expansion of his store into all four bays (530, 534, 536, 538 W. Broadway).<sup>1</sup> At the interior, large connections were made so the four bays could more functionally serve their new, collective purpose. Modernization efforts at the exterior mostly focused on the storefront level, removing the existing storefronts, windows and brick and adding a new brick belt course above faux sandstone wallboard and storefront to give this level a more uniform appearance. Access to the entire building was now provided by a new main entrance at the corner of Broadway and Scott, and a side entry at the rear of the building, on Scott Street.

The early twentieth century ornamentation at the upper levels of all four facades was left mostly intact, including cornice detailing, stone windowsills, stone keystones, stone bases, and brick pilasters. All surfaces at the upper levels were painted and the windows were replaced within the existing openings. The most modified upper level façade was that at 538 W. Broadway, which previously had a double height opening between the second and third storied containing windows surrounding a curved pediment flanked by two small square panels with diamond details. A stone sill ran beneath the opening, separating the upper stories from the storefront. The windows and ornamentation were removed from the opening and new windows were added at both levels. The stone sill was also removed and replaced by the expanse of brick that runs along the top of the storefront levels. The other most notable modification, done either during this renovation or at an unknown later date, was the removal of the two-story portion at the rear of the corner bay, facing Scott Street.

<sup>1</sup> *Daily Nonpareil*, "Iowa Clothes plans expansion," March 14, 1976.

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The renovation was complete by September 1977 and the buildings were thereafter known collectively as 530 W. Broadway. Pete Lee, and Iowa Clothes Shop, received praise for the work and was even given an award, the Pine Tree Award, by the organization Operation Pride. Lee and the store were the first to receive the award in over two years. In accepting the award, Lee said he hoped his efforts would “serve as an example to take price” in Council Bluffs.<sup>2</sup>

Figure 1: The renovated and combined 530 W. Broadway in 1978. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

By 1990, Iowa Clothes Shop boasted that it was the largest men’s clothier in southwestern Iowa.<sup>3</sup> In 1996, Pete Lee took his own life and the store closed. At the time, Lee’s family said that while sales were still good, none of them had the retail experience to continue the business. At the time of its closure, it was one of the last remaining storefronts in downtown Council Bluffs, which less than one hundred years before had bustled with the activity of people and commerce.<sup>4</sup>

The building was more recently used by a beauty school, EQ School of Hair Design. They moved to another location in 2018. Today the building sits vacant.

<sup>2</sup> *Daily Nonpareil*, “Iowa Clothes honored,” September 28, 1977.

<sup>3</sup> *Daily Nonpareil*, “Iowa Clothes Shop grows to largest men’s clothier,” April 29, 1990.

<sup>4</sup> *Daily Nonpareil*, “Iowa Clothes closing its doors,” June 26, 1996; *Daily Nonpareil*, “Bluffs will miss landmark business,” June 27, 1996.

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### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

#### Areas of Significance

(Enter categories from instructions.)

COMMERCE

#### Period of Significance

1885-1977

#### Significant Dates

c. 1885, 1903

#### Significant Person

(Complete only if Criterion B is marked above.)

#### Cultural Affiliation (if applicable)

#### Architect/Builder

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**Statement of Significance**

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The four bays that today comprise 530 W. Broadway were constructed as four separate buildings. Historically, the buildings were addressed as 530, 534, 536, and 538 W. Broadway. They were all constructed in the late nineteenth or early twentieth centuries. The period of significance extends from 1885 to 1977, the estimated year of earliest construction to the year that the exteriors and interiors were modernized and unified. Several locally well-known, long-lasting businesses occupied the individual bays prior to 1977. The building is locally significant under Criterion A, as representative of a commercial building within Council Bluff's historic downtown.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

These buildings are located on Broadway Street, within the historic center of commerce and community in Council Bluffs. They are located at the northwest end of what was once a bustling area lined with multi-story, multi-use buildings. During the late nineteenth century and early twentieth century, a central business district arose in Council Bluffs that extended along Broadway, from Franklin at the east to S. 7<sup>th</sup> Street at the west, and along Main Street from Broadway at the north to 9<sup>th</sup> Avenue at the south. Council Bluffs had defined itself as a major transportation hub by this period and it steadily worked to be defined as a cosmopolitan city.



Figure 2: 500 Block of Broadway in 1921. The four bays are on the left side in the middle. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

Brick buildings replaced frame ones, dirt streets were paved, and a streetcar system was installed that linked Council Bluffs with its neighbor across the Missouri, Omaha. The business district was home to commercial enterprises like clothing stores, bakeries, pharmacies, and saloons; entertainment venues like live theaters and motion picture houses, and community gathering spots like fraternal halls. The multi-story brick buildings would often have residential units at their upper floors.<sup>5</sup> During the early to mid-twentieth century, the four buildings housed many of these activities, including a succession of pharmacies and bakeries, a saloon, and a clothing store, all at the storefront level, and residential units or storage at the upper floors.

The corner bay, 530 W. Broadway, was built between late 1902 and early 1903. The construction dates for the three bays to its west, 534/536/538 W. Broadway are less clear. Buildings that have a similar size to the existing buildings, are three stories high, and built of brick appear on the 1885 Sanborn Map. By the 1891

<sup>5</sup> Jennings, Gottfried, Cheek/Preservationists, "Council Bluffs: A Plan for Historic Preservation," (1982), 22-27, accessed August 29, 2020, [https://www.iowawestfoundation.org/wp-content/uploads/2019/03/Council\\_Bluffs\\_A\\_Plan\\_For\\_Historic\\_Preservation\\_-\\_City\\_of\\_Council\\_Bluffs\\_1982.pdf](https://www.iowawestfoundation.org/wp-content/uploads/2019/03/Council_Bluffs_A_Plan_For_Historic_Preservation_-_City_of_Council_Bluffs_1982.pdf); Dr. Richard Warner and Ryan Roenfeld, Images of America: Council Bluffs (Charleston, SC: Arcadia Publishing, 2014).

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Sanborn, the sketches of 534 and 536 indicate small rear additions, of one and two stories, respectively. 534's addition has a skylight. By 1896, 534 Broadway has been further extended to the north, with a one-story addition. By 1928, all three of the west bays have additions. 534's is similar to that shown on the 1896 Sanborn; 536's consists of a short three-story addition adjoining the building, and a larger 1 story addition extending to the north; and 538's is a two-story addition. A thorough search of the *Daily Nonpareil*, which often documents construction and remodeling, did not mention any such work to these bays prior to 1900. After 1900, articles discussing façade improvements and interior modifications appear. It must therefore be assumed that the three bays 534, 536, and 538 W. Broadway were built in c. 1885.<sup>6</sup>

Today, many of the turn-of-the-twentieth-century commercial buildings that once lined Broadway and Main Streets have been demolished, replaced by new buildings, parking lots, or empty lots. The greatest concentration of historic buildings within the commercial area are located within two National Register historic districts, the 100 Block of West Broadway and the Haymarket Commercial Historic District, which encompasses buildings along three blocks of Main Street. The buildings historically addressed as 530, 534, 536, and 538 W. Broadway remain as the only extant set of turn-of-the-century commercial buildings within the west end of the historic central business district, on W. Broadway between Main Street and S. 7<sup>th</sup> Street.

The history of the individual buildings will be described below utilizing their original addresses. These four buildings are notable for housing several locally prominent, long-running businesses, most of which remained in operation at this location for around ten years or more. Between 1976 and 1977, the bays were renovated and combined by the owner of one of these long-standing businesses, Iowa Clothes Shop. Further details on those efforts are also described below.

### 530 W. Broadway – 1902-1976

#### *Notable businesses*

Blue Ribbon Saloon: 1903-1916

Wilcox Flowers: 1916-1935

Martin's Drugs: 1936-1954

Lane's Bros. Pharmacy: 1954-1976

This is the corner bay with primary facades facing the intersection of W. Broadway and Scott Streets. It was built between 1902 and 1903. A building housing the *Daily Nonpareil* newspaper office previously occupied the site and was demolished around June 1902 to make way for the new building. The newspaper had moved its office to 400 W. Broadway in late 1900.<sup>7</sup> Construction on the new building was underway by October 1902 and the building was in operation by August 1903.<sup>8</sup> The architect is unknown. The builder was Wickham Bros. Contractors. The building was designed with a saloon on the first floor and boarding rooms on the upper two floors. Mrs. Maggie Buck was the building owner.<sup>9</sup>



Figure 3: 530 W. Broadway in 1935. Photo accompanying article in *Daily Nonpareil*, "Wickhams Sell Broadway Property to Harry Cohen," December 13, 1935.

The first occupant of the new building was the Blue Ribbon<sup>10</sup> Saloon, owned by the Storz Brewing Company. This was one of ten saloons operated by Storz Brewing in

<sup>6</sup> Sanborn Map Company, Insurance Maps of Council Bluffs, Pottawattamie County, Iowa, 1885, 1891, 1896.

<sup>7</sup> *Daily Nonpareil*, "The Nonpareil Premises," November 9, 1900.

<sup>8</sup> *Daily Nonpareil*, "Notes About Town: Bulletins on the fight by rounds at the Blue Ribbon," August 14, 1903.

<sup>9</sup> *Daily Nonpareil*, "They are tearing down the old Nonpareil building...", June 22, 1902.

<sup>10</sup> Storz Blue Ribbon was one of the breweries labels and, it is assumed, the namesake for the saloon at 530 W. Broadway.

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Council Bluffs at the time. Storz Brewing was established by Gottlieb Storz in the late 1800s. The company had several name changes until settling on Storz Brewing in the early twentieth century. Storz, a German immigrant and experienced brewer, lived in Omaha and had a large production facility in the northeast part of that city. During the early 1900s, the brewery began to operate saloons in the area that sold only their beer. Maggie Buck and her husband John had strong connections to Gottlieb Storz. John worked as a brewer at Storz Brewing for over fifty years and was related to Gottlieb's wife, Minnie Storz, née Buck.<sup>11</sup>

Maggie Buck, as a representative for the Storz company, was the building owner for all the Storz saloons<sup>12</sup> operating in Council Bluffs in the early 1900s. The saloons appear to have operated like franchises, having owners who could buy or sell their interest in the saloon business but also paid rent to the building owner.<sup>13</sup> In 1903, Maggie and Storz Brewing had trouble getting some of the brewery operators to pay their rent on time and sought legal action. The Blue Ribbon, which was operated by former alderman W.C. Royer, was one of these and Royer ended up selling his interest in the saloon due to financial troubles.<sup>14</sup> Other early difficulties encountered by the Blue Ribbon and other Council Bluffs Storz saloons related to Iowa's state prohibition legislation. There were also charges of illegal gambling at the upper floors of the 530 W. Broadway building.<sup>15</sup>

The saloon remained in the building until 1916. Owners of the saloon after Royer included Frank S. Craybill,<sup>16</sup> T.J. Griffin, S.G. French, Myron H. Sherman and Thomas Healy (jointly), and S.A. Dale.<sup>17</sup>

Tenants on the upper floors of the saloon are only partially known. The third floor was used as meeting space for local fraternal groups. In 1903, the Dramatic Order, Knights of Khorassan (D.O.K.K.) rented the space for club rooms.<sup>18</sup> By 1914, a chapter of the Woodmen of the World and the Moose lodge had shared meeting space there but was vacating it.<sup>19</sup> As noted above, gambling also took place at the upper floors early on.

In 1916, the building was purchased by the Wickham family. They then leased the building to J. F. Wilcox & Sons, florists. Wilcox & Sons had previously operated for many years out of the Everett block at 521 W. Broadway (non-extant). At their new location, they undertook renovations to the entire building. The first floor would accommodate company offices and a retail area while the upper floors would be used for packing, shipping, and creating floral arrangements.<sup>20</sup> J.F. Wilcox & Sons was a successful floral business that supplied arrangements nationally. The business grew out of one established by L.A. and Mary Casper in the late 1860s. John Franklin (J.F.) Wilcox worked for the Caspers and married their niece, Emma. In 1892, Wilcox purchased the modest business from Casper and worked to expand it, adding greenhouses and customers over the next two decades. In 1912, Wilcox died and the business was taken over by his family

<sup>11</sup> U.S. Census Bureau, Council Bluffs, 1900. Ancestry.com. Accessed July and August 2020.

<sup>12</sup> A law introduced in 1907 made it illegal for breweries to operate saloons. Storz skirted this restriction by creating a holding company in his wife's name, something the Nebraska state supreme court frowned upon. In 1907 Maggie was one of the incorporators of the holding company Storz created to allow his brewery to continue operating saloons. The company was called Independent Realty Company, with the other two incorporators being Minnie, Storz's wife, and William F. Weber, the brewery's clerk.<sup>12</sup> Storz Brewing managed to survive Prohibition by creating non-alcoholic beverages during that time. The company remained in operation until 1966, when they were absorbed by one of the corporate breweries then gaining hegemony in the industry. Jim McKee, "Rise, fall, and rebirth of Storz Brewing Co.," *Lincoln Journal Star*, September 17, 2016.

<sup>13</sup> *Daily Nonpareil*, "Storz Saloons Open," January 27, 1904.

<sup>14</sup> *Ibid.*; *Omaha World Herald*, "Landlady Wants Her Rent," November 9, 1903.

<sup>15</sup> *Daily Nonpareil*, "Uses Companion of Hey Days to Snuff Out Life's Worries," February 21, 1934; *Daily Nonpareil*, "Indict Saloonists," December 22, 1908.

<sup>16</sup> Alternatively, spelled Crabill in some newspaper articles.

<sup>17</sup> *Daily Nonpareil*, "Uses Companion of Hey Days to Snuff Out Life's Worries; *Daily Nonpareil*, "Saloon Sold," February 1, 1908; *Daily Nonpareil*, "Wants New Front," August 12, 1913.

<sup>18</sup> *Daily Nonpareil*, "Khorassan to Have Club Home," July 15, 1903.

<sup>19</sup> *Daily Nonpareil*, "Lodge Charter Found in Street," January 5, 1914.

<sup>20</sup> *Daily Nonpareil*, "Wilcox Company Rents New Store," August 14, 1916.

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who continued to operate it successfully, as Wilcox Flowers and then Bloomin John's, until 1990.<sup>21</sup> The Wilcox floral business remained at 530 W. Broadway until 1935.

In 1935, Harry Cohen, proprietor of the Iowa Clothes Shop at 536 and 538 W. Broadway, purchased 530 W. Broadway from the Wickhams. The sellers at that time included B.P. Wickham, Eleanor A. Wickham, John J. Wickham and E.A. Wickham and Company. Cohen told the *Daily Nonpareil* reporters that "the purchase was for investment purposes."<sup>22</sup> At this time, Cohen planned to remain operating his business out of the two bays west of 530 W. Broadway. In 1936, Cohen undertook renovations to the storefront for a new drugstore.<sup>23</sup> In 1936, Cohen announced plans to remodel the two-story portion at the rear of 530 W. Broadway, facing Scott Street, into store and office space.<sup>24</sup>



Figure 4: 530/534/536 W. Broadway prior to remodeling in 1976. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

Between 1936 and 1976, the building contained two successive pharmacies. Martin's Drugs, owned by Martin Gluckman, operated out of the building from 1936 through 1954.<sup>25</sup> Gluckman sold his business in 1954 due to illness. Gluckman went on to open a drive-through pharmacy, a new concept at the time, in 1959 at 700 First Avenue.<sup>26</sup> Martin's successors, Ed and Marguerite Lane, renamed the business Lane Bros. Pharmacy. They remained at the location until 1976, when they moved to 40 Pearl Street, fronting Baylis Park. At their new location, the business no longer provided prescriptions and became known simply as Lane's. According to Lane, the discontinuation of prescriptions was caused by the movement of doctors out of downtown to be closer to suburban hospitals.<sup>27</sup> The Lane Bros. Pharmacy move was precipitated by Iowa Clothes Shop's plans to expand its store from 538 and 536 W. Broadway into 534 and 530 W. Broadway.<sup>28</sup> Iowa Clothes Shop remained in this bay until the store closed in 1996.

### 534 W. Broadway – 1885-1976

#### Notable businesses

Eve's Bakery, 1903-1976

This is the second bay west of the corner of Broadway and Scott Streets. It was built around 1885. In 1885 the building was occupied by the Broadway House. In 1891 it was occupied by a tea room, with a photographer at the second floor. In 1895 it was occupied by a candy seller, Purity Candy Kitchen.<sup>29</sup> Erikson's Bakery (also called the New Bakery in newspaper advertisements) occupied the first-floor storefront from

<sup>21</sup> S.M. Senden, *Lost Council Bluffs* (The History Press: Charleston, South Carolina, 2016), 109-111; Richard Warner, "Council Bluffs under glass: Growing a major business," *Daily Nonpareil*, August 7, 2019.

<sup>22</sup> *Daily Nonpareil*, "Cohen Purchases Business Block," December 13, 1935.

<sup>23</sup> *Daily Nonpareil*, "Nine Permits for Building Issued," May 10, 1936.

<sup>24</sup> *Daily Nonpareil*, "Cohen to Remodel Part of Building," August 28, 1936.

<sup>25</sup> Council Bluffs City Directory, 1944-1954, Ancestry.com, Accessed July and August 2020; *Council Bluffs Nonpareil*, Advertisements.

<sup>26</sup> *Daily Nonpareil*, "Gluckman to Open Drive-In Pharmacy," November 19, 1958; *Daily Nonpareil*, "Drive-In Pharmacy," January 11, 1959.

<sup>27</sup> *Daily Nonpareil*, Advertisements, 1954-1968; *Council Bluffs Nonpareil*, "Lanes like view of park in new business location," May 2, 1976.

<sup>28</sup> *Daily Nonpareil*, "Iowa Clothes plans expansion," March 14, 1976.

<sup>29</sup> Sanborn Map, 1885, 1891, 1896; *Daily Nonpareil*, Ad "Candy, Candy, Candy," October 4, 1895.

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1900 to 1903. The bakery was run by John Erikson, who also owned the building.<sup>30</sup> In 1903, Eve's Bakery took over the storefront and remained there until 1976.<sup>31</sup> Charles Eve, an immigrant from England, owned the bakery. Eve came to America in 1885 and had done business in Council Bluffs for many years prior to becoming a naturalized U.S. citizen in 1914.<sup>32</sup> Eve purchased the building from Erikson in 1907.<sup>33</sup>

Charles Eve was active in the local community and the state's baking community. As of 1940, he was a member of the Iowa Bakers Association, Council Bluffs Retail Merchants Association, Dodge Park Club, AF & AM 71, York Rite, Abu Bekr Shrine, and the Second Presbyterian Church.<sup>34</sup>

The two upper floors of the building contained residences. It appears that early on each floor contained one residence. In the 1910 and 1930 census, Charles Eve and his family are listed at this address, as are one other family. Sometime in 1930 or thereafter, the apartment floors were divided into two units at each floor, for a total of four. In city directories between 1930 and 1955, these four units are listed collectively with four units at the upper floors of 536 W. Broadway, using the address 534 ½ W. Broadway.<sup>35</sup> In city directories between 1930 and 1946, Eve is listed as residing at apartment 6 at 534½ W. Broadway. In the city directories, the building is called the Eve building.<sup>36</sup>

In 1946 or 1947, Charles Eve had sold the bakery and moved out of the city, likely to California, where he died in 1963.<sup>37</sup> Eve appears to have sold the building to Harry Cohen, owner of the Iowa Clothes Shop that occupied 536 and 538 W. Broadway. By the 1955 the *Daily Nonpareil* newspaper's apartment rental ads for the apartments at 534 W. Broadway directed inquiries to Harry Cohen, Iowa Clothes Shop.<sup>38</sup> A bakery remained at the storefront of 534 W. Broadway until the late 1970s.

After Eve sold the bakery, the name temporarily changed but was known as Eve's again by the mid-1950s, likely because Eve's Bakery had an established name in the city. In 1947, the new bakery owner, John J. Kornmayer, changed the name to Kornmayer's (also called Kornmayer's Pastry Shop in newspaper advertisements). The new bakery was advertised as "the cleanest and most modern coffee bar and bakery in western Iowa."<sup>39</sup> In 1952, employment ads for the business advertised it as Eve's Bakery once again.<sup>40</sup> By 1955, the name had changed to Kornmayer's & Eve's Pastry Shop.<sup>41</sup> In 1956, the shop was under new management and referred to as Eve's Bakery.<sup>42</sup> Mrs. Lena Mazzei owned the business in 1961.<sup>43</sup> It was sold later that year to Joe and Shirley Coco. The Cocos continued to operate the bakery at 534 W. Broadway until

<sup>30</sup> Also referred to as John Eckerson in newspaper articles. *Daily Nonpareil*, "Filled Stove Too Full," November 8, 1900. *Daily Nonpareil*, "Notice – When in need...", May 17, 1900; *Daily Nonpareil*, "A Model Bakery," June 22, 1902.

<sup>31</sup> Council Bluffs City Directory, 1904; *Daily Nonpareil*, Advertisement for Eve's Bakery, April 19, 1906; J.R. Perkins, *Iowa Press Association's Who's Who in Iowa Biographical Sketches* (Iowa Press Association, Des Moines, Iowa, 1940), accessed August 27, 2020, <http://iagenweb.org/pottawattamie/biographiesandfamilyhistories/sketches-002-C-E.htm>.

<sup>32</sup> *Daily Nonpareil*, "Would Become Citizens," May 5, 1914.

<sup>33</sup> *Daily Nonpareil*, "Real Estate Transfers," January 4, 1907.

<sup>34</sup> Perkins, *Iowa Press Association's Who's Who*.

<sup>35</sup> It is assumed that Eve owned both 534 and 536 between 1930 and the late 1940s, since the apartments at the upper floors were combined into a single address.

<sup>36</sup> U.S. Census Bureau, Council Bluffs, 1910 and 1930. Ancestry.com. Accessed July and August 2020. Council Bluffs City Directories, 1930-1955.

<sup>37</sup> *Daily Nonpareil*, "Obituaries: Charles R. Eve," November 4, 1963.

<sup>38</sup> *Daily Nonpareil*, Apartment advertisement, "3 rooms and bath...", May 18, 1955 and June 7, 1966.

<sup>39</sup> *Daily Nonpareil*, Kornmayer's advertisement, June 6, 1947.

<sup>40</sup> *Daily Nonpareil*, "Neat, clean saleslady for bakery," February 3, 1952.

<sup>41</sup> *Daily Nonpareil*, Kornmayer's and Eve's advertisement

<sup>42</sup> *Daily Nonpareil*, Eve's Bakery advertisement, November 16, 1956.

<sup>43</sup> *Daily Nonpareil*, "Inquiring Reporter," March 19, 1961.

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1976 when they moved to a new location at 154 W. Broadway.<sup>44</sup> The Iowa Clothes Shop then expanded into this bay and remained here until they closed in 1996.<sup>45</sup>

### 536 W. Broadway – 1885-1976

#### *Notable businesses*

Iowa Clothes Shop, 1919-1996

This is the third bay west of the corner of Broadway and Scott Streets. It was built around 1885. In 1885 the building was occupied by a butcher. In 1891 it was occupied by a grocer. Between 1895 and 1896, it was occupied by Mrs. E.J. Scott, milliner.<sup>46</sup> Prior to 1919, a succession of businesses operated out of the building for short periods of time, including a milliner, a laundry, a lunch parlor, and a pool hall.<sup>47</sup> In 1914, the entire facade was replaced with a new one. The tenant at the time was Napoleon Café and Dubuque Realty company was the building owner.<sup>48</sup> Around this time, many downtown storefronts were renovating their facades to give them a more modern appearance. According to a newspaper article discussing the improvements, the 500 block of Broadway (referred to in the article as the block between Pearl and Sixth street on Broadway), “during the past five years has almost been rebuilt.” Several businesses in the block are discussed as having recently undergone renovation, but 536 W. Broadway and its adjoining bays are not mentioned.<sup>49</sup>

In 1919, a building permit to remodel the store at 536 W. Broadway was secured by C.E. Sessions & Sons, contractors.<sup>50</sup> By late November, an advertisement proclaimed the “Grand Opening of the Iowa Clothes Shop.”<sup>51</sup> The store was operated by Harry Cohen.<sup>52</sup>

Harry Cohen was active in the local community. He was born in Omaha in 1894 and moved with his family to Council Bluffs when he was three. In his early years he was a grocery delivery boy and a clerk at a grocery store. He then worked at Glasier Clothing Store at 409 W. Broadway prior to joining the army and fighting in World War I. He returned from service in 1918, a year before partnering with Glasier and opening the Iowa Clothes Shop. He was a member of the Iowa Retail Clothiers’ Association and was elected a director of the group in 1938.<sup>53</sup> He was a respected and enthusiastic member of his community, taking an active role in local veterans groups, the Jewish community, and fraternal groups.<sup>54</sup>

At first, the Iowa Clothes Shop sold both men and women’s clothing. The store experienced steady growth and began to expand within a decade. In 1931 a new department, the Down Stairs store, opened in the basement of 536 W. Broadway. The new department specialized in work clothes and allowed the store to

<sup>44</sup> At 154 Broadway, the bakery became known as Eve’s Pastry Shop. It closed for good in 1983. The owners blamed the closure on a lack of parking and of downtown customers. Anita Young, “Bakery closing ‘hurts’ owners,” *Daily Nonpareil*, August 28, 1983.

<sup>45</sup>

<sup>46</sup> Sanborn Map, 1885, 1891, 1896; *Daily Nonpareil*, Ad “Mrs. E.J. Scott,” September 27, 1895 and November 29, 1897.

<sup>47</sup> *Daily Nonpareil*, “Laundries,” January 28, 1903; *Daily Nonpareil*, “Raid on Gamblers,” January 26, 1908; Council Bluffs City Directory, 1914-1915.

<sup>48</sup> *Daily Nonpareil*, “Remodeling Front,” February 16, 1914.

<sup>49</sup> *Daily Nonpareil*, “Many Changes in Business Houses,” March 13, 1914.

<sup>50</sup> *Daily Nonpareil*, “To Remodel Store,” August 20, 1919.

<sup>51</sup> *Daily Nonpareil*, Ad “Grand Opening of Iowa Clothes Shop,” November 21, 1919.

<sup>52</sup> A newspaper article commemorating Harry Cohen said that he had a partner when he first opened, who last name was Glaser. According to that article Cohen bought out his partner in 1922. However, newspaper advertisements for Iowa Clothes Shop in the early 1920s list Cohen’s name in conjunction with V.Pucci, a clothier who had previously operated out of other downtown Council Bluffs storefronts. *Daily Nonpareil*, “Harry Cohen Dead at 80; Iowa Clothes Shop Owner,” April 29, 1974. *Daily Nonpareil*, Ads, “Iowa Clothes Shop,” 1920 to 1922.

<sup>53</sup> *Daily Nonpareil*, “Clothiers Elect Cohen,” March 8, 1938.

<sup>54</sup> *Daily Nonpareil*, “Harry Cohen Dead at 80; Iowa Clothes Shop Owner,” April 29, 1974.

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carry a larger stock of goods.<sup>55</sup> In 1932, Cohen expanded his store to the bay immediately to the west, 538 W. Broadway. Cohen explained this strategic plan, "Realizing that the depression is fading and that things are on the up grade, we determined to take advantage of the present low prices for building and not only profitably enlarge the store but furnish needed employment to labor."<sup>56</sup> With the additional storefront, the clothing store doubled its space, enlarging its shoe department, adding a new sports clothes department, and improving its boys department. By this point, the store had eliminated its women's department and specialized solely in outfitting men and boys.<sup>57</sup>

In late 1938, the second and third floors were remodeled for sales and storage. The boys department was relocated to the second floor.<sup>58</sup> The clothing store continued to prosper in the coming decades. Harry Cohen remained at the helm of the Iowa Clothes Shop until his death in 1974. Thereafter his grandson, Pete Lee, took over ownership of the store. In 1976, Lee showed his confidence in Council Bluffs's downtown retailing by expanding the two-bay store into the two bays to the east. Iowa Clothes Shop remained in this bay until the store closed in 1996.

### 538 W. Broadway – 1885-1976

This is the fourth bay west of the corner of Broadway and Scott Streets. It was built around 1885. In 1885 the building was occupied by a furniture store. In 1891 it was occupied by a music store. In 1896 it was occupied by a grocery, H.S. Homer's, which remained there until 1899.<sup>59</sup> In the early 1900s, it was occupied by a clothing company, Bauman & Diwocky and a grocer O. Ewall.<sup>60</sup> In 1904, the building was sold from Ellen Dodge Scott and husband to Samuel Friedman.<sup>61</sup> By 1910, if not sooner, Friedman had a pawnshop at the first floor and lived in one of the units above. Friedman remained here until 1932, when Harry Cohen expanded his Iowa Clothes Shop into this bay.<sup>62</sup> Friedman retained ownership of the building through at least August 1937.<sup>63</sup> Iowa Clothes Shop remained in this bay until the store closed in 1996.



Figure 5: 536 & 538 W. Broadway prior to renovation in 1976. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

Major changes made to the buildings in the 500 block of West Broadway and to the historically dense central business district of Council Bluffs are tied to the population loss and shifts in lifestyle preferences that occurred in the post-World War II period. Like many U.S. cities, people and businesses in Council Bluffs

<sup>55</sup> *Daily Nonpareil*, "Clothes Shop Opens New Department," March 18, 1931.

<sup>56</sup> *Daily Nonpareil*, "Iowa Clothes Shop Will Have Opening," August 13, 1932.

<sup>57</sup> *Daily Nonpareil*, Iowa Clothes Shop Advertisement, August 19, 1932.

<sup>58</sup> *Daily Nonpareil*, "Enlarges Store," October 9, 1938.

<sup>59</sup> Sanborn Map, 1885, 1891, 1896; *Daily Nonpareil*, Ads "H.S. Homer," 1894-1899.

<sup>60</sup> *Daily Nonpareil*, Ad "Bauman & Diwocky," November 25, 1900. *Daily Nonpareil*, Ads, "O.Ewall," 1901.

<sup>61</sup> *Daily Nonpareil*, "Real Estate Transfers," May 19, 1904.

<sup>62</sup> U.S. Census Bureau, 1910; Council Bluffs City Directory, 1915; *Daily Nonpareil*, "Iowa Clothes Shop Will Have Opening," August 13, 1932.

<sup>63</sup> *Daily Nonpareil*, "Iowa Clothes Shop Will Have Opening," August 13, 1932; *Daily Nonpareil*, "Awning Afire," August 26, 1937.

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began to leave the densely populated city for more suburban sites in increasing numbers in the post-World War II period, as people sought out single family homes on large plots for their growing families and automobile proliferation made it easier to commute further distances. During the 1960s and 1970s, Council Bluffs leaders introduced urban renewal schemes to help rejuvenate the downtown area. By the early 1970s, an urban renewal area had been established and storefront renovations were being encouraged.<sup>64</sup> These efforts encouraged some owners, like those of the Iowa Clothes Shop, to expand their business and remain downtown. But many others left for suburban sites or closed forever. The urban renewal efforts and business closures resulted in the demolition of many of the buildings along Broadway and Main Streets, including many of those near 530 W. Broadway, for parking lots or new development.<sup>65</sup>

### *Conclusion*

The buildings historically addressed as 530, 534, 536, and 538 W. Broadway remain as one of the last turn-of-the-twentieth century building clusters in what was once Council Bluff's bustling downtown, historically centered on Broadway and Main Streets. Originally built as four separate buildings in c. 1885 (534/536/538) and c. 1903 (530), the building was combined into a single property in 1977. They housed several long-standing businesses, including the Iowa Clothes Shop, Eve's Bakery, the Blue Ribbon Saloon, Wilcox Flowers, and Lane Bros. Pharmacy, whose owners served customers faithfully for decades. With many historic features still intact, particularly at the upper floors on the exterior and interior, the building stands as a testament to the evolution of commerce in Council Bluffs between the late nineteenth century and through the middle of the twentieth century.

<sup>64</sup> *Daily Nonpareil*, "Inquiring Reporter," July 2, 1972; Warner and Roenfeld, 73-107.

<sup>65</sup> *Daily Nonpareil*, "Going once, going twice: Mall of the Bluffs will go on the auction block Monday," August 3, 2015.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** less than one \_\_\_\_\_

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

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**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>41.261286</u>	<u>-95.850983</u>	3	<u>41.261313</u>	<u>-95.851118</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>41.261290</u>	<u>-95.851070</u>	4	<u>41.261325</u>	<u>-95.851202</u>
	Latitude	Longitude		Latitude	Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

BLK 6 MYNSTER\_BLK 2 BAYLISS LTS J, K, L, M. It occupies the southeast half of the block bound by W. Broadway at the south, N. 6<sup>th</sup> Street at the west, W. Kanesville Boulevard at the north, and Scott Street at the east.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the lots associated with the property currently, with the four buildings addressed collectively as 530 W. Broadway.

**11. Form Prepared By**

name/title Caitlin Benton and Cale Miller date September 8, 2020  
organization Alley Poyner Macchietto Architecture telephone 402-341-1544.  
street & number 1516 Cuming Street email cbenton@alleypoyner.com  
city or town Omaha state NE zip code 68104

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State

**Photographs:**

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

**Photo Log**

**Name of Property:** 500 Block of West Broadway  
**City or Vicinity:** Council Bluffs  
**County:** Pottawattamie **State:** Iowa  
**Photographer:** APMA  
**Date Photographed:** As noted

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 17: Context photo. Looking NW on Broadway, near Scott Street. July 18, 2019.
- Photo 2 of 17: Context photo. Looking E on Broadway. July 18, 2019.
- Photo 3 of 17: North elevation. Looking north. July 18, 2019.
- Photo 4 of 17: East elevation. Looking west. July 18, 2019.
- Photo 5 of 17: South and west elevations. Looking east. July 18, 2019.
- Photo 6 of 17: 1<sup>st</sup> floor at 530/534 buildings. Looking east. July 13, 2020.
- Photo 7 of 17: 1<sup>st</sup> floor at 536 building. Looking north. July 13, 2020.
- Photo 8 of 17: 1<sup>st</sup> floor at 538 building. Looking south. July 13, 2020.
- Photo 9 of 17: 2<sup>nd</sup> floor at 534 building. Looking west to hallway between apartments. August 15, 2020.
- Photo 10 of 17: 2<sup>nd</sup> floor at 530 building. Looking south. August 15, 2020.
- Photo 11 of 17: 2<sup>nd</sup> floor at 534 building. Looking west. August 15, 2020.
- Photo 12 of 17: 2<sup>nd</sup> floor at 536 building. Looking south. August 15, 2020.
- Photo 13 of 17: 3<sup>rd</sup> floor at 534 building. Looking west. August 15, 2020.
- Photo 14 of 17: Stair between basement and 1<sup>st</sup> floor in 530 building. Looking east. July 18, 2019.
- Photo 15 of 17: Stair between basement and 1<sup>st</sup> fl in 536 building. Looking south. July 18, 2019.
- Photo 16 of 17: Basement of 530 building. Looking north. July 18, 2019.
- Photo 17 of 17: Basement of 538 building. Looking south. July 18, 2019.

500 Block of West Broadway  
Name of Property

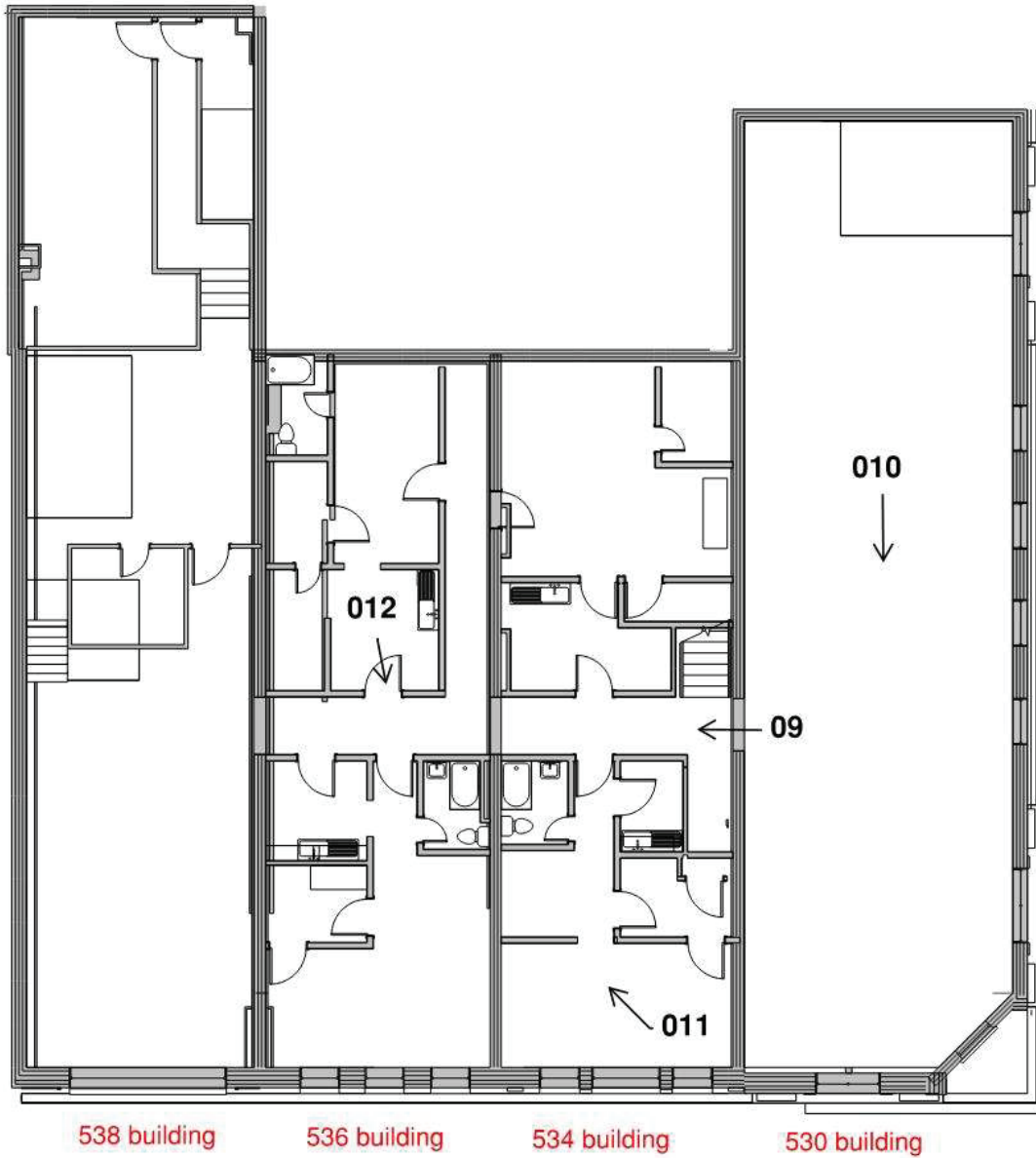
Pottawattamie County, Iowa  
County and State



500 Block of West Broadway Photo Key: First Floor

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State

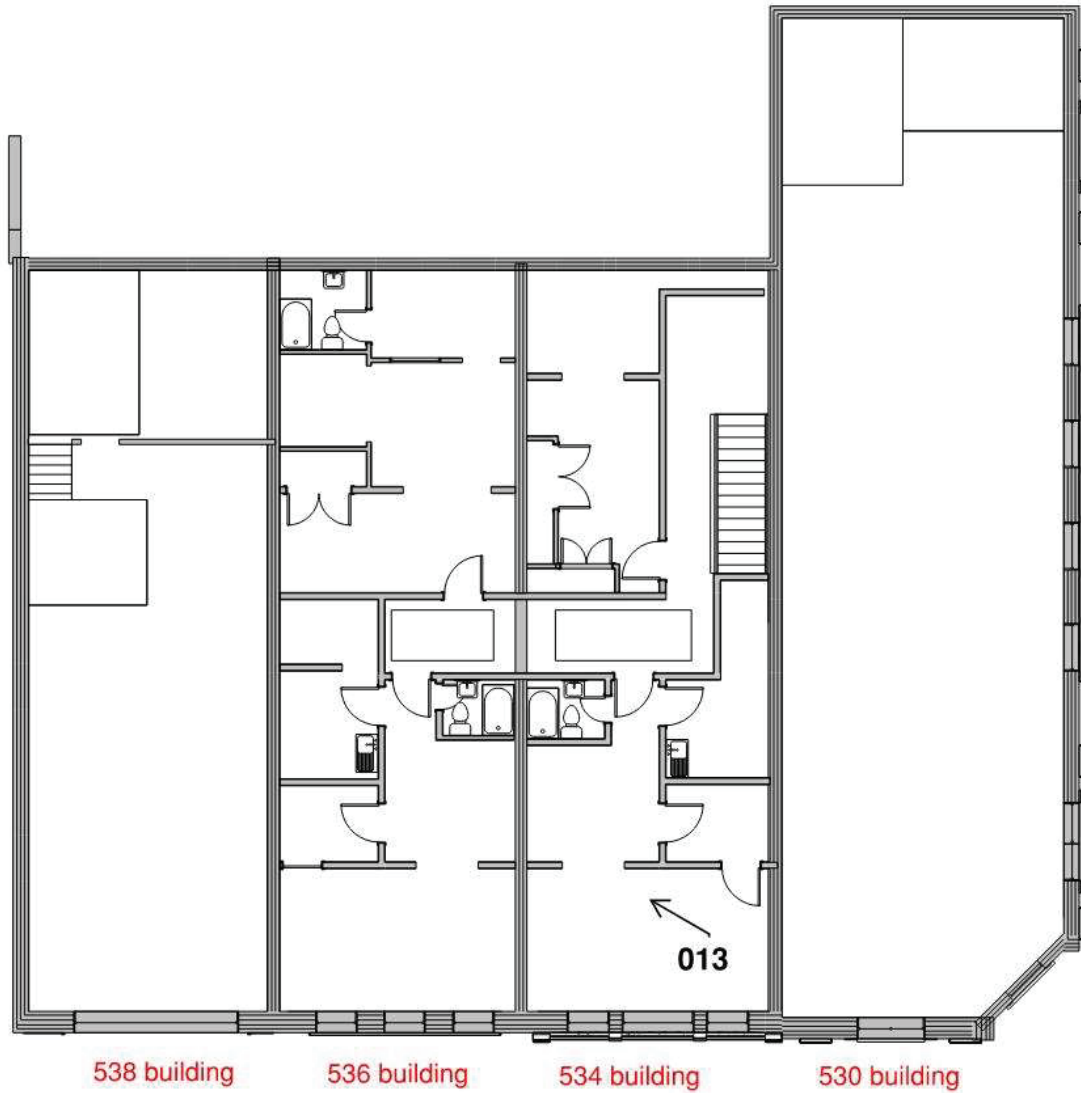


1 xp02\_SECOND LEVEL  
A111 SCALE: 1/8" = 1'-0"

500 Block of West Broadway Photo Key: Second Floor

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State

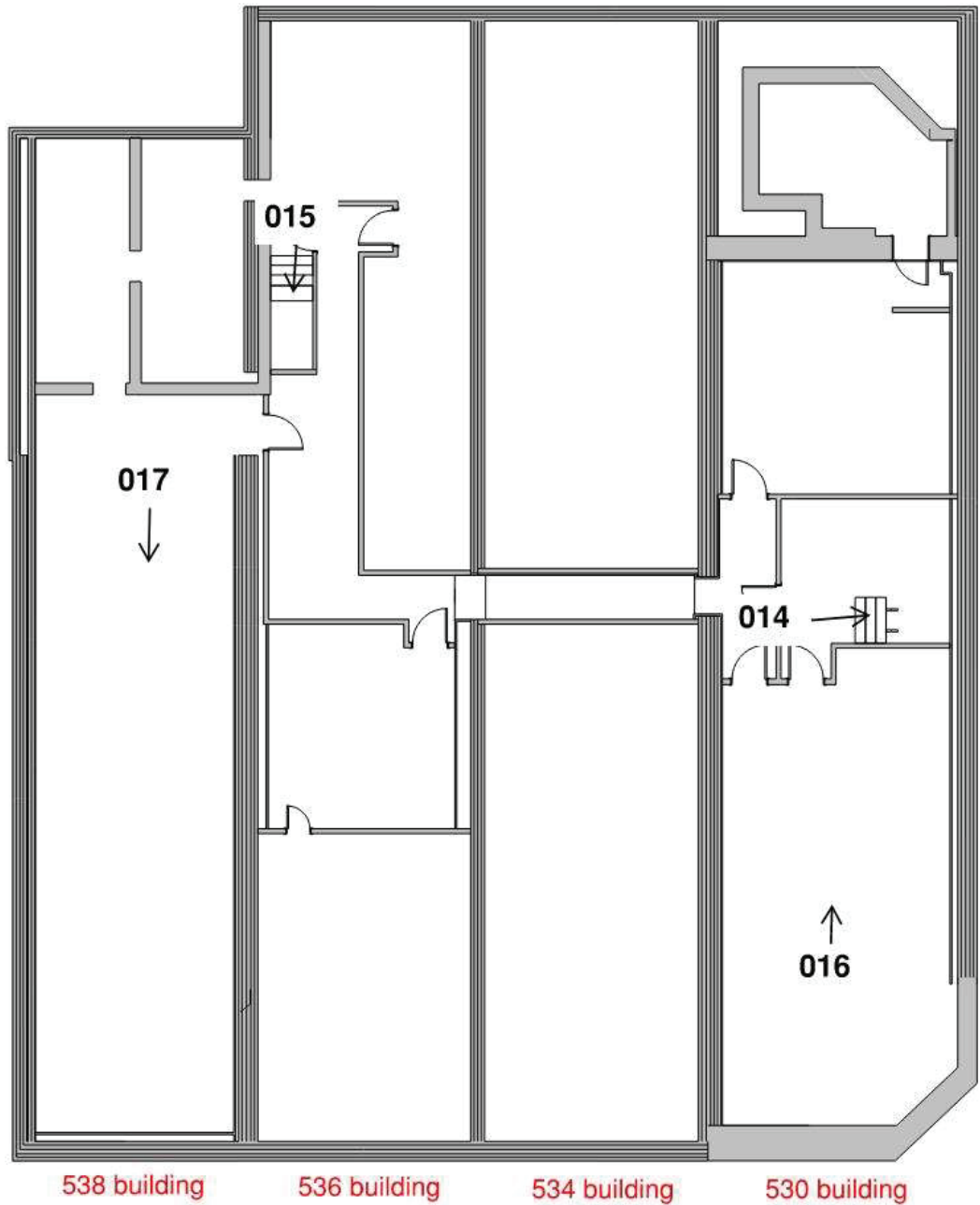


2 xp03\_THIRD LEVEL  
A111 SCALE: 1/8" = 1'-0"

500 Block of West Broadway Photo Key: Third Floor

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State



1 xp00\_LOWER LEVEL  
A110 SCALE: 1/8" = 1'-0"

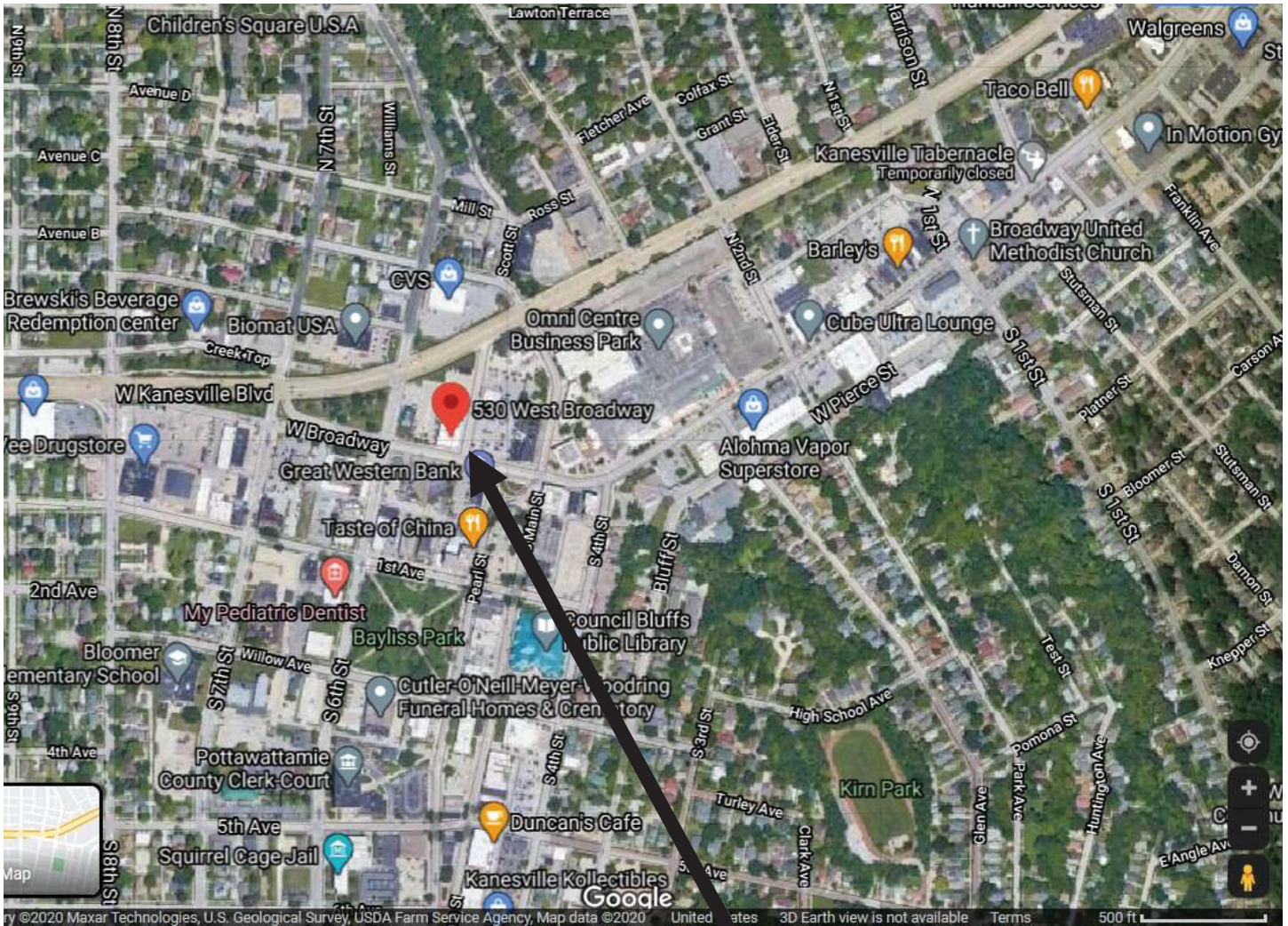
500 Block of West Broadway Photo Key: Basement

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State



**500 Block of West Broadway Location Map.** The four buildings occupies southeast half of the block bound by W. Broadway at the south, N. 6<sup>th</sup> Street at the west, W. Kanesville Boulevard at the north, and Scott Street at the east.

500 Block of West Broadway  
Name of Property

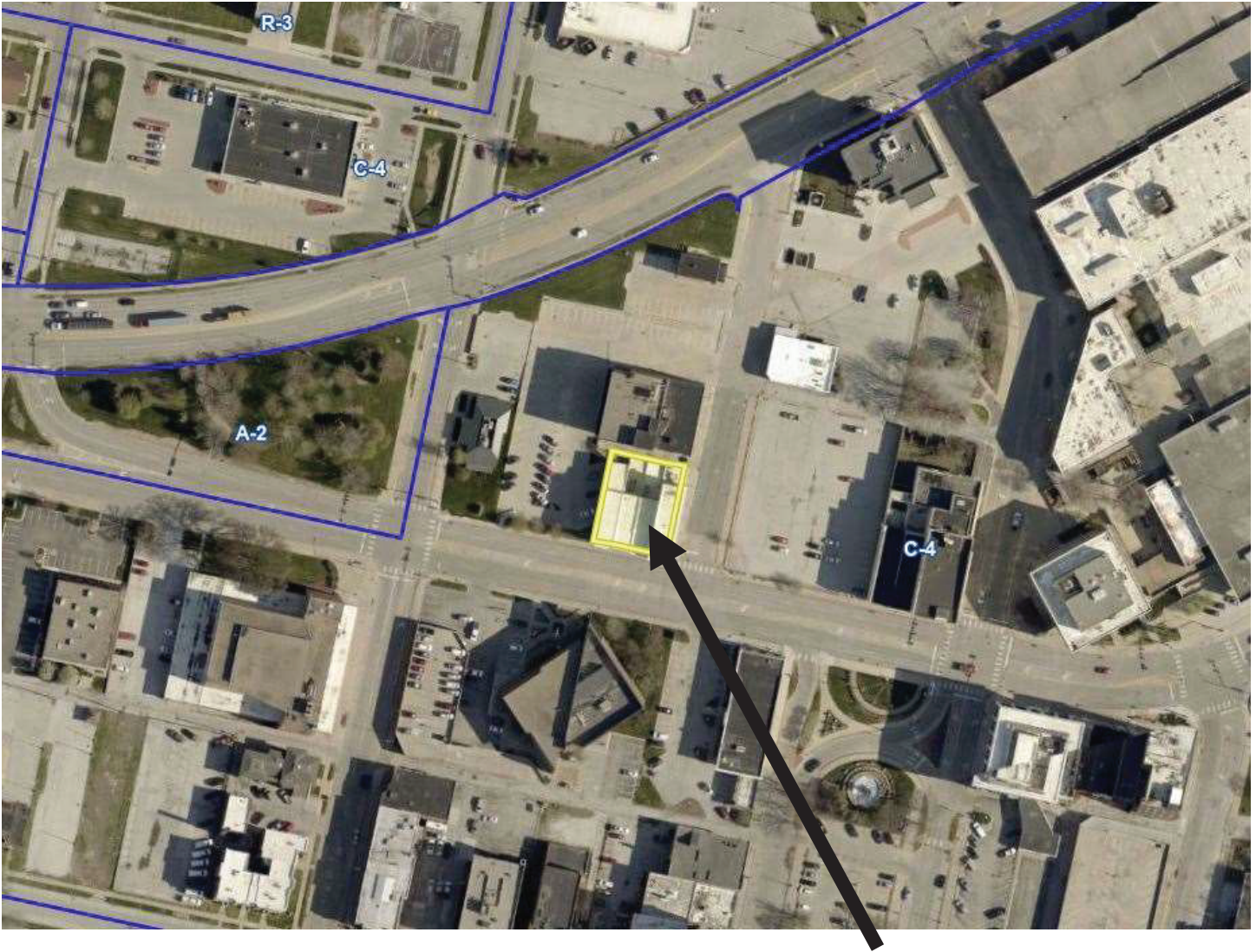
Pottawattamie County, Iowa  
County and State



**500 Block of West Broadway Site Plan.** The four buildings occupy the southeast half of the block bound by W. Broadway at the south, N. 6<sup>th</sup> Street at the west, W. Kanesville Boulevard at the north, and Scott Street at

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State



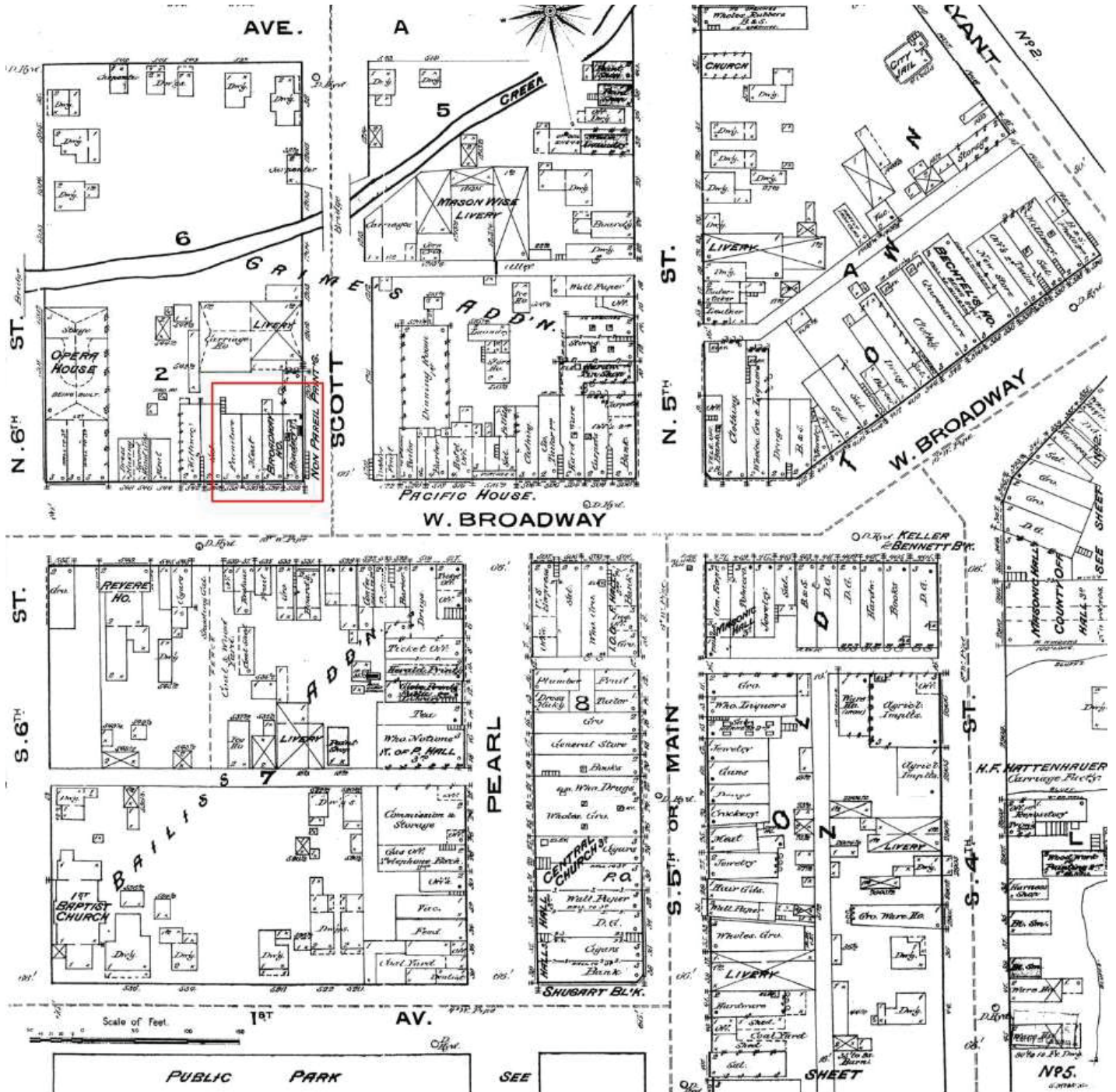
**500 Block of West Broadway Zoning Map.** A map showing the existing zoning and land uses.

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

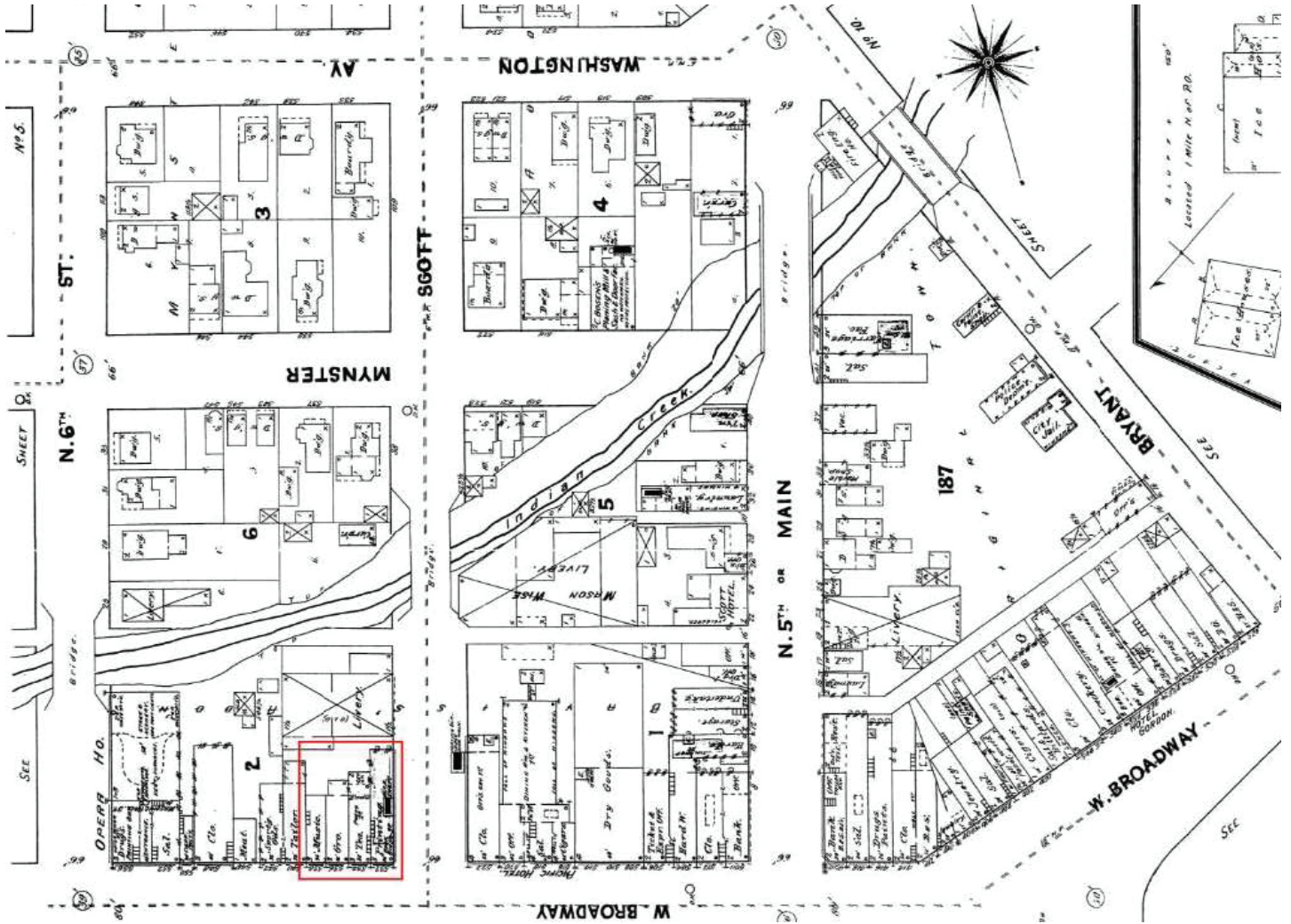
County and State



Sanborn Map, 1885, Sheet 3.

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State



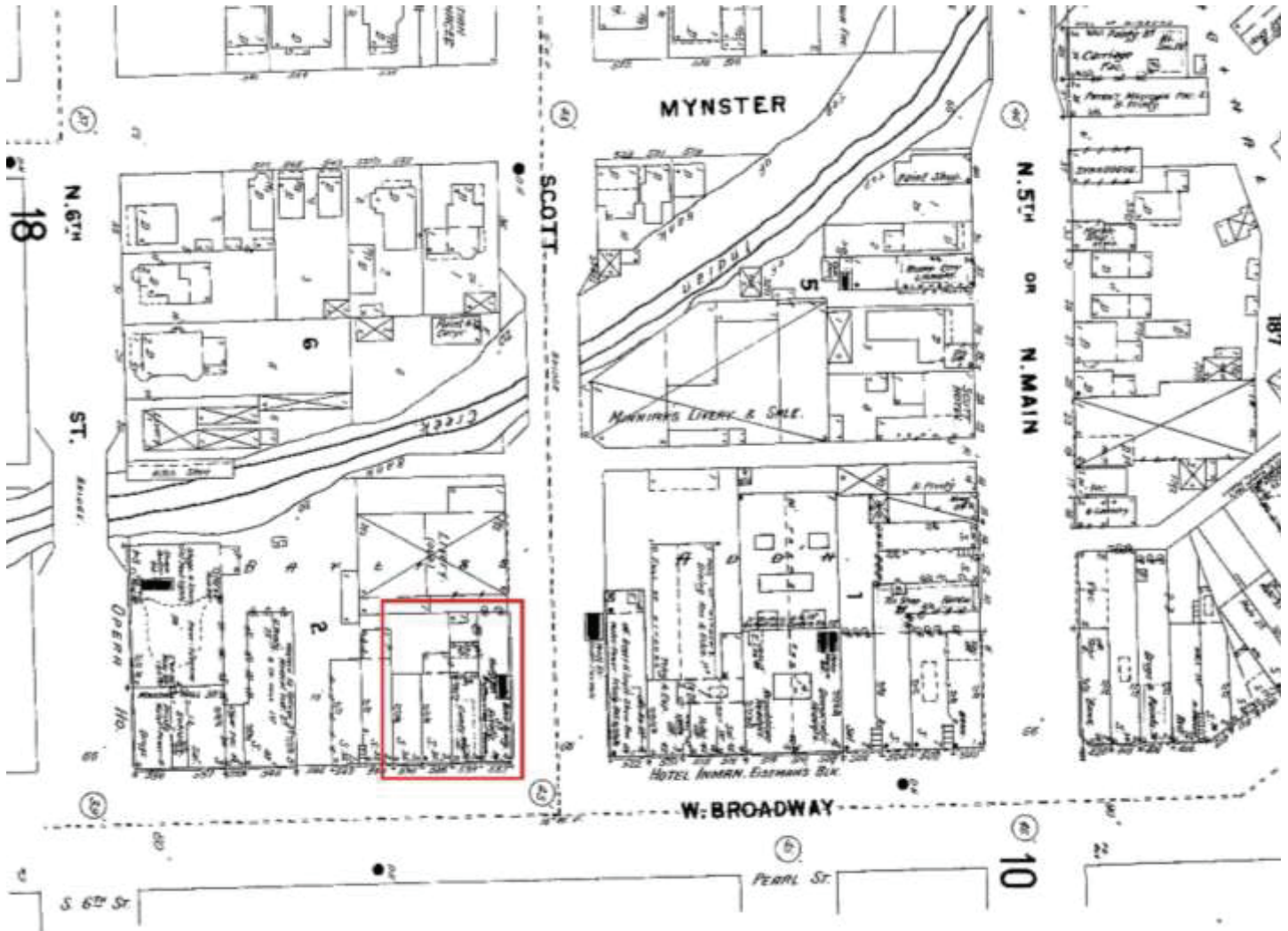
Sanborn Map, 1891, Sheet 3.

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State



Sanborn Map, 1896, Sheet 9.

500 Block of West Broadway  
Name of Property

Pottawattamie County, Iowa  
County and State



Sanborn Map, 1928, Sheet 2.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





































# CITY OF COUNCIL BLUFFS - HISTORIC PRESERVATION COMMISSION CASE #HP-20-005 LOCATION/ZONING MAP

## ATTACHMENT B

### Legend

-  530 West Broadway
-  Parcels

0 50 100  
1 Inch = 100 Feet



Last Amended: 9/16/2020



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

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



# Historical Society of Pottawattamie County

September 20, 2020

To Whom it May Concern:

This letter is in support of the designation of the 530 West Broadway complex as a local historic landmark. We believe this designation will significantly contribute to the long term preservation of what is an important element of Council Bluffs' cultural heritage.

As suburban sprawl and roadside development make more and more places look the same, the unique buildings we have remaining take on an increased importance in helping to maintain our identity. This is more acute in Council Bluffs than most cities. The aggressive urban renewal project of the early 1970s markedly changed the community's personality by removing all buildings of the downtown's central district. It places us in a unique situation. Few if any other cities have likely come even close to eliminating so much of their central district, which is typically the area the community identifies with and that gives a town its character and individuality.

It's not just about bricks and mortar. Historic buildings are more than examples of architecture or aesthetics; they represent the intentions, assumptions and lives of those who built them and used them, and serve as crucial touchpoints linking our legacy with the present. What makes this building complex particularly significant is that it stands as one of the few remaining examples of a specific and important time period in Council Bluffs. The city had passed through its frontier period and the transition from village-hood into being a city. This complex exemplifies the next phase, our great era of development. This time was marked by unparalleled optimism and a building boom that categorized the late 19th and early 20th Century, when the prevailing notion was, "Council Bluffs will reach far beyond the bounds of any speculation or prophesy."

The Council Bluffs Board of Trade wrote in 1889, "Five years ago and the stranger looked upon a village. None of the characteristics of city-hood were here. Can this now be Council Bluffs? Yes, this is Council Bluffs— energized, modernized, and progressive." This is the time period the 530 West Broadway complex grew out of. We hope to see those buildings remain as a monument to that era and to that attitude which brought together the energy and forces which propelled Council Bluffs into a dynamic city and shaped our future for the next several decades.

Regards,  
Board of Directors,  
Historical Society of Pottawattamie County

**ATTACHMENT C**

**Christopher Gibbons**

---

**From:** Sheryl Garst <sgarst@the712initiative.org>  
**Sent:** Tuesday, October 6, 2020 5:30 PM  
**To:** Christopher Gibbons  
**Cc:** Lynn Dittmer; Jennifer Honebrink; Chris Jansen  
**Subject:** FW: 530 W Broadway support  
**Attachments:** 530 W. Broadway Landmark Listing Support.xlsx; 530 W Bway letter of support HSPC.pdf; public-hearing-appeal-2020-05-12 - Revit PC.xlsx

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chris,

On September 29<sup>th</sup> we launched a social media petition supporting a local landmark designation for 530 W. Broadway. [http://the712initiative.org/2020/09/local-historic-landmark-public-hearing/?fbclid=IwAR2um4iMByx6e79qfjacc8qBZR\\_weo6pz6d3\\_XdAi2F2kQ0CsqoFkL\\_4Clw](http://the712initiative.org/2020/09/local-historic-landmark-public-hearing/?fbclid=IwAR2um4iMByx6e79qfjacc8qBZR_weo6pz6d3_XdAi2F2kQ0CsqoFkL_4Clw)

Attached are the 89 responses we received along with comments. Can you please forward this to the local Historic Preservation Commission on our behalf for Wednesday’s meeting.

Along with this call for the local landmark designation, the revitalization of this project has also received the following public support:

- 12,250 citizens past and present ‘liked’ our call for stories, 3,089 commented in a 48 hr period as we were working on the local landmark designation research. Comments and stories were endless. Took a screenshot of a few.
- 82 citizens signed a petition this May to support Urban Revitalization Area benefits to support the renovation of the property. See attached.
- 122 top fans of the project helped form the Facebook Group ‘500 Block Reimagined’ for regular updates on the project.
- Preserve Council Bluffs at 1,100 and ‘You might be from Kanesville if’ at 14,000 social media members shared and support the efforts for the designation and project.
- Historical Society of Pottawattamie County composed a letter of support for the local landmark designation.

Lynn and I will be in attendance on Wednesday to speak on the designation’s behalf. If there are any questions or concerns that we can address prior to Wednesday, please do not hesitate to contact us via email or at 402-630-7474.

Sincerely,

**SHERYL GARST**  
Chief Executive Officer  
[sgarst@the712initiative.org](mailto:sgarst@the712initiative.org)


**THE 712 INITIATIVE**  
1228 S. Main St.  
Council Bluffs, Iowa 51503

712.396.2464 office  
402.630.7474 mobile

# THE 712 INITIATIVE






We have a new website! Visit [the712initiative.org](http://the712initiative.org) today!





The 712 Initiative

[Edit Sign Up](#) [Promote](#) [View](#)

 **Judith Brown**  
My father wore suits to his job everyday and bought a lot of clothes there.  
[Like](#) · [Reply](#) · [Message](#) · 17w  2

 **Stephanie Rae Kinnecom**  
I remember back in the day was Iowa Mens Clothing store  
[Like](#) · [Reply](#) · [Message](#) · 17w  1

 **Lisa Wear-Berding**  
My grandmother was the seamstress at Iowa Clothes for 36 years. Tommy, who was a salesman there for many many years works at Bombgaars in the men's clothing would be able to tell u many stories. I remember Mr and Mrs Coehn, his daughter Betty and her son Pete and many other sales associates. I have lots of memories of the original store with the wooden floors to where they bought the business next to them and expanded. There was a distinct smell of all the mens clothing that I still remember to this day! 🥰🥰  
[Like](#) · [Reply](#) · [Message](#) · 17w  1



I have such fond memories walking up to Eves bakery for an after school snack. Yum.

Like · Reply · Message · 17w



**Alan Fisher**

This is a story my grandfather told me in the 1960's. He only bought clothes for himself and me, his only grandson, at Iowa Clothes. I asked him "why" once and he told me that when he moved to Council Bluffs from Des Moines to take a job at the mail terminal he needed a suit to go on a blind date, arranged by one of his co-workers, and before his first paycheck. He walked in to Iowa Clothes and Mr. Harry Cohen, the owner, sold him a suit and told him to come back in on payday and pay for it. My grandfather was so delighted about this arrangement and the kindness and generosity showed a young 25 year old man that he forever bought his clothes and mine at Iowa Clothes. Now that's goodwill! Oh, the date was with my future grandmother. That might have had something to do with his loyalty because they were married for 70 years. Thanks for letting me share this story. Miss the place and the wonderful salesmen there.

Like · Reply · Message · 16w · Edited



Like · Reply · Commented on by Rachel Kent · 16w



**Shari Green**

Harry Cohen would give (free) little boys their first pair of bib overalls (OshKosh). He would say "if you have a little boy, you bring him in to see me ". This was back when we didn't know the sex of our kids until they were born.

Like · Reply · Message · 17w



Author

**The 712 Initiative**

What a great tradition! We love hearing stories like this.

Like · Reply · Commented on by Pcdc Initiative · 16w



**Justin Cory May**

The first paycheck I ever earned went toward the purchase of my letterman's jacket from Iowa Clothes Store -- a good memory.

Like · Reply · Message · 17w



---

**From:** Rachel Kent <rkent@the712initiative.org>  
**Sent:** Tuesday, October 6, 2020 9:33 AM  
**To:** Sheryl Garst <sgarst@the712initiative.org>  
**Subject:** 530 W Broadway support

82 signed for support for of Urban Revitalization Area  
89 signed for support of 530 W Broadway Local Historic Landmark (15 left comments that might be usable)

Let me know if you need any more information!

**RACHEL KENT, CNP** | Director of Marketing & PR

THE 712 INITIATIVE

O: 712.396.2467 | M: 402.290.6464  
1228 S. Main St | Council Bluffs, IA 51503

**FOLLOW THE 712 INITIATIVE**



**530 West Broadway Landmark Support List**

Name (First)	Name (Last)	Email	Address (Street Address)	Address (City)	Address (State / Province)	Address (ZIP / Postal Code)	Any comments you'd like to add?	Entry Date
Kirk	Behrens	Kbcardsfan@gmail.com	3147 ave k	Council Bluffs	Iowa	51501		10/5/2020 20:51
Shareen	Howlett	Sh2kitties@gmail.com	1124 High St	Council Bluffs	Iowa	51503		10/5/2020 10:16
							I remember going there as a young child, my dad worked for the Cohen family then. It was a great building and represents a wonderful time in the history of Council Bluffs. I support this application for designation.	
Kathleen	Fiscus	Fiscfam@aol.com	210 Traders Pointe Circle	Council Bluffs	Iowa	51501	Kathleen Fiscus	10/5/2020 9:00
Jill	Johnson	jillj74@gmail.com	111 Kenmore Avenue	Council Bluffs	Iowa	51503		10/4/2020 13:18
Wayne	Andersen	wandersen@cox.net	301 S. 8th Street	Council Bluffs	Iowa	51501		10/2/2020 19:48
							Part of Council Bluffs forever and part of my childhood!	
Cynthia	Biederman	musicindy91@gmail.com	27207 Dogwood Road	Treynor	Iowa	51575		10/2/2020 14:17
Glennay	Jundt	Glennayjundt@yahoo.com	1825 4th Ave	Council Bluffs	Iowa	51501		10/1/2020 21:25
Frances	Mierzwa-Parr	Frances.mierzwa@gmail.com	1422 Longview Loop	Council Bluffs	Iowa	51503		10/1/2020 21:06
Keith	Jones	Keith.jones@edwardjones.com	65 Lakewood Villa	Council Bluffs	Iowa	51501		10/1/2020 14:22
Andrea	Barnes	andreab910@gmail.com	23433 Three Bridge Rd	Council Bluffs	Iowa	51503		10/1/2020 12:45
							Keep up all the great work your organization does to keep moving Council Bluffs forward.	
Terry	Bailey	terry.bailey@ecdresources.com	212 Upland Drive	Council Bluffs	Iowa	51503		10/1/2020 9:53
JoAnn	Jensen	joannammann@yahoo.com	1422 Golden Hills Dr	Crescent	Iowa	51526		10/1/2020 9:28
Turner	Morgan	533clark@gmail.com	533 Clark Ave	Council Bluffs	Alabama	51503		10/1/2020 8:19
Linda	Salvo	lindasalvo54@gmail.com	2828 Avenue D	Council Bluffs	Iowa	51501		10/1/2020 7:59
Sara	Scott	Bormanscott@earthlink.net	17805 Lochland Ridge	Council Bluffs	Iowa	51503		10/1/2020 7:32
Memory	Mescher	Memory@npdodge.com	1032 Woodbury Ave	Council Bluffs	Iowa	51503		10/1/2020 6:58
Marshall	Redmond	Marshallredmond@gmail.com	507 N. 27th St	Council Bluffs	Iowa	51501		9/30/2020 22:46
							My family always enjoys our visits to Council Bluffs. I hope you will keep your history alive by designating the 500 Block building a local historic landmark.	
Laura	Dirnberger	laurabanasic@yahoo.com	5532 W. Agatite Ave	Chicago	Illinois	60630		9/30/2020 22:33
Laural	Ronk	Longronk@cox.net	605 Ridge Road	Council Bluffs	Iowa	51503		9/30/2020 22:25
Jeannie	Aldredge	jmalredge@ssgi.com	1128 Tower Ridge Drive	Council Bluffs	Iowa	51503		9/30/2020 21:40
Alisa	Roth	Arothbw@gmail.com	23922 mcpherson ave	Council bluffs	Iowa	51503		9/30/2020 21:36
Bobbette	Behrens	Bbeherns12@gmail.com	1367 Abercorn drive	Council Bluffs	Iowa	51503		9/30/2020 20:52
Arian	Haddix	ajh514@live.com	240 Zenith Dr	Council Bluffs	Iowa	51503		9/30/2020 20:40
Chris	Gorman	chrisgorman1964@gmail.com	203 5th Avenue	Council Bluffs	Iowa	51503		9/30/2020 20:34
Caitlin	Beresford	Caitlinbdds@gmail.com	204 Fawn Park Drive	Council bluffs	Iowa	51503		9/30/2020 20:28
Kristen	Streck	kbsc17@gmail.com	2416 Avenue D	Council Bluffs, IA	Iowa	51501		9/30/2020 20:21
							Great job, 712 Initiative!!!! VISION is everything to revitalize and reignite pride in Council Bluffs!	
Tamara	Brunow	Tbrunow@brunowcontracting.com	19556 Deer Run Lane	Council Bluffs	Iowa	51503		9/30/2020 19:57
Ryan	Mann	ryan_d_mann@yahoo.com	14638 Meadowbrook Lane	Council Bluffs	Iowa	51503		9/30/2020 19:32
Mackenzie	Shelton	Sheltonomaha@gmail.com	27628 Mahogany Rd	Underwood	Iowa	51576		9/30/2020 19:30
Amy	McDermott	Amy.mcdermott@aol.com	18612 Taylor Ln	Council Bluffs	Iowa	51503		9/30/2020 19:27
Buck	Christensen	bbuucckk@hotmail.com	219 5th Ave	Council Bluffs	Iowa	51503		9/30/2020 19:25

Cory	Peterd	charcor241@yahoo.com	241 5th Ave.	Council Bluffs	Iowa	51503	9/30/2020 19:08
Anna	Smith	Alpski13@hotmail.com	13165 Bluebird Lane	Council Bluffs	Iowa	51503	9/30/2020 18:55
							I love our city. One of many reasons why is our history. Preserving buildings like these allow us to share with our children what our home town once was. My middle school son absolutely loves history. I have no doubt the reasoning behind this. We visit The Dodge House frequently and love walking around historic districts. Places like these draw us closer to our past. Seeing is believing. Believing creates knowledge and
Stacey	Smith	bbknauss@yahoo.com	31 Wenwood Circle	Council Bluffs	Iowa	51503	growth. 9/30/2020 18:44
Jill	Shudak	Jshudak@yahoo.com	1123 E Washington Ave	Council Bluffs	Iowa	51503	9/30/2020 18:43
Diane	Strin	stein.diane@gmail.com	132 W Broadway	Council Bluffs	Iowa	51503	I support this. 9/30/2020 18:16
Charlie	Johnson	Cajohnson816@gmail.com	121 Fox Haven Drive	Council Bluffs	Iowa	51503	9/30/2020 18:08
							It would be a great addition to our downtown area!
Theresa	Martin	Tmartin@npdodge.com	110 5th Ave	Council Bluffs	Iowa	51503	9/30/2020 17:57
Chrystal	Dawson	Chrystal.dawson@gmail.com	213 Upland Dr	Council Bluffs	Iowa	51503	9/30/2020 17:51
Amy	Mosher	akline1@cox.net	18 Ellis Circle	Council Bluffs	Iowa	51503	9/30/2020 17:51
Jane	Hout	1428waneemo@gmail.com	110 S 35th St. Apt. #26	Council Bluffs	Iowa	51501	9/30/2020 17:32
Patricia	LaBounty	Plabount@up.com	210 Elmwood Dr	Council Bluffs	Iowa	51503	9/30/2020 17:26
Jaymes	Sime	jsime@themicahhouse.org	1415 Avenue J	Council Bluffs	Iowa	51501	9/30/2020 17:04
Melissa	Pettit	Melp0124@gmail.com	128 Happy Hollow Blvd	Council bluffs	Iowa	51503	Live Council Bluffs and the idea for this building!! 9/30/2020 16:59
Nicole	Juranek	njuranek@iwcc.edu	1720 Fair Oaks	Council bluffs	Iowa	51503	9/30/2020 16:56
Lynn	Dittmer	lre014lrd@gmail.com	3381 Waverly Avenue	Shelby	Iowa	51570	9/30/2020 16:55
Mary	Gum	mary.gum@gmail.com	333 Lawton Terrace	Council Bluffs	Iowa	51503	9/30/2020 16:43
Teresa	Ratekin	Dtratekin@gmail.com	300 Elmwood Dr	Council Bluffs	Iowa	51503	9/30/2020 16:41
Jennifer	Fletcher	jebern02@hotmail.com	107 faith ave	Underwood	Iowa	51576	9/30/2020 16:41
Mandy	Barron	Mbarron1978@yahoo.com	2512 Avenue A	Council Bluffs	Iowa	51501	9/30/2020 16:39
Wendy	Kaupa	rubberducky0000@yahoo.com	1530 Chestnut Drive	Council Bluffs	Iowa	51503	9/30/2020 16:06
Craig	Carlsen	ccarlsen14@icloud.com	1608 S Lenox Cir	Council Bluffs	Iowa	515030	9/30/2020 15:40
Haley	Mace	Haleymace@icloud.com	23221 McPherson Ave	Council Bluffs	Iowa	51503	9/30/2020 15:36
Rachel	Morehead	rmorehead@ourpccf.org	11 Tower Cir	Council Bluffs	Iowa	51503	9/30/2020 15:25
							Too much of Council Bluffs' history has been
Michelle	Mutchler-Burns	gopack8763@aol.com	407 Glen Ave.	Council Bluffs	Iowa	51503	removed. 9/30/2020 15:15
Dan	Dawson	dan.dawson@legis.iowa.gov	213 Upland Drive	Council Bluffs	Iowa	51503	9/30/2020 14:59
Traci	Dresher	tracidresher@cox.net	18 Becky Ln	Council Bluffs	Iowa	51503	9/30/2020 14:55
David	Wise	davidcwise@gmail.com	303 Simms Ave	Council Bluffs	Iowa	51503	9/30/2020 14:52
Josh	Kallsen	Josh@powertechteam.com	2614 railroad hwy	Council bluffs	Iowa	51503	9/30/2020 14:42
Melissa	Peterson	Melissakaecreative@gmail.com	24000 210th St	Crescent	Iowa	51526	9/30/2020 14:41
Kathy	Batie	kathybaite1@cox.net	1630 2nd Ave	Council Bluffs	Iowa	51501	9/30/2020 14:37
Stacy	Nelson	Csnelson3344@gmail.com	23832 Hunt Ave	Council Bluffs	Iowa	51503	9/30/2020 14:23
Kelsey	Stupfell	Kelsey.stupfell@tsbg.com	26396 Dogwood Rd	Council Bluffs	Iowa	51503	9/30/2020 14:14
Giuseppe	Disalvo	giuseppedisalvo@gmail.com	208 kestrel ct	council bluffs	Iowa	51501	9/30/2020 13:57
Melissa	Head	Issy1997@aol.com	211 park avenue	Council bluffs	Iowa	51503	9/30/2020 13:51

Chad	Hannan	chadhannan@gmail.com	109 Applewood Court	Council Bluffs	Iowa	51503		9/30/2020 13:40
Marie	Miller	Marie.miller@tsbank.com	2310 Delmar Ridge Lane	Council Bluffs	Iowa	51503		9/30/2020 13:32
Kristine	Plunkett	Kplunkett68@hotmail.com	2333 Valley View Drive	Council Bluffs	Iowa	51503		9/30/2020 13:30
							As a 5th generation resident I think this designation would be a fitting and lasting tribute to this local landmark.	
Barry	Cleveland	bcleaveland@cox.net	1435 McPherson Ave.	Council Bluffs	Iowa	51503		9/30/2020 13:08
Diane	Mckee	Dsuemckee@cox.net	1026 Simms ave	Council bluffs	Iowa	51503		9/30/2020 13:03
Sara	Porter	Sarasellsreiane@gmail.com	210 Peregrine	Council Bluffs	Iowa	51501		9/30/2020 12:20
Cieandra	Tripp	cieandralt@aol.com	15 Scarlet Oaks Ln	Council Bluffs	Iowa	51503		9/30/2020 11:55
Pam	Beall	Pbeall723@gmail.com	8801 Capitol Avenue	Omaha	Nebraska	68114		9/30/2020 11:53
Ryan	Pozzi	ryantpozzi@gmail.com	310 Park Ave	Council Bluffs	Iowa	51503		9/30/2020 11:15
Clarrissa	Newman	clarrissa74@gmail.com	823 Military Avenue	Council Bluffs	Iowa	51503		9/30/2020 11:08
Jeremy	Damgaard	jeremy.damgaard@gmail.com	625 Franklin Ave	Council Bluffs	Iowa	51503		9/30/2020 10:32
Jeff	Snow	jefferymsnow@gmail.com	648 Forest Dr	Council Bluffs	Iowa	51503		9/30/2020 10:11
							It will certainly help with the development of the area as well as, add additional tax base for the city and county.	
Gary	Matters	gmatters76@gmail.com	16726 state orchard road	council bluffs	Iowa	51503		9/30/2020 10:05
Emma	Schwaller	emma.schwaller@gmail.com	1221 High Street	Council Bluffs	Iowa	51503		9/30/2020 8:19
Alice	Johnson	Thebeautyoperators@gmail.com	156 w Broadway	Council bluffs	Iowa	51503		9/30/2020 7:18
Julie	Ryan	julieannryan1@yahoo.com	612 Oakland Dr	Council Bluffs	Iowa	51503		9/30/2020 1:15
Kyle	McGlade	Kmcglade29@gmail.com	141 W Broadway	Council Bluffs	Iowa	51503		9/29/2020 20:33
Kristen	Blum	Ksiegler22@gmail.com	20527 270th St	Mc Clelland	Iowa	51548		9/29/2020 20:30
							This would be a great project to preserve some of our history! Don't tear down another beautiful building!	
Matthew	Petersen	mpetersen1971@hotmail.com	729 Forest Drive	Council Bluffs	Iowa	51503		9/29/2020 18:42
Joan	Friedrichsen	jfriedrichsen@hotmail.com	13 Kay Court	Council Bluffs	Iowa	51503-1638		9/29/2020 18:29
Lorraine	Hassett	loridz@msn.com	207-1/2 Park Ave	Council Bluffs	Iowa	51503		9/29/2020 17:47
							This designation and project will make a wonderful addition to our city! Habitat for Humanity of Council Bluffs is proud to support The 712 Initiative and 530 W Broadway becoming a local historic landmark.	
Blake	Johnson	bjohnson@habitatcb.org	26 susan lane	Council Bluffs	Iowa	51503		9/29/2020 17:40
							I truly hope the old Iowa Clothes building is put on the historic register. I also believe the old bank building on Broadway and Main should be added to the registry also. They're the only 2 original remaining structures on that part of Broadway.	
David	Berry	davidberry45@gmail.com	1400 Franklin Ave.	Council Bluffs	Iowa	51503		9/29/2020 17:04
Kate	Gaul	Kgaul83@gmail.com	228 5th Avenue	Council Bluffs	Iowa	51503		9/29/2020 16:52

## NOTICE OF PUBLIC HEARING

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 Pottawattamie County Development Corporation (PCDC) d/b/a The 712 Initiative to amend the zoning map as adopted by reference in Section 15.02.070, by designating property commonly known as the 500 Block of West Broadway and legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1<sup>st</sup> Addition, City of Council Bluffs, Pottawattamie County, Iowa, as a local historic landmark.

You are further notified that the 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 14<sup>th</sup> day of December, 2020 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.

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Jodi Quakenbush, City Clerk

**ORDINANCE NO. 6433**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY DESIGNATING THE PROPERTY COMMONLY KNOWN AS 500 BLOCK OF WEST BROADWAY AND LEGALLY DESCRIBED AS LOTS J, K, L AND M, AUDITOR'S SUBDIVISION, OF BLOCK 6, MYNSTER'S ADDITION, AND BLOCK 2, BAYLISS 1<sup>ST</sup> ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AS A LOCAL HISTORIC LANDMARK.**

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

**SECTION 1.** That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended to designate the property being commonly known as the 500 Block of West Broadway and legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1<sup>st</sup> Addition, City of Council Bluffs, Pottawattamie County, Iowa, as a local historic landmark.

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

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

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

PASSED  
AND  
APPROVED

December 14, 2020.

\_\_\_\_\_  
MATTHEW WALSH

\_\_\_\_\_  
Mayor

Attest:

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

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

First Consideration: 11-23-20  
Second Consideration: 12-14-20  
Public Hearing: 12-14-20  
Third Consideration: \_\_\_\_\_

**Council Communication**

Department: Community Development  
Case/Project No.: ZT-20-005  
Submitted by: Haley P. Weber, Planner

Ordinance 6434  
ITEM 3.D.

Council Action: 11/23/2020

**Description**  
Ordinance to amend Chapter 15.26 "Nonconformities" of the Zoning Ordinance and setting a Public Hearing for December 14, 2020 at 7:00 p.m. by amending Section 15.26.030 "Nonconforming Uses." ZT-20-005

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Case #ZT-20-005 Staff Report</a>	Other	11/13/2020
<a href="#">Attachment A - Proposed Section 15.26.030</a>	Other	11/13/2020
<a href="#">Attachment B - Top Ten Iowa Cities - Nonconforming Uses</a>	Other	11/13/2020
<a href="#">Public Hearing Notice</a>	Other	11/13/2020
<a href="#">Ordinance 6434</a>	Ordinance	11/18/2020

**City Council Communication**

Department: Community Development  Cases #ZT-20-005  Applicant: Council Bluffs Community Development Department	Ordinance No.	1 <sup>st</sup> Consideration: 11/23/2020  2 <sup>nd</sup> Consideration: 12/14/2020  3 <sup>rd</sup> Consideration: Request to be waived  Planning Commission: 11/10/2020
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**Subject/Title**

Public hearing on the request of the Council Bluffs Community Development Department to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

**Background**

The Community Development Department is requesting to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease operating for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning. The proposed text amendment is included with this report as Attachment 'A'.

The request to amend the above mentioned section of code arose from a discussion regarding the rezoning, Case #ZC-20-010, considered by City Council on September 28, 2020. Case #ZC-20-010 involved rezoning properties from I-1/Light Industrial to C-2/Commercial District in the West Broadway Corridor, which subsequently caused a number of businesses in the West Broadway Corridor to become legally nonconforming. At this meeting, it was discussed that increasing the grace period for nonconforming uses from six (6) to twelve (12) months would be a reasonable adjustment as it would allow business owners sufficient time to sell their property and/or business before having to come into compliance with current allowed uses.

Additionally, in response to direction given by City Council to consider extending the existing six (6) month grace period for nonconforming uses, Community Development Department staff conducted research on the top ten largest cities in Iowa, which include: Des Moines, Cedar Rapids, Davenport, Sioux City, Iowa City, Waterloo, Council Bluffs, Ames, West Des Moines, and Dubuque regarding the grace period given to nonconforming uses, see Attachment 'B'. Seven of the top ten largest cities in Iowa allow a nonconforming use a twelve (12) month grace period before the subsequent use would be required to conform to current use standards. Ames and Des Moines have no grace period, requiring that nonconforming uses cease immediately upon vacancy. Council Bluffs was the only city among the top ten to have a six (6) month grace period.

The proposed text amendment is an effort to remain consistent among larger Iowa cities and provide business owners a sufficient and reasonable opportunity to legally continue to operate nonconforming uses where applicable.

**Comments**

All City departments and local utility providers received a copy of the proposed text amendment. The following comments were received regarding proposed amendment to Section 15.26.030(b), Abandonment of Nonconforming Uses:

- The Council Bluffs Public Works Department stated that they have no comments.
- The Council Bluffs Fire Department stated that they have no comments.
- Council Bluffs Water Works stated that they have no comments.

**Recommendation**

The Community Development Department recommends approval to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

**Public Hearing**

Staff speaker for the request:

1. Haley P. Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

**Planning Commission Recommendation**

The Planning Commission recommended approval to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

VOTE: AYE - Bass, Danielsen, Halm, Haner, Holm, Rater, Rew, Scott, Stroebele, and VanHouten  
NAY - None ABSTAIN - None ABSENT - Hutcheson VACANT - None Motion: Carried

**Attachment(s)**

- Attachment A: Proposed Section 15.26.030(b), Abandonment of Nonconforming Uses
- Attachment B: Top Ten Iowa Cities – Nonconforming Uses

Prepared by: Haley P. Weber, Planner

**15.26.030 Nonconforming Uses**

Any legal nonconforming use existing on the effective date of the ordinance codified in this chapter may continue subject to the limitations of this section.

1. Enlargement of Nonconforming Use. No nonconforming use shall be extended or enlarged to occupy a greater area of land or structure. No additional structure not conforming to the requirements of this title shall be erected in connection with a legal nonconforming use.
2. Abandonment of Nonconforming Use. If any nonconforming use ceases for a continuous period of more than ~~six~~ twelve months, any subsequent use shall conform to the regulations of this title.
3. Relocation of Nonconforming Use. No nonconforming use shall be moved in whole or in part to any other location, unless the nonconforming use meets the requirements of this title.
4. Change of Use. A legal nonconforming use may be changed only as allowed in CBMC 15.02.
5. Allowance for Repairs. If a structure occupied by a nonconforming use becomes unsafe for use and is declared by an authorized official to be unsafe for use, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of this title. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an authorized official. When a structure containing a nonconforming use is damaged to an extent of fifty (50) percent or less of the replacement cost, the structure shall be allowed to continue if actual construction to repair it is commenced within six months of the date the damage was incurred, and the work is carried on diligently to completion within one year of this commencement.
6. For purposes of this chapter, the addition of an outdoor area of less than one hundred fifty (150) square feet for purposes of adding an outdoor dining or open air tavern area to a pre-existing liquor license establishment shall not be deemed an enlargement of a pre-existing use.

(Ord. No. 6086, § 1, 6-28-2010)

**Editor's note**— Ord. No. 6086, § 1, adopted June 28, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5315, § 4, 1997.

**Attachment B**

**Top Ten Iowa Cities - Nonconforming Uses**

10 Largest Cities in Iowa	Grace Period for a Nonconforming Use to Return after Vacancy of a Nonconforming Use	Page Number (if Code is a pdf)	Link to Code
Des Moines	Zero: immediately upon vacancy	Page 134-7-1	<a href="https://library.municode.com/ia/des_moinnes/codes/code_of_ordinances?nodeId=Chapter%20134%20-%20ZONING">https://library.municode.com/ia/des_moinnes/codes/code_of_ordinances?nodeId=Chapter%20134%20-%20ZONING</a>
Cedar Rapids	12 months	Page 319	<a href="https://cms.revize.com/revize/cedarrapids/Chapter%2032%20-%20Zoning%20Ordinance_6.8.2020.pdf">https://cms.revize.com/revize/cedarrapids/Chapter%2032%20-%20Zoning%20Ordinance_6.8.2020.pdf</a>
Davenport	12 months		<a href="https://www.ecode360.com/35580287">https://www.ecode360.com/35580287</a>
Sioux City	12 months		<a href="http://online.encodeplus.com/regs/siouxcity-ia/doc-viewer.aspx?secid=259#secid-259">http://online.encodeplus.com/regs/siouxcity-ia/doc-viewer.aspx?secid=259#secid-259</a>
Iowa City	12 months		<a href="https://codelibrary.amlegal.com/codes/iowacityia/latest/iowacity_ia/0-0-0-23648">https://codelibrary.amlegal.com/codes/iowacityia/latest/iowacity_ia/0-0-0-23648</a>
Waterloo	12 months	Page 31	<a href="https://cms6.revize.com/revize/waterlooiowa/document_center/Planning/Zoning%20Ord%205079%20021819.pdf">https://cms6.revize.com/revize/waterlooiowa/document_center/Planning/Zoning%20Ord%205079%20021819.pdf</a>
Council Bluffs	6 months		<a href="https://councilbluffs.municipalcodeonline.com/book?type=ordinances#name=Chapter_15.26_-_NONCONFORMITIES">https://councilbluffs.municipalcodeonline.com/book?type=ordinances#name=Chapter_15.26_-_NONCONFORMITIES</a>
Ames	Zero: immediately upon vacancy	Page 5	<a href="http://www.cityofames.org/home/showdocument?id=649">http://www.cityofames.org/home/showdocument?id=649</a>
West Des Moines	12 months		<a href="https://codelibrary.amlegal.com/codes/westdesmoinesia/latest/westdesmoines_ia/0-0-0-10243#JD_9-3-4">https://codelibrary.amlegal.com/codes/westdesmoinesia/latest/westdesmoines_ia/0-0-0-10243#JD_9-3-4</a>
Dubuque	12 months		<a href="https://codelibrary.amlegal.com/codes/dubuqueia/latest/dubuque_ia/0-0-0-13821">https://codelibrary.amlegal.com/codes/dubuqueia/latest/dubuque_ia/0-0-0-13821</a>

## NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

A public hearing is to be held by the City Council of the City of Council Bluffs, Iowa, on the 14th day of December, 2020 at 7:00 p.m. 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.

The hearing is in regards to the City's intent to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease operating for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

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Jodi Quakenbush, City Clerk

**ORDINANCE NO. 6434**

**AN ORDINANCE TO AMEND CHAPTER 15.26 “NONCONFORMITIES” OF THE 2015 MUNICIPAL CODE (ZONING ORDINANCE) BY AMENDING SECTION 15.26.030 “NONCONFORMING USES.”**

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

**SECTION 1.** That Chapter 15.26 “Nonconformities” of the 2015 Municipal Code (Zoning Ordinance) is hereby amended by amending Section 15.26.030 “Nonconforming Uses” to change the timeframe for Abandonment of Nonconforming Use stated in Section 15.26.030(B) to read as follows:

**15.26.030 Nonconforming Uses**

Any legal nonconforming use existing on the effective date of the ordinance codified in this chapter may continue subject to the limitations of this section.

- A. Enlargement of Nonconforming Use. No nonconforming use shall be extended or enlarged to occupy a greater area of land or structure. No additional structure not conforming to the requirements of this title shall be erected in connection with a legal nonconforming use.
- B. Abandonment of Nonconforming Use. If any nonconforming use ceases for a continuous period of more than twelve months, any subsequent use shall conform to the regulations of this title.
- C. Relocation of Nonconforming Use. No nonconforming use shall be moved in whole or in part to any other location, unless the nonconforming use meets the requirements of this title.
- D. Change of Use. A legal nonconforming use may be changed only as allowed in CBMC 15.02.
- E. Allowance for Repairs. If a structure occupied by a nonconforming use becomes unsafe for use and is declared by an authorized official to be unsafe for use, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of this title. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an authorized official. When a structure containing a nonconforming use is damaged to an extent of fifty (50) percent or less of the replacement cost, the structure shall be allowed to continue if actual construction to repair it is commenced within six months of the date the damage was incurred, and the work is carried on diligently to completion within one year of this commencement.
- F. For purposes of this chapter, the addition of an outdoor area of less than one hundred fifty (150) square feet for purposes of adding an outdoor dining or open air tavern area to a pre-existing liquor license establishment shall not be deemed an enlargement of a pre-existing use.

(Ord. No. 6086, § 1, 6-28-2010)

**Editor's note**— Ord. No. 6086, § 1, adopted June 28, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5315, § 4, 1997.

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

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

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

PASSED  
AND  
APPROVED

December 14, 2020.

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

\_\_\_\_\_  
Mayor

Attest:

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

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

First Consideration: 11-23-20  
Second Consideration: 12-14-20  
Public Hearing: 12-14-20  
Third Consideration: \_\_\_\_\_

**Council Communication**

Department: Community Development  
Case/Project No.: ZC-20-012  
Submitted by: Moises Monroy, Planner

Ordinance 6435  
ITEM 3.E.

Council Action: 11/23/2020

**Description**  
Ordinance to amend the zoning map as adopted by reference in Section 15.02.070 and setting a Public Hearing for December 14, 2020 at 7:00 p.m. by rezoning property legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, except East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in Chapter 15.13. Location: West of 235 Harmony Street. ZC-20-012

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">ZC-20-012 Staff Report</a>	Other	11/13/2020
<a href="#">Attachment A - Case Map</a>	Map	11/13/2020
<a href="#">Attachment B - Letter of Intent</a>	Letter	11/13/2020
<a href="#">Attachment C - Site Conceptual Plan</a>	Other	11/13/2020
<a href="#">Attachment D - Plat of Survey</a>	Other	11/13/2020
<a href="#">Attachment E - Plat of Survey</a>	Other	11/13/2020
<a href="#">Attachment F - Letter from Bouska</a>	Letter	11/13/2020
<a href="#">Exhibit A - Letter from Historical Society of Pottawattamie County</a>	Letter	11/13/2020
<a href="#">Exhibit B - Neighborhood Comments (712 Initiative)</a>	Other	11/13/2020
<a href="#">Exhibit C - Letter from Lincoln-Fairview Neighborhood Association</a>	Letter	11/13/2020
<a href="#">Exhibit D - Alternative Parking Conceptual Plan</a>	Other	11/13/2020
<a href="#">Public Hearing Notice</a>	Other	11/13/2020
<a href="#">Ordinance 6435</a>	Ordinance	11/18/2020

**City Council Communication**

<p>Department: Community Development</p> <p>CASES #ZC-20-012, #CP-20-002 and #SAV-20-004</p> <p>Applicant/Property Owner: YMCA of Greater Omaha c/o Matt Chadek 430 South 20<sup>th</sup> Street Omaha, NE 68102</p> <p>Representative: Jon McCarville Leo A Daly 8600 Indian Hills Drive Omaha, NE 68114</p>	<p>Ordinance No. _____</p> <p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p><b>CASE #ZC-20-012</b> 1<sup>st</sup> Consideration: 11/23/2020 2<sup>nd</sup> Consideration: 12/14/2020 3<sup>rd</sup> Consideration: 01/11/2021</p> <p><b>CASE #SAV-20-004</b> Resolution of Intent: 11/23/2020 Resolution to Dispose: 12/14/2020</p> <p><b>CASE #CP-20-002</b> Public hearing: 12/14/2020</p> <p>Planning Commission: 11/10/2020</p>
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**Subject/Title**

**Request:** Combined public hearings on the requests of YMCA of Greater Omaha to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; to amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from 'Low Density Residential' to 'Local Commercial'; and to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard.

**Location:** West of 235 Harmony Street

**Background**

The Community Development Department has received applications from YMCA of Greater Omaha, represented by Jon McCarville, for the following requests:

1. To rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District;
2. To amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from Low Density Residential to Local Commercial; and
3. To vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard.

The YMCA of Greater Omaha is proposing to expand the Charles E. Lakin YMCA campus in Council Bluffs, located at 235 Harmony Street, to accommodate additional recreational amenities, including a sports court, an outdoor pavilion, a playground, a walking path and natural landing, as well as to increase the amount of off-street parking for the site (see Attachment 'C'). The applicant purchased the properties included in the proposed rezoning—the former site of St. Patrick’s Catholic Church—in 2019 with this intent. In order to combine said properties with the existing YMCA site and create one continuous campus, the applicant is requesting to vacate the portion of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard, which

currently separates these properties. The applicant is requesting the proposed rezoning and comprehensive plan amendment for consistency purposes.

**CASES #ZC-20-012 & #CP-20-002**

The subject properties are currently zoned R-3/Low Density Multifamily Residential District. Previous land uses include St. Patrick’s Catholic Church and Rectory, as well as single-family dwellings. The Charles E. Lakin YMCA is zoned A-P/Administrative-Professional District. The applicant is requesting the proposed rezoning for zoning and development consistency purposes as it will ensure the entirety of the expanded YMCA campus is located within the same zoning district.

Land Use and Zoning – The following zoning and land uses surround the subject property:

- North: Residential properties that are zoned R-3/Low Density Multifamily Residential District.
- South: Residential properties, a parking lot, several drive-in/fast-food restaurants and the Kanessville Tabernacle, all of which are zoned C-3/Commercial District.
- East: Charles E. Lakin YMCA and CHI Health Mercy hospital, which are both zoned A-P/Administrative-Professional District.
- West: Residential properties that are zoned R-3/Low Density Multifamily Residential District.

The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Low Density Residential. The purpose of the proposed comprehensive plan amendment to Local Commercial is to ensure the future land use classification of the subject properties is consistent with the future land use classification of the current YMCA site, which is designated as Local Commercial.

All City Departments and local utilities were notified of the proposed rezoning. The following comments were received:

- Mid-American Energy stated they were not opposed to the proposed rezoning.

Public notices were mailed to all property owners within 200 feet of the request. The following comments were received:

- Brenda Dollen, owner of 201 Benton Street, contacted the Community Development Department and had an inquiry regarding on-street parking along Harmony Street.
- Marcia and Tom Bouska, owners of 218 Harmony Street, contacted the Community Development and stated they are aware of the YMCA’s need for additional parking. They also stated that the vacation of Baughn Street will increase traffic on Harmony Street. They request that parking be limited to one side of Harmony Street (see Attachment ‘F’).

**Discussion**

1. The A-P district is intended and designed to provide, in certain areas in the city, for the development of institutional public/semi-public uses that are arranged in a campus-style setting, with heavy public traffic volumes and multiple frontages, such as the Charles E. Lakin YMCA.
2. If approved, the proposed rezoning will provide one consistent zoning classification for the expanded YMCA campus.
3. As part of the YMCA expansion project, the applicant shall be required to replat the subject properties, the current YMCA site, and the portion of Baughn Street right-of-way proposed to be vacated into two lots of record.
  - a. The YMCA of Greater Omaha owns the properties proposed to be rezoned; however, they do not own 235 Harmony Street. Said parcel is owned by Alegent Health-Bergan Mercy Health System. The applicant has a zero cost land-lease agreement with Alegent Health-Bergan Mercy to operate the Charles E. Lakin YMCA. The first lot will be owned by the YMCA of Greater Omaha and the other lot will be owned by Alegent Health-Bergan Mercy. Both YMCA and Alegent Health-Bergan Mercy shall be

signatories on the plat, and each shall prepare separate attorney's opinion of title for the land they respectively own within the subdivision plat boundary.

- b. Said two-lot subdivision shall be subject to the approval of the proposed vacation of Baughn Street right-of-way (see Case #SAV-20-004 below).
4. The expanded YMCA campus will contain 182,144.6 square feet (4.18 acres), more or less, in area, which exceeds the minimum lot size requirements in the A-P/Administrative-Professional District.
5. The Charles E. Lakin YMCA, along with the proposed outdoor recreational amenities, is considered a 'commercial recreation (indoor and outdoor)' establishment. 'Commercial recreation (indoor and outdoor)' is a conditional use in the A-P District. The applicant shall obtain a conditional use permit (CUP) from the Zoning Board of Adjustment as part of the YMCA expansion project. Both YMCA and Alegent Health-Bergan Mercy shall be signatories on the CUP application.
6. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Low Density Residential. The proposed comprehensive plan amendment to Local Commercial would ensure the future land use classification of the subject properties is consistent with the future land use classification of the current YMCA site, as well as with the proposed rezoning to the A-P District and the 'commercial recreation (indoor and outdoor)' land uses.
7. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the A-P District.

#### **CASE #SAV-20-004**

The portion of Baughn Street proposed to be vacated is improved and is used for vehicular and pedestrian circulation. It measures approximately 55 feet in width by 284.03 feet in length. The applicant intends to vacate the subject right-of-way as part of the Charles E. Lakin YMCA expansion project.

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:

1. *To provide due process and citizen participation in the application and review process for vacations.*  
There are two property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:  
  
West: Six vacant properties, including the former site of St. Patrick's Catholic Church, owned by the YMCA of Greater Omaha.  
East: Charles E. Lakin YMCA, owned by Alegent Health-Bergan Mercy Health System (235 Harmony Street).

Both 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 right-of-way adjacent to their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*  
Lots 7 through 10, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, will be landlocked if subject right-of-way is vacated. Additionally, the west entrance to the Charles E. Lakin YMCA is located on Baughn Street. However, the existing facility can also be accessed through Harmony Street on the north. If Baughn Street is vacated, a final plat consisting of said Baughn Street right-of-way, the properties proposed to be rezoned and the current YMCA site shall be executed to ensure all platted lots of record have direct access to a publically dedicated right-of-way, to establish rights of ingress/egress and circulation between properties and to allow the applicant and Alegent Health-Bergan Mercy to retain shared access easements between the two parcels. As shown on the conceptual plan (see Attachment 'C'), the expanded

YMCA campus will be accessed through Harmony Street, thus no property owner will be deprived of required and reasonable access.

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 Baughn Street from Harmony Street to East Kanessville Boulevard.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*  
Not applicable.
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:

- a. The Public Works Departments had the following comments:
  - i. The Public Works Department reconstructed Baughn Street and Harmony Street in coordination with construction of the new YMCA facility. This work was completed just over three years ago. The cost to the City for the segment to be vacated was approximately \$300,000.
  - ii. If the vacation of Baughn Street proceeds forward, Public Works will require an easement to remain over the entire width of the subject right-of-way to accommodate the infrastructure that is currently in place. The easement would be restricted as follows:
    - A. *ERECTION OF STRUCTURES PROHIBITED: Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written consent of the City Engineer, provided however grantor shall have the right to place and maintain a surfaced roadway over and within the Easement Area.*
    - B. *CHANGE OF GRADE PROHIBITED: Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.*
    - C. *RIGHT OF ACCESS: City shall have the right of access to the Easement Area and have all right of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.*
    - D. *REMOVAL AND REPLACEMENT: The cost of removal and replacement of any unauthorized improvement or structures within the Easement Area, necessitated by the exercise of the rights under this easement, shall be borne by the Grantor or their successors or assigns.*
    - E. *SURFACE RESTORATION: City's liability to restore the surface within the Easement Area shall be limited only to grading and seeding, and replacement of grantors surfaced roadway.*
    - F. *DUTY TO REPAIR: City agrees that any drain tile, drive or access way, fence, or yard or other improvements outside of the Easement Area which may be damaged as a result of any entry made through an exercise of the City's right of access shall be repaired at no expense to Grantor.*
    - G. *EASEMENT RUNS WITH LAND: This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.*
  - iii. The Community Development Department has indicated that the ground that the YMCA has acquired will require a conditional use permit for the proposed commercial recreation (indoor and outdoor) activities. As part of that permit, Public Works will require stormwater to be managed to control quantity and quality, as per City Code.
- b. MidAmerican Energy Company stated they are not opposed to the proposed vacation. They also stated that there are a pair of existing MEC owned wood lighting poles—the northerly pole supports a City streetlight and the pole to the south supports an MEC area floodlight leased to illuminate the front of the church—and two spans of overhead conductor along the west side of the Baughn Street right-of-way to be vacated that would be in conflict with the proposed redevelopment and need to be removed. They also

noted that there are existing overhead electric distribution facilities along the south side of the Harmony Street right-of-way and down the alley between Baughn Street and Benton Street that appear to be outside the area to be vacated that must remain in service and accessible. They recommend that the applicant should contact MidAmerican Energy directly to identify any requirements and costs associated with relocating electric facilities or extending new service within the development area.

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 Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*  
The subject right-of-way is a local street that provides vehicular circulation between Harmony Street and East Kanesville Boulevard. However, both Benton Street—located west of Baughn Street—and Frank Street—which bounds the current YMCA site to the east—provide circulation between Harmony Street and East Kanesville Boulevard. Therefore, the proposed vacation of Baughn Street will not negatively impact vehicular circulation in this area of the city. The request is generally 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. The following responses were received:
  - a. The YMCA of Greater Omaha stated they are in favor of the request and are willing to acquire the portion of Baughn Street right-of-way adjacent to their properties for the total sum of \$2,095.40.
  - b. There has been no reply from Alegent Health-Bergan Mercy Health System regarding the vacation request.

**Recommendation**

The Community Development Department recommends the following:

1. Approval of the request to rezone property to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District, based on the reasons stated above.
2. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan by reclassifying properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from Low Density Residential to Local Commercial, based on the reasons stated above.
3. Approval of the request to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard, effective at the time of and subject to the following conditions:
  - a. An easement shall be retained over the subject right-of-way for utility access and maintenance purposes;
  - b. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s);

- c. A final plat consisting of the subject right-of-way, the properties proposed to be rezoned and the current YMCA site shall be executed by the City to create new platted lots of record with direct access to a publically dedicated right-of-way; and
- d. A conditional use permit shall be obtained from the Zoning Board of Adjustment for the commercial recreation (indoor and outdoor) activities proposed as part of the expansion project.

**Public Hearing**

Staff speakers for the request:

- 1. Moises Monrroy, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA
- 2. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA

Speakers in favor:

- 1. Leo McIntosh, Charles E. Lakin YMCA, 235 Harmony Street, Council Bluffs, IA 51503
- 2. Chris Rochleau, Charles E. Lakin YMCA, 1425 9<sup>th</sup> Avenue, Council Bluffs, IA 51501

Speakers against:

- 1. Sheryl Garst, The 712 Initiative, 1228 South Main Street, Council Bluffs, IA 51503
- 2. Patricia Murphy, Preserve Council Bluffs, 333 Willow Avenue, Council Bluffs, IA 51503
- 3. Anthony Beraldi, 238 Harmony Street, Council Bluffs, IA 51503
- 4. Ken Freudenburg, Lincoln-Fairview Neighborhood Association, 510 Oakland Avenue, Council Bluffs, IA 51503
- 5. Linda Emge, 244 Harmony Street, Council Bluffs, IA 51503
- 6. Deb Petersen, 215 South Main Street, Council Bluffs, IA 51503
- 7. Amanda Scott, 220 Harmony Street, Council Bluffs, IA 51503

**Planning Commission Recommendation**

*\*\*Note: The reasons stated below are a summary of statements made by the voting majority of the City Planning Commission, as interpreted and condensed by the Community Development Department, and do not represent the entire Planning Commission as some did not make any comments and/or voted in the minority. The Planning Commission’s official discussion and vote can be heard on the recorded meeting minutes located in the Community Development Department. This summary of statements was requested by City Council and is not intended to misrepresent the intent of the City Planning Commission or its individual members. Any misinterpretation of language, intent, or emphasis is not intended.\*\**

The Planning Commission recommended denial of all three requests, based on the following reasons:

- 1. Most right-of-way vacation requests involve streets and alleys that are unimproved and/or not utilized for traffic circulation. The applicant’s request would result in vacating a fully improved roadway which is utilized by the neighborhood for on-street parking and traffic circulation. Approval of this request would also be disruptive to the traffic patterns in this area of the City.
- 2. The proposed rezoning and future land use plan amendment results in a fundamental change to the City’s zoning map and Bluffs Tomorrow: 2030 Comprehensive Plan. The request by the applicant to expand their parking lot and construct an outdoor amenity area for the YMCA campus does not justify such a fundamental change to the City’s zoning map and future land use plan of the Bluffs Tomorrow: 2030 Plan.

VOTE: AYE - Halm, Holm, Rew, Scott, Stroebele and Van Houten, and VanHouten  
NAY - Bass, Danielsen, Haner and Rater ABSTAIN - None ABSENT - Hutcheson VACANT - None  
Motion: Carried.

**Attachments**

- Attachment A: Location/Zoning Map
- Attachment B: Letter of Intent

Attachment C: Site Conceptual Plan  
Attachment D: Plat of Survey (Rezoning Exhibit)  
Attachment E: Plat of Survey (Street, Alley and Right-of-Way Vacation Exhibit)  
Attachment F: Letter from Bouska

The following exhibits were presented to the Planning Commission at the 11/10/2020 public hearing:



Exhibit A: Letter from the Historical Society of Pottawattamie County  
Exhibit B: Neighborhood comments from survey conducted by the 712 Initiative  
Exhibit C: Letter from Lincoln-Fairview Neighborhood Association to YMCA  
Exhibit D: Alternative Parking Conceptual Plan by the 712 Initiative

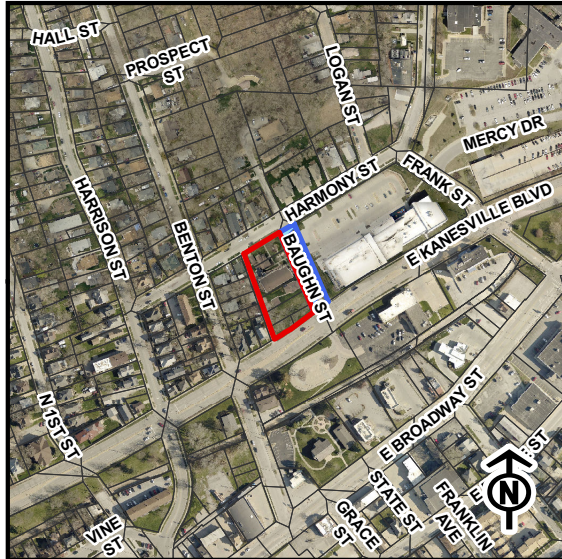
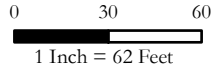
Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASES #ZC-20-012, #CP-20-002 and #SAV-20-004 LOCATION/ZONING MAP

**Legend**

-  Subject ROW (ROW Vacation)
-  Subject Property (Rezoning & Comprehensive Plan Amendment)

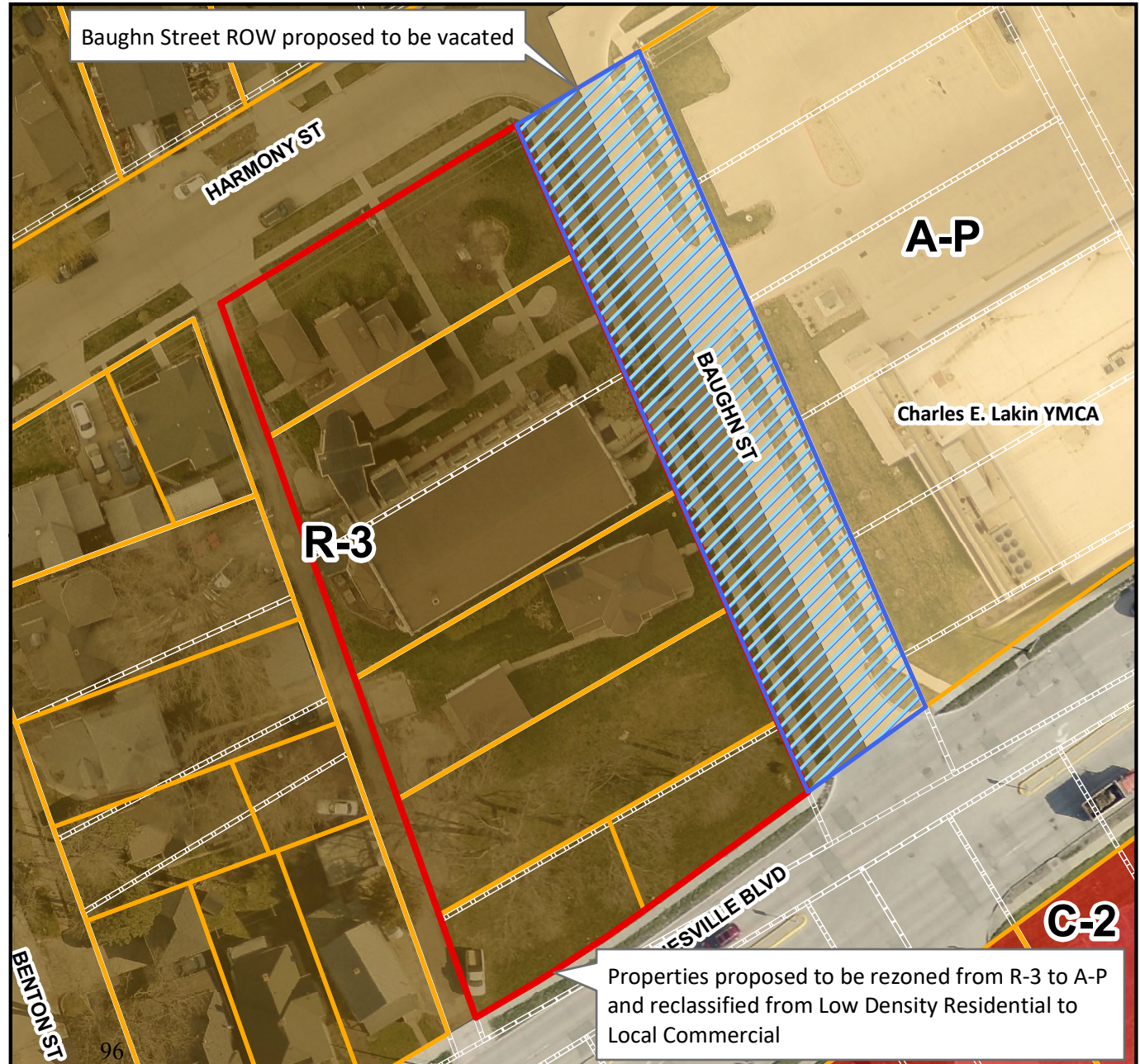


Last Amended: 10/19/2020



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

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



Properties proposed to be rezoned from R-3 to A-P and reclassified from Low Density Residential to Local Commercial

## Attachment B

### YMCA OF GREATER OMAHA CHARLES E. LAKIN CAMPUS PARK PROJECT COUNCIL BLUFFS, IA

The YMCA of Greater Omaha manages 10 YMCA facilities across the Metro area, including the Charles E. Lakin YMCA in Council Bluffs. The leadership of the YMCA is requesting the opportunity to discuss the Lakin Campus Park Project with Council Bluffs city leaders, in an effort to inform stakeholders as well as secure certain project approvals. Specifically, after many professional design reviews with LEO A DALY and other advisors, the YMCA is interested in gaining approval to vacate the current Baughn Street throughfare, located just east of the facility. This will enhance the Charles E. Lakin YMCA, as it allows us to deliver the safest, most user-friendly, and desirable park experience possible for the community and YMCA members and staff.

The Charles E. Lakin YMCA's popularity has far exceeded expectations since it opened in 2018. During 2019, the Y purchased the old St. Patrick's Church property adjacent to the YMCA. This purchase was made with the intent of expanding the campus to accommodate current demand as well as future growth. Vacating Baughn Street will have numerous benefits:

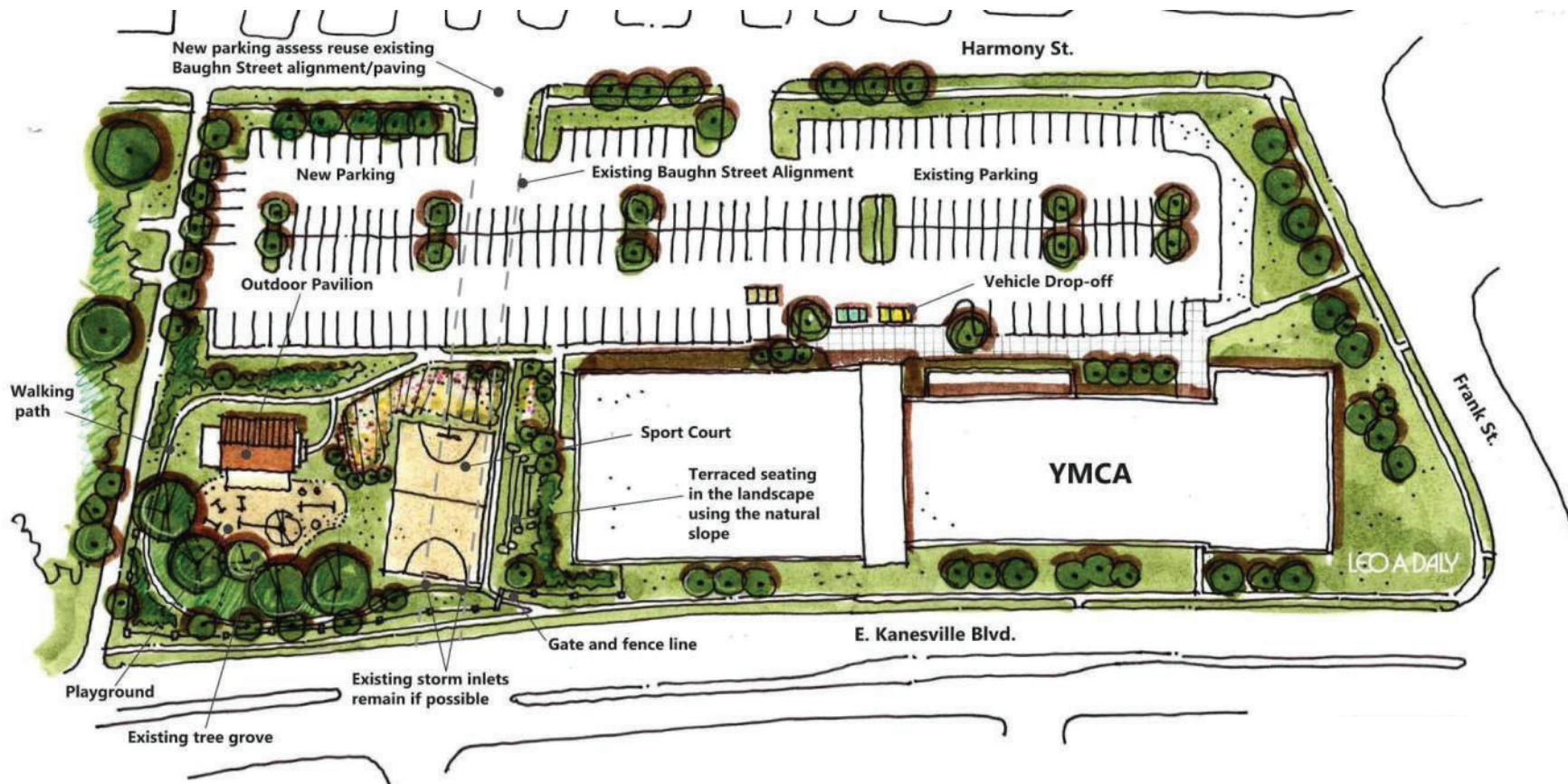
- Make the YMCA one continuous campus, creating a safer experience for staff, members, summer camp and after-school attendees and community members
- Allow for more, varied and better-quality recreational amenities within the park itself
- Create more space overall for amenities, which may prove useful should we enter into a prolonged COVID situation where social distancing is the new normal
- Allow park designers to minimize street crossings, interaction and impact with the busy, neighboring Kaneshville Boulevard, adjacent to the facility and new park
- Create incremental parking spots within the YMCA lot, thereby benefitting neighboring residents, as well as the hospital, with less traffic and less on-street parking
- Eliminate Baughn as a currently congested, often too narrow street

Recreational amenities, which will be maintained entirely by the Y and made available for public use when not programmed by the Y, are planned to include:

- Sports courts
- Pavilion
- Playground
- Walking path
- Natural landscaping

If designed with Baughn Street still in place, these components will be compromised and more condensed, reducing the overall sense of outdoor space and place. With Baughn Street vacated, the campus will afford a more holistic, aesthetically complete design. The Y recognizes that The City has made significant utility improvements under Baughn Street in 2018, and any and all easements required by the City would be acknowledged in the final design.

In addition to vacating Baughn Street, the Y is submitting a rezoning application, at the request of the City of Council Bluffs, for the lots purchased in 2019. This is an effort to match the current zoning of the Charles E. Lakin YMCA (Zoning Designation A-P). The Y will also pursue a plat of all lots to form a single property and an amendment to the Conditional Use Permit to allow this type of use within this zoning district.



LEO A DALY

Site Concept Plan  
Project Location

**INDEX LEGEND**

SURVEYOR'S NAME / RETURN TO:  
 TARRON MEAIKE  
 SNYDER & ASSOCIATES, INC.  
 1751 MADISON AVENUE  
 COUNCIL BLUFFS, IOWA 51503  
 712-322-3202  
 TMEAIKE@SNYDER-ASSOCIATES.COM  
 SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.  
 SURVEY LOCATED:  
 LOTS 6, 7, 8, 9, 10 & 11  
 BAUGHN'S SUBDIVISION  
 COUNCIL BLUFFS, IOWA  
 REQUESTED BY:  
 YMCA OF GREATER OMAHA  
 OWNER:  
 ST. PATRICK'S CHURCH OF COUNCIL BLUFFS



Tx:4970400  
**2019-00787**

RECORDER MARK BRANDENBURG  
 POTTAWATTAMIE COUNTY, IA

FILE TIME: 01/22/2019 12:33:45 PM

R FEES 10.00 RMA \$ 1.00  
 A FEES \_\_\_\_\_ ECOM \$ 1.00  
 T TAXES \_\_\_\_\_

RECORDING FEE 10.00  
 RMA FEE 1.00  
 ECM FEE 1.00

**RETRACEMENT PLAT OF SURVEY**

Deed Description (Book 91 Page 9120):  
 South 2 feet of W1/2 of Lot 7, and W1/2 of Lot 6, Baughn's Subdivision of Lot 8, Original Plat, Council Bluffs, Iowa, EXCEPT a parcel of land located in Lot 6 in Baughn's Subdivision of Lot 8 in the Original Plat of Council Bluffs, Iowa, said parcel being more particularly described as:  
 Commencing at the southwesterly corner of said Lot 6, said point being the intersection of the northerly line of Washington Avenue as it now exists with the easterly line of said Lot 6; thence N84°43'E 35.8 ft. along the southerly line of said Lot 6 to the point of beginning; thence continuing N84°43'E 40.0 ft. along said southerly line; thence N3°26 1/2'E 2.0 ft.; thence S81°54 1/2'W 40.4 ft. to a point on the southerly line of said Lot 6, the point of beginning.

Deed Description (Book 91 Page 14032):  
 North 48 feet of Lot 7, Baughn's Subdivision of the Original Plat of Lot (8) commonly known as 126 Baughn, Council Bluffs, Iowa.  
 AND

Part of the E 1/2 of Lot 6 and south 2 ft. of the E 1/2 of Lot 7 in Baughn's Subdivision of Original Plat Lot 8, in the City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows: Beginning at the northeast corner of the south 2 ft. of the E 1/2 of said Lot 7, thence S 84° 46'W 74.58 ft. along the northerly line of the south 2 ft. of the E 1/2 of said Lot 7 to the northwesterly corner thereof, thence S03° 26 1/2'W 37.98 ft. along the westerly line of the E 1/2 of said Lot 7 and the E 1/2 of said Lot 6, thence N79° 15 1/2'E 77.08 ft. to a point on the easterly line of said Lot 6, thence N01° 32 1/2'E 30.36 ft. along the easterly line of said Lot 6 and the south 2 ft. of said Lot 7 to the northeast corner of the south 2 ft. of the E 1/2 of said Lot 7, the point of beginning; said parcel contains 2,543 sq. ft. more or less.

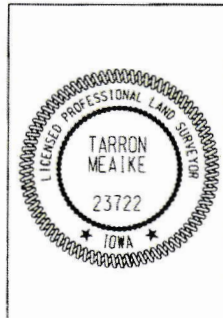
Deed Description (Book 91 Page 23091):  
 Lot 8 in Baughn's Subdivision to Council Bluffs, Iowa, being further known as Lot 8 in Baughn's Subdivision of Original Plat Lot 8 of Council Bluffs, Iowa.

Deed Description (Book 701 Page 33):  
 All of Lots nine and ten and eleven (9, 10, & 11) in Baughn's Subdivision of Lot Eight (8) of the Original Plat of Council Bluffs, Iowa, excepting a tract described as follows:-- Commencing at the northeasterly corner of said Lot 11 and running thence southwesterly along the northerly line of said Lot 11 a distance of 73 feet, thence running southerly parallel with the Easterly line of said Lots 11 and 10 a distance of 105 feet and 8 inches to the southerly line of said Lot 10, thence running easterly along said southerly line of said Lot 10 a distance of 73 feet to the southeasterly corner of said Lot 10, thence running northerly along the easterly line of said Lots 10 and 11 a distance of 105 feet and 8 inches to the place of beginning.

Deed Description (Book 696 Page 312):  
 That Part of Lots 10 and 11 in Baughn's Subdivision of Lot 8 in the Original Plat of the City of Council Bluffs, Iowa, described by metes and bounds as follows:-- Commencing at the northeasterly corner of said Lot 11 at the intersection of Harmony Street and Baughn Street) and running thence southwesterly along the northerly line of said Lot 11 a distance of 73 feet, thence running southerly parallel with the Easterly line of said Lots 11 and 10 a distance of 105 feet and 8 inches to the southerly line of said Lot 10, thence running northeasterly along said southerly line of said Lot 10 a distance of 73 feet to the southeasterly corner of said Lot 10, thence running northwesterly along the easterly line of said Lots 10 and 11 a distance of 105 feet and 8 inches to the place of beginning.

**LEGEND**

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.  
*Tarron Meaike* 1/18/2019  
 Tarron Meaike, PLS Date  
 License Number 23722  
 My License Renewal Date is December 31, 2019  
 Pages or sheets covered by this seal:  
 Sheets 1 and 2 of 2

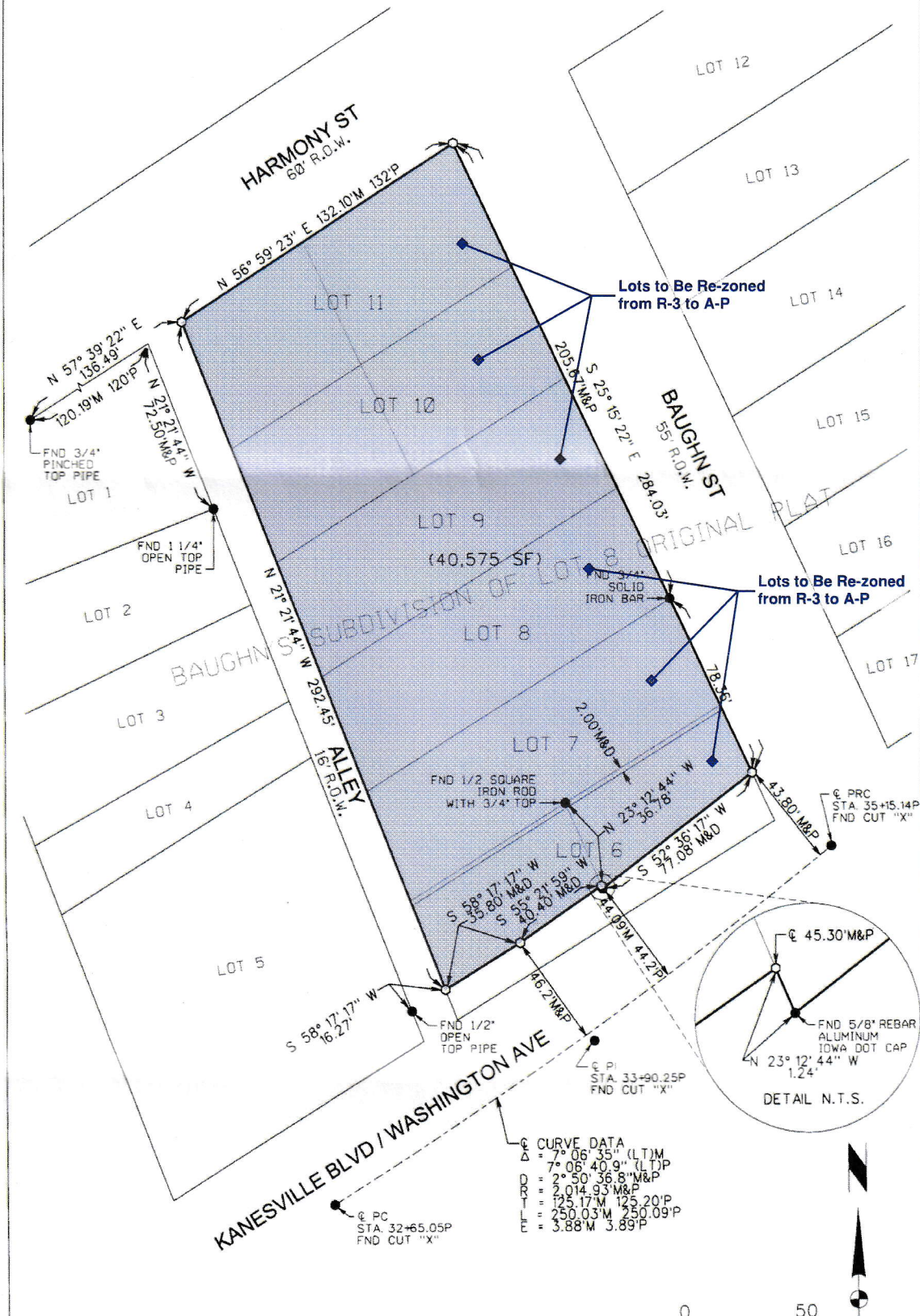
**YMCA OF GREATER OMAHA**  
**RETRACEMENT PLAT OF SURVEY**



1751 MADISON AVENUE  
 CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET	1 OF 2
PN:	1190119
FLD BK:	XX PG.XX
DATE:	1/18/2019
PM/TECH:	TEM

# RETRACEMENT PLAT OF SURVEY

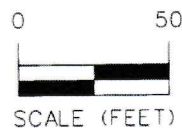


**BASIS OF BEARING**

IA REGIONAL CS ZONE 6,  
US SURVEY FEET; IA RTN DERIVED  
NAD83(2011)(EPOCH 2010.0000)

**DATE OF SURVEY**

1-17-2019



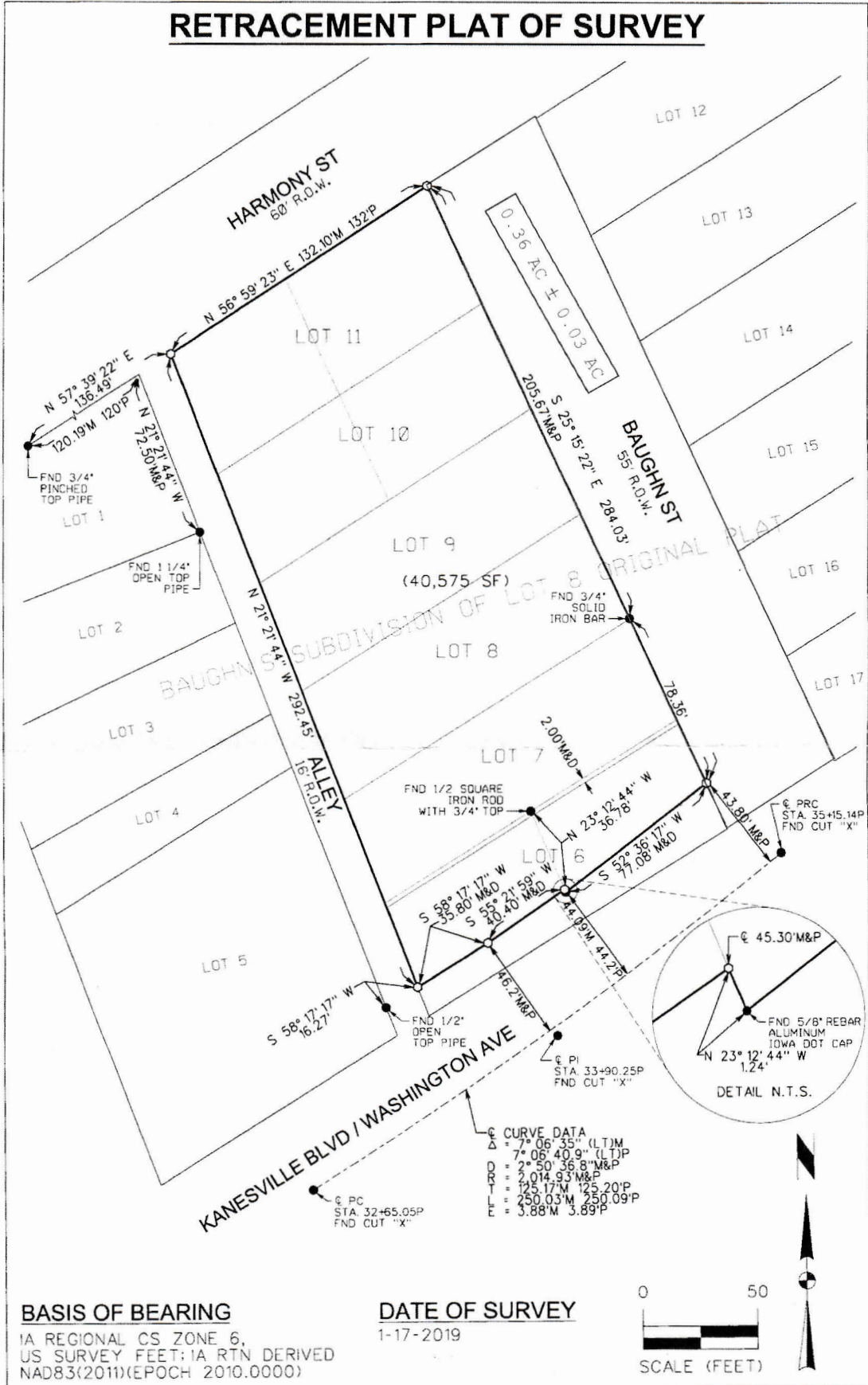
**YMCA OF GREATER OMAHA**  
**RETRACEMENT PLAT OF SURVEY**



1751 MADISON AVENUE  
CO. BLUFFS, IOWA 51503 (712) 322-3202

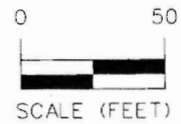
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FLD BK:	XX PG:XX
DATE:	1/18/2019
PMTECH:	TEM

# RETRACEMENT PLAT OF SURVEY



**BASIS OF BEARING**  
 IA REGIONAL CS ZONE 6,  
 US SURVEY FEET: IA RTN DERIVED  
 NAD83(2011)(EPOCH: 2010.0000)

**DATE OF SURVEY**  
 1-17-2019



**YMCA OF GREATER OMAHA**  
**RETRACEMENT PLAT OF SURVEY**



1751 MADISON AVENUE  
 CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET	2 OF 2
PN:	1190119
FLD BK:	XX PG:XX
DATE:	1/18/2019
PM/TECH:	TEM

## Attachment F

### Moises Monrroy Castillo

---

**From:** mjbstudio@cox.net  
**Sent:** Monday, November 2, 2020 4:57 PM  
**To:** Moises Monrroy Castillo  
**Subject:** YMCA expansion

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

M. Monrroy:

There are none more aware of the YMCA's need for additional parking than we neighbors who live on harmony street between Baughn and Benton Streets. The proposed changes and the closing of Baughn Street Will also increase the traffic on Harmony Street.

With current traffic, it is often difficult to drive down the street and maneuver in and out of driveways with parking permissible on both sides of the street. And this is even more challenging in winter!

Our request is that parking be restricted to only one side of Harmony Street.

Thank you,

Marcia Joffe-Bouska and Tom Bouska  
218 Harmony Street

## Exhibit A



RE: Cases #ZC-20-012, #CP-20-002, and #SAV-20-004

Dear Planning Commission members:

The Historical Society of Pottawattamie County opposes the rezoning of Lots 6 through 11 of Baughn's subdivision of Lot 8 to A-P/Administrative-Professional District, the amendment of the Bluffs Tomorrow: 2030 Plan by reclassifying said Lots to Local Commercial, and the vacation of Baughn Street.

With each passing year, Council Bluffs is losing more and more of its historic structures to demolition. If this action is approved, St. Patrick's Church and rectory will be the next structures to fall victim to demolition.

According to the Bluffs Tomorrow: 2030 Plan, one of the stated objectives in the Neighborhoods and Housing category is to "encourage new housing in the Downtown through the rehabilitation of historic buildings". This site sits on the edge of the Downtown District and the church and rectory are ideal structures for renovating into housing much like the Three Point Lofts, the Harvester Lofts, and several 100 Block buildings. These structures would make very unique and desirable living spaces in this area and return the property to the tax rolls. It would also be in alignment with an issue cited in the Goals for Downtown Council Bluffs: A Review of the Assessment and Goal-Setting Process – Focus Group Proceedings, where it was stated that "policies need to encourage historical preservation, adaptive reuse, and conservation of historic neighborhoods".

The demolition of these buildings to construct a parking lot is heartbreaking and reminiscent of the demolition of the historic Ogden Hotel for the construction of a parking lot adjacent to 157 West Broadway. And, an entire square block of historic buildings was destroyed to build a shopping mall. Please do not allow these structures to have the same fate as so many other historic buildings in Council Bluffs. These disappearing assets tell the story of Council Bluffs and must be preserved.

The Bluffs Tomorrow: 2030 Plan also states a history and identity goal is to "recognize, preserve and build upon Council Bluffs' unique history and character by instilling local community pride and defining the way the community is perceived throughout the region, state, and country." History is not being preserved and community pride is not being instilled by the demolition of these historic structures.

The Historical Society of Pottawattamie County respectfully requests the denial of the application to preserve the history, the landmark, and the integrity of Council Bluffs as a city that protects its beloved historical structures.

Regards,  
Board of Directors, Historical Society of Pottawattamie County

## Exhibit B

February 3, 2019

Leo McIntosh, Vice President of Operations – Iowa  
Charles E. Lakin YMCA  
235 Harmony  
Council Bluffs, Iowa 51503

RE: St. Patrick Church and Rectory (Harmony Street)

Dear Mr. McIntosh,

As residents of a historic district listed on the National Register of Historic Places, and on behalf of all who understand the intrinsic value of historic buildings locally, nationwide and worldwide, we are writing to thank the Charles Lakin YMCA for its efforts to urge its membership to use all existing available parking before making a large capital investment in additional parking, possibly using grounds to the west of the YMCA, including the original Saint Patrick's Church and Rectory.

The Lincoln Fairview Neighborhood Association respectfully requests that the Lakin Center YMCA give serious consideration to the following options before any additional parking is built.

1. Ensure that Y members are aware of and incentivized to use the existing parking at CHI Alegent Mercy, with perhaps a slight fee reduction for those who use that parking.
2. Complete a needs assessment once members are fully utilizing the hospital parking to see if additional parking is still a pressing need.
3. Focus on its core mission of providing a facility to promote a healthy lifestyle among our city's residents with the savings of the significant capital funds that would be required to purchase additional property for parking.
4. Recognize the need to preserve the existing historic architecture in our city where buildings were saved in the past, maintaining for generations to come such architectural treasures as the Carnegie Library, the RailsWest Railroad Museum and the Dodge House, to name a few. Each of those buildings has been repurposed.
5. Partner with the City, The 712 Initiative and the many local historic neighborhood associations to repurpose the church and rectory to preserve these examples of exceptional architecture and craftsmanship for generations to come.

It is our hope that the Lakin Center YMCA will take its responsibility as a good neighborhood partner seriously, that the future of the historic buildings addressed here will be a bright one and that they do not become just another photo in a local history book of buildings lost in Council Bluffs. We thank you for your time and consideration of the above and welcome the opportunity to discuss this further in person.

Best regards,

Susan P. Seamands, President  
Lincoln Fairview Neighborhood Association  
Tel: 402-889-5489  
360 Oakland Avenue

Ken Freudenburg, Vice President  
Lincoln Fairview Neighborhood Association  
Tel: 402-670-1897  
510 Oakland Avenue

Cc: Chris Tointon, President & CEO, YMCA of Greater Omaha

## Exhibit C

### Comments about St Pats Church:

Joe Kenney

Much better to preserve and repurpose our old, historic structures rather than tear them down. Otherwise you end up with a city that has no soul, no heart, and no heritage.

Andrea Sasso Britton

I will never give the YMCA another penny (and I will tell everyone I know to do the same) if they don't come up with an alternative to tearing down a city treasure. 😞😞 I have HAD IT with tearing down old buildings to make parking space!

Buck Christensen

It would be an absolute shame to tear that church down

André Vander Velde

😞 I hate seeing history torn down in our city. Wish there were more innovative ideas to reinvent and reimagine our historic buildings other than creating more parking lots.

Marsha Wright

We got married in that church, I would hate to see it demolished. I thought it would make a cool restaurant of some sort.

Clarrissa Newman

I would hate to see it tore down it is a beautiful building

Michelle Mescher

Council Bluffs keeps getting rid of our history instead of preserving it. I love visiting towns that have been able to maintain that. I'm all for development but sometimes I think you need to look at other options

Kris Puhl

It would be a shame to demolish St. Pat's - and for a parking lot, no less.

Amy Jo

No ! Not St. Pat's!

Sue Senden

how about the Y build a multi level parking area. or are people allergic to the radical idea here in the bluffs? that Y parking area was too small when they built it. No need to trash the historical church to have yet another one level parking area!

Drew Mergens

Is the Y even that busy for there parking lot to be full to expand?

Sophie Crowdy

It's sad that we feel the need to demolish landmarks to make parking lots. Guess parking is a priority for the Y.

Rick Weare

It's a shame to me loose St Patrick's.

Sophie Crowdy

Don't allow the rezone, problem solved.

Carolyn Campbell Robison

It seems that the Y already owns the church, so if they don't get the rezoning, will they just wait for it to collapse so they can get the rezoning? I agree that it's very sad that the plan is to demolish it... I wish that some business/person could have purchased it for it to be used, rather than torn down and made a parking lot 😞

JoAnn Zahn

A lot of family memories there

Lisa Ferris

Council Bluffs has a small level of internet notoriety for destroying beautiful historic buildings and making parking lots that are underutilized. It would be a shame if city planners still haven't learned the lesson everyone can see clearly. I really doubt there is a serious parking crisis at the council bluffs YMCA that requires this much sacrifice. SMH

Mia Silva Laustrup

8tcSpSonshoroedu ·

Help save the history of CB  
Public Library today at 6pm

Katie Fourney

Council Bluffs Chat

1t8Spoeonsorrehudl ·

Do you think the old St. Patrick's church should be demolished? If no, what would you like to see it become?

Marsha Wright

We got married in that church, I would hate to see it demolished. I thought it would make a cool restaurant of some sort.

Michael Wheeldon

It would make an awesome concert venue!

Michelle Mescher

Council Bluffs keeps getting rid of our history instead of preserving it. I love visiting towns that have been able to maintain that. I'm all for development but sometimes I think you need to look at other options

Marlene Flanagan

No we have lost alot of historical buildings due to urban renewal. Such a beautiful building

Inez Summy

No it shouldn't be demolished.

A parking lot in place of that beautiful church is shameful. Could it be made into a events hall?

Or maybe some type of museum?

Lynne Branigan

Please no! Save the beautiful building and repurpose!

KM Schnackenberg

Any thing just don't tear it down.

Pat Kuhl-Sautter

Don't tear it down!

Brenda Byron Christensen

Can't it be a wedding venue? It's so beautiful

Kyle McGlade

2gtlSpon3ssorherd ·

I cannot attend due to our school board meeting, please consider writing into the commission or letting your feedback be heard.

**Ideas thrown out:**

Housing

Brewery

Restaurant

Hotel

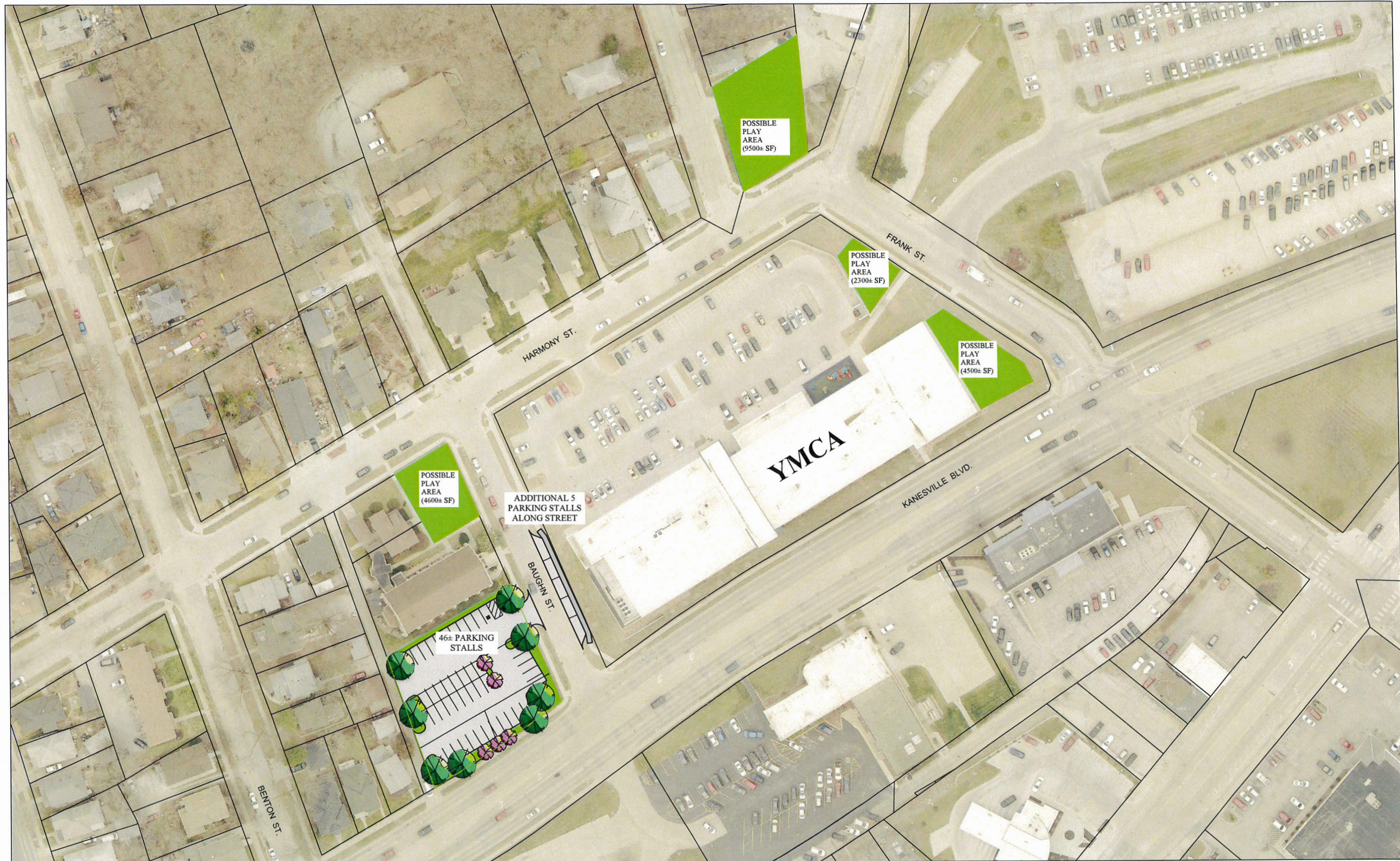
Homeless shelter

Museum

Concert venue

Montessori Preschool

1,700 engaged supporting no tear down – less than 24 hrs



**OPTION 1**  
**PROPOSED PARKING**  
712 INITIATIVE  
YMCA AREA  
COUNCIL BLUFFS, IOWA



02-13-19  
103119



## NOTICE OF PUBLIC HEARING

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 YMCA of Greater Omaha to amend the zoning map as adopted by reference in Section 15.02.070, by rezoning properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, EXCEPT East Kanesville Boulevard right-of-way from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in Chapter 15.13 of the Municipal Code of Council Bluffs, Iowa.

You are further notified that the 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 14<sup>th</sup> day of December, 2020 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.

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Jodi Quakenbush, City Clerk

**ORDINANCE NO. 6435**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.02.070 OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS LOTS 6 THROUGH 11, BAUGHN'S SUBDIVISION OF LOT 8, ORIGINAL PLAT OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, EXCEPT EAST KANESVILLE BOULEVARD RIGHT-OF-WAY, FROM R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT AS DEFINED IN CHAPTER 15.13 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.**

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

**SECTION 1.** That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2015 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended to rezone property legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, EXCEPT East Kaneshville Boulevard right-of-way from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District as defined in Chapter 15.13 of the Municipal Code of Council Bluffs, Iowa.

**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 upon the approval of vacation and disposal of Baughn Street right-of way lying between Harmony Street and East Kaneshville Boulevard.

ADOPTED AND APPROVED,            December 14, 2020

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

\_\_\_\_\_  
Mayor

Attest:

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

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

First Consideration: 11-23-20  
Second Consideration: 12-14-20  
Public Hearing: 12-14-20  
Third Consideration: \_\_\_\_\_

**Council Communication**

Department: Community Development  
Case/Project No.: SAV-20-004  
Submitted by: Moises Monroy, Planner

Resolution 20-277  
ITEM 3.F.

Council Action: 11/23/2020

**Description**  
Resolution of intent to vacate and dispose of and setting a Public Hearing for December 14, 2020 at 7:00 p.m. for Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard. Location: West of 235 Harmony Street. SAV-20-004

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Case #SAV-20-004 Staff Report</a>	Other	11/13/2020
<a href="#">Attachment A - Case Map</a>	Map	11/13/2020
<a href="#">Attachment B - Letter of Intent</a>	Letter	11/13/2020
<a href="#">Attachment C - Site Conceptual Plan</a>	Other	11/13/2020
<a href="#">Attachment D - Plat of Survey</a>	Other	11/13/2020
<a href="#">Attachment E - Plat of Survey</a>	Other	11/13/2020
<a href="#">Attachment F - Letter from Bouska</a>	Letter	11/13/2020
<a href="#">Exhibit A - Letter from Historical Society of Pottawattamie County</a>	Letter	11/13/2020
<a href="#">Exhibit B - Neighborhood Comments (712 Initiative)</a>	Other	11/13/2020
<a href="#">Exhibit C - Letter from Lincoln-Fairview Neighborhood Association</a>	Letter	11/13/2020
<a href="#">Exhibit D - Alternative Parking Conceptual Plan</a>	Other	11/13/2020
<a href="#">Public Hearing Notice</a>	Other	11/13/2020
<a href="#">Resolution 20-277</a>	Resolution	11/18/2020

**City Council Communication**

<p>Department: Community Development</p> <p>CASES #ZC-20-012, #CP-20-002 and #SAV-20-004</p> <p>Applicant/Property Owner: YMCA of Greater Omaha c/o Matt Chadek 430 South 20<sup>th</sup> Street Omaha, NE 68102</p> <p>Representative: Jon McCarville Leo A Daly 8600 Indian Hills Drive Omaha, NE 68114</p>	<p>Ordinance No. _____</p> <p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p><b>CASE #ZC-20-012</b> 1<sup>st</sup> Consideration: 11/23/2020 2<sup>nd</sup> Consideration: 12/14/2020 3<sup>rd</sup> Consideration: 01/11/2021</p> <p><b>CASE #SAV-20-004</b> Resolution of Intent: 11/23/2020 Resolution to Dispose: 12/14/2020</p> <p><b>CASE #CP-20-002</b> Public hearing: 12/14/2020</p> <p>Planning Commission: 11/10/2020</p>
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**Subject/Title**

**Request:** Combined public hearings on the requests of YMCA of Greater Omaha to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; to amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from 'Low Density Residential' to 'Local Commercial'; and to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard.

**Location:** West of 235 Harmony Street

**Background**

The Community Development Department has received applications from YMCA of Greater Omaha, represented by Jon McCarville, for the following requests:

1. To rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District;
2. To amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from Low Density Residential to Local Commercial; and
3. To vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard.

The YMCA of Greater Omaha is proposing to expand the Charles E. Lakin YMCA campus in Council Bluffs, located at 235 Harmony Street, to accommodate additional recreational amenities, including a sports court, an outdoor pavilion, a playground, a walking path and natural landing, as well as to increase the amount of off-street parking for the site (see Attachment 'C'). The applicant purchased the properties included in the proposed rezoning—the former site of St. Patrick's Catholic Church—in 2019 with this intent. In order to combine said properties with the existing YMCA site and create one continuous campus, the applicant is requesting to vacate the portion of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard, which

currently separates these properties. The applicant is requesting the proposed rezoning and comprehensive plan amendment for consistency purposes.

**CASES #ZC-20-012 & #CP-20-002**

The subject properties are currently zoned R-3/Low Density Multifamily Residential District. Previous land uses include St. Patrick’s Catholic Church and Rectory, as well as single-family dwellings. The Charles E. Lakin YMCA is zoned A-P/Administrative-Professional District. The applicant is requesting the proposed rezoning for zoning and development consistency purposes as it will ensure the entirety of the expanded YMCA campus is located within the same zoning district.

Land Use and Zoning – The following zoning and land uses surround the subject property:

- North: Residential properties that are zoned R-3/Low Density Multifamily Residential District.
- South: Residential properties, a parking lot, several drive-in/fast-food restaurants and the Kaneshville Tabernacle, all of which are zoned C-3/Commercial District.
- East: Charles E. Lakin YMCA and CHI Health Mercy hospital, which are both zoned A-P/Administrative-Professional District.
- West: Residential properties that are zoned R-3/Low Density Multifamily Residential District.

The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Low Density Residential. The purpose of the proposed comprehensive plan amendment to Local Commercial is to ensure the future land use classification of the subject properties is consistent with the future land use classification of the current YMCA site, which is designated as Local Commercial.

All City Departments and local utilities were notified of the proposed rezoning. The following comments were received:

- Mid-American Energy stated they were not opposed to the proposed rezoning.

Public notices were mailed to all property owners within 200 feet of the request. The following comments were received:

- Brenda Dollen, owner of 201 Benton Street, contacted the Community Development Department and had an inquiry regarding on-street parking along Harmony Street.
- Marcia and Tom Bouska, owners of 218 Harmony Street, contacted the Community Development and stated they are aware of the YMCA’s need for additional parking. They also stated that the vacation of Baughn Street will increase traffic on Harmony Street. They request that parking be limited to one side of Harmony Street (see Attachment ‘F’).

**Discussion**

1. The A-P district is intended and designed to provide, in certain areas in the city, for the development of institutional public/semi-public uses that are arranged in a campus-style setting, with heavy public traffic volumes and multiple frontages, such as the Charles E. Lakin YMCA.
2. If approved, the proposed rezoning will provide one consistent zoning classification for the expanded YMCA campus.
3. As part of the YMCA expansion project, the applicant shall be required to replat the subject properties, the current YMCA site, and the portion of Baughn Street right-of-way proposed to be vacated into two lots of record.
  - a. The YMCA of Greater Omaha owns the properties proposed to be rezoned; however, they do not own 235 Harmony Street. Said parcel is owned by Alegent Health-Bergan Mercy Health System. The applicant has a zero cost land-lease agreement with Alegent Health-Bergan Mercy to operate the Charles E. Lakin YMCA. The first lot will be owned by the YMCA of Greater Omaha and the other lot will be owned by Alegent Health-Bergan Mercy. Both YMCA and Alegent Health-Bergan Mercy shall be

signatories on the plat, and each shall prepare separate attorney's opinion of title for the land they respectively own within the subdivision plat boundary.

- b. Said two-lot subdivision shall be subject to the approval of the proposed vacation of Baughn Street right-of-way (see Case #SAV-20-004 below).
4. The expanded YMCA campus will contain 182,144.6 square feet (4.18 acres), more or less, in area, which exceeds the minimum lot size requirements in the A-P/Administrative-Professional District.
5. The Charles E. Lakin YMCA, along with the proposed outdoor recreational amenities, is considered a 'commercial recreation (indoor and outdoor)' establishment. 'Commercial recreation (indoor and outdoor)' is a conditional use in the A-P District. The applicant shall obtain a conditional use permit (CUP) from the Zoning Board of Adjustment as part of the YMCA expansion project. Both YMCA and Alegent Health-Bergan Mercy shall be signatories on the CUP application.
6. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Low Density Residential. The proposed comprehensive plan amendment to Local Commercial would ensure the future land use classification of the subject properties is consistent with the future land use classification of the current YMCA site, as well as with the proposed rezoning to the A-P District and the 'commercial recreation (indoor and outdoor)' land uses.
7. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the A-P District.

#### **CASE #SAV-20-004**

The portion of Baughn Street proposed to be vacated is improved and is used for vehicular and pedestrian circulation. It measures approximately 55 feet in width by 284.03 feet in length. The applicant intends to vacate the subject right-of-way as part of the Charles E. Lakin YMCA expansion project.

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:

1. *To provide due process and citizen participation in the application and review process for vacations.*  
There are two property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:  
  
West: Six vacant properties, including the former site of St. Patrick's Catholic Church, owned by the YMCA of Greater Omaha.  
East: Charles E. Lakin YMCA, owned by Alegent Health-Bergan Mercy Health System (235 Harmony Street).

Both 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 right-of-way adjacent to their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*  
Lots 7 through 10, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, will be landlocked if subject right-of-way is vacated. Additionally, the west entrance to the Charles E. Lakin YMCA is located on Baughn Street. However, the existing facility can also be accessed through Harmony Street on the north. If Baughn Street is vacated, a final plat consisting of said Baughn Street right-of-way, the properties proposed to be rezoned and the current YMCA site shall be executed to ensure all platted lots of record have direct access to a publically dedicated right-of-way, to establish rights of ingress/egress and circulation between properties and to allow the applicant and Alegent Health-Bergan Mercy to retain shared access easements between the two parcels. As shown on the conceptual plan (see Attachment 'C'), the expanded

YMCA campus will be accessed through Harmony Street, thus no property owner will be deprived of required and reasonable access.

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 Baughn Street from Harmony Street to East Kanessville Boulevard.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*  
Not applicable.
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:

- a. The Public Works Departments had the following comments:
  - i. The Public Works Department reconstructed Baughn Street and Harmony Street in coordination with construction of the new YMCA facility. This work was completed just over three years ago. The cost to the City for the segment to be vacated was approximately \$300,000.
  - ii. If the vacation of Baughn Street proceeds forward, Public Works will require an easement to remain over the entire width of the subject right-of-way to accommodate the infrastructure that is currently in place. The easement would be restricted as follows:
    - A. *ERECTION OF STRUCTURES PROHIBITED: Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written consent of the City Engineer, provided however grantor shall have the right to place and maintain a surfaced roadway over and within the Easement Area.*
    - B. *CHANGE OF GRADE PROHIBITED: Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.*
    - C. *RIGHT OF ACCESS: City shall have the right of access to the Easement Area and have all right of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.*
    - D. *REMOVAL AND REPLACEMENT: The cost of removal and replacement of any unauthorized improvement or structures within the Easement Area, necessitated by the exercise of the rights under this easement, shall be borne by the Grantor or their successors or assigns.*
    - E. *SURFACE RESTORATION: City's liability to restore the surface within the Easement Area shall be limited only to grading and seeding, and replacement of grantors surfaced roadway.*
    - F. *DUTY TO REPAIR: City agrees that any drain tile, drive or access way, fence, or yard or other improvements outside of the Easement Area which may be damaged as a result of any entry made through an exercise of the City's right of access shall be repaired at no expense to Grantor.*
    - G. *EASEMENT RUNS WITH LAND: This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.*
  - iii. The Community Development Department has indicated that the ground that the YMCA has acquired will require a conditional use permit for the proposed commercial recreation (indoor and outdoor) activities. As part of that permit, Public Works will require stormwater to be managed to control quantity and quality, as per City Code.
- b. MidAmerican Energy Company stated they are not opposed to the proposed vacation. They also stated that there are a pair of existing MEC owned wood lighting poles—the northerly pole supports a City streetlight and the pole to the south supports an MEC area floodlight leased to illuminate the front of the church—and two spans of overhead conductor along the west side of the Baughn Street right-of-way to be vacated that would be in conflict with the proposed redevelopment and need to be removed. They also

noted that there are existing overhead electric distribution facilities along the south side of the Harmony Street right-of-way and down the alley between Baughn Street and Benton Street that appear to be outside the area to be vacated that must remain in service and accessible. They recommend that the applicant should contact MidAmerican Energy directly to identify any requirements and costs associated with relocating electric facilities or extending new service within the development area.

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 Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard
8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*  
The subject right-of-way is a local street that provides vehicular circulation between Harmony Street and East Kanesville Boulevard. However, both Benton Street—located west of Baughn Street—and Frank Street—which bounds the current YMCA site to the east—provide circulation between Harmony Street and East Kanesville Boulevard. Therefore, the proposed vacation of Baughn Street will not negatively impact vehicular circulation in this area of the city. The request is generally 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. The following responses were received:
  - a. The YMCA of Greater Omaha stated they are in favor of the request and are willing to acquire the portion of Baughn Street right-of-way adjacent to their properties for the total sum of \$2,095.40.
  - b. There has been no reply from Alegent Health-Bergan Mercy Health System regarding the vacation request.

**Recommendation**

The Community Development Department recommends the following:

1. Approval of the request to rezone property to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District, based on the reasons stated above.
2. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan by reclassifying properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from Low Density Residential to Local Commercial, based on the reasons stated above.
3. Approval of the request to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard, effective at the time of and subject to the following conditions:
  - a. An easement shall be retained over the subject right-of-way for utility access and maintenance purposes;
  - b. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s);

- c. A final plat consisting of the subject right-of-way, the properties proposed to be rezoned and the current YMCA site shall be executed by the City to create new platted lots of record with direct access to a publically dedicated right-of-way; and
- d. A conditional use permit shall be obtained from the Zoning Board of Adjustment for the commercial recreation (indoor and outdoor) activities proposed as part of the expansion project.

**Public Hearing**

Staff speakers for the request:

- 1. Moises Monrroy, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA
- 2. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA

Speakers in favor:

- 1. Leo McIntosh, Charles E. Lakin YMCA, 235 Harmony Street, Council Bluffs, IA 51503
- 2. Chris Rochleau, Charles E. Lakin YMCA, 1425 9<sup>th</sup> Avenue, Council Bluffs, IA 51501

Speakers against:

- 1. Sheryl Garst, The 712 Initiative, 1228 South Main Street, Council Bluffs, IA 51503
- 2. Patricia Murphy, Preserve Council Bluffs, 333 Willow Avenue, Council Bluffs, IA 51503
- 3. Anthony Beraldi, 238 Harmony Street, Council Bluffs, IA 51503
- 4. Ken Freudenburg, Lincoln-Fairview Neighborhood Association, 510 Oakland Avenue, Council Bluffs, IA 51503
- 5. Linda Emge, 244 Harmony Street, Council Bluffs, IA 51503
- 6. Deb Petersen, 215 South Main Street, Council Bluffs, IA 51503
- 7. Amanda Scott, 220 Harmony Street, Council Bluffs, IA 51503

**Planning Commission Recommendation**

*\*\*Note: The reasons stated below are a summary of statements made by the voting majority of the City Planning Commission, as interpreted and condensed by the Community Development Department, and do not represent the entire Planning Commission as some did not make any comments and/or voted in the minority. The Planning Commission’s official discussion and vote can be heard on the recorded meeting minutes located in the Community Development Department. This summary of statements was requested by City Council and is not intended to misrepresent the intent of the City Planning Commission or its individual members. Any misinterpretation of language, intent, or emphasis is not intended.\*\**

The Planning Commission recommended denial of all three requests, based on the following reasons:

- 1. Most right-of-way vacation requests involve streets and alleys that are unimproved and/or not utilized for traffic circulation. The applicant’s request would result in vacating a fully improved roadway which is utilized by the neighborhood for on-street parking and traffic circulation. Approval of this request would also be disruptive to the traffic patterns in this area of the City.
- 2. The proposed rezoning and future land use plan amendment results in a fundamental change to the City’s zoning map and Bluffs Tomorrow: 2030 Comprehensive Plan. The request by the applicant to expand their parking lot and construct an outdoor amenity area for the YMCA campus does not justify such a fundamental change to the City’s zoning map and future land use plan of the Bluffs Tomorrow: 2030 Plan.

VOTE: AYE - Halm, Holm, Rew, Scott, Stroebele and Van Houten, and VanHouten

NAY - Bass, Danielsen, Haner and Rater ABSTAIN - None ABSENT - Hutcheson VACANT - None

Motion: Carried.

**Attachments**

Attachment A: Location/Zoning Map

Attachment B: Letter of Intent

Attachment C: Site Conceptual Plan  
Attachment D: Plat of Survey (Rezoning Exhibit)  
Attachment E: Plat of Survey (Street, Alley and Right-of-Way Vacation Exhibit)  
Attachment F: Letter from Bouska



The following exhibits were presented to the Planning Commission at the 11/10/2020 public hearing:

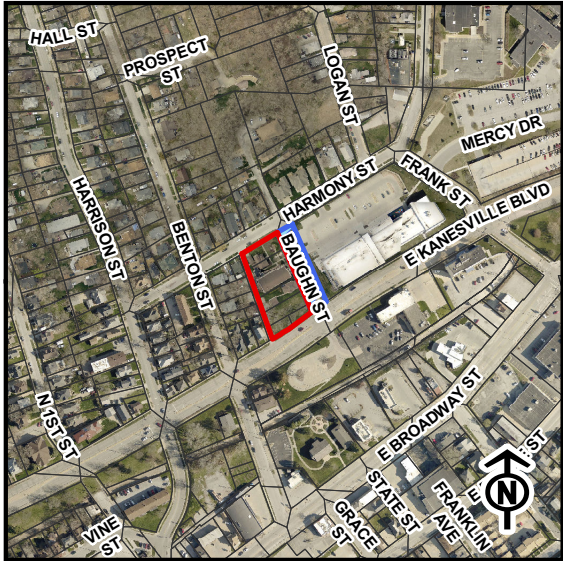
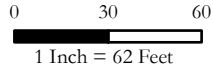
Exhibit A: Letter from the Historical Society of Pottawattamie County  
Exhibit B: Neighborhood comments from survey conducted by the 712 Initiative  
Exhibit C: Letter from Lincoln-Fairview Neighborhood Association to YMCA  
Exhibit D: Alternative Parking Conceptual Plan by the 712 Initiative

Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #ZC-20-012, #CP-20-002 and #SAV-20-004 LOCATION/ZONING MAP

### Legend

-  Subject ROW (ROW Vacation)
-  Subject Property (Rezoning & Comprehensive Plan Amendment)

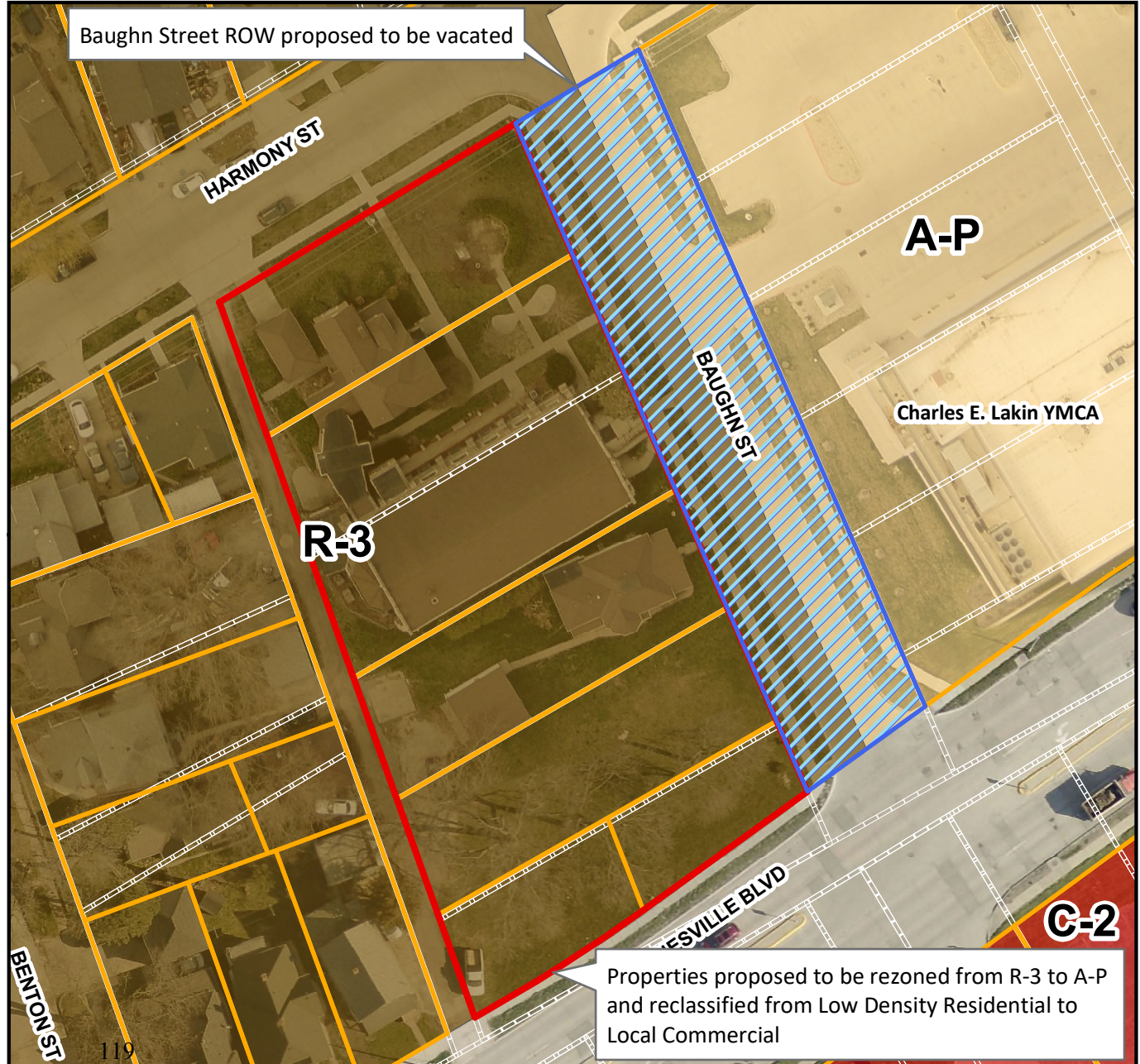


Last Amended: 10/19/2020



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

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



Properties proposed to be rezoned from R-3 to A-P and reclassified from Low Density Residential to Local Commercial

## Attachment B

### YMCA OF GREATER OMAHA CHARLES E. LAKIN CAMPUS PARK PROJECT COUNCIL BLUFFS, IA

The YMCA of Greater Omaha manages 10 YMCA facilities across the Metro area, including the Charles E. Lakin YMCA in Council Bluffs. The leadership of the YMCA is requesting the opportunity to discuss the Lakin Campus Park Project with Council Bluffs city leaders, in an effort to inform stakeholders as well as secure certain project approvals. Specifically, after many professional design reviews with LEO A DALY and other advisors, the YMCA is interested in gaining approval to vacate the current Baughn Street throughfare, located just east of the facility. This will enhance the Charles E. Lakin YMCA, as it allows us to deliver the safest, most user-friendly, and desirable park experience possible for the community and YMCA members and staff.

The Charles E. Lakin YMCA's popularity has far exceeded expectations since it opened in 2018. During 2019, the Y purchased the old St. Patrick's Church property adjacent to the YMCA. This purchase was made with the intent of expanding the campus to accommodate current demand as well as future growth. Vacating Baughn Street will have numerous benefits:

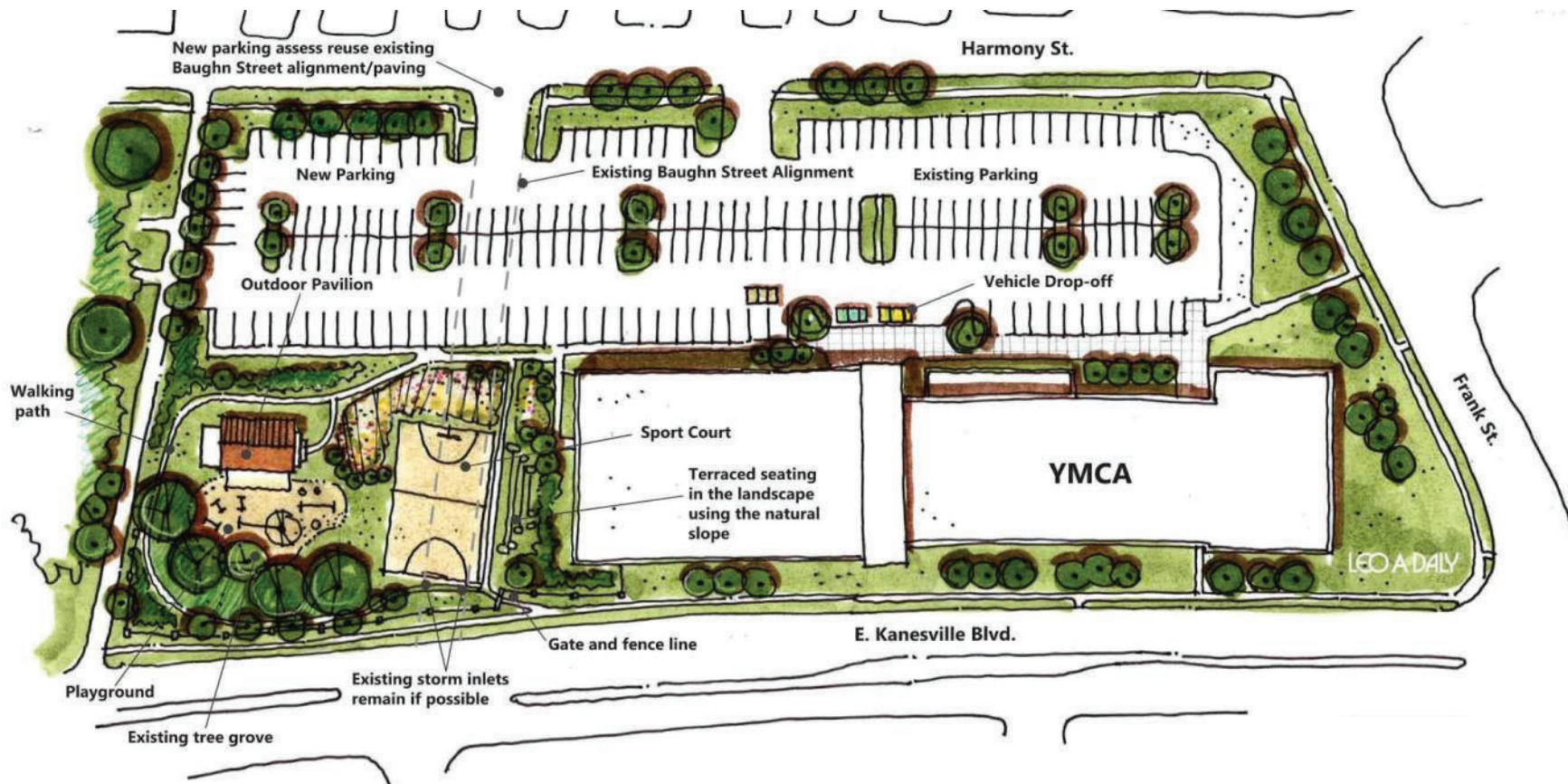
- Make the YMCA one continuous campus, creating a safer experience for staff, members, summer camp and after-school attendees and community members
- Allow for more, varied and better-quality recreational amenities within the park itself
- Create more space overall for amenities, which may prove useful should we enter into a prolonged COVID situation where social distancing is the new normal
- Allow park designers to minimize street crossings, interaction and impact with the busy, neighboring Kaneshville Boulevard, adjacent to the facility and new park
- Create incremental parking spots within the YMCA lot, thereby benefitting neighboring residents, as well as the hospital, with less traffic and less on-street parking
- Eliminate Baughn as a currently congested, often too narrow street

Recreational amenities, which will be maintained entirely by the Y and made available for public use when not programmed by the Y, are planned to include:

- Sports courts
- Pavilion
- Playground
- Walking path
- Natural landscaping

If designed with Baughn Street still in place, these components will be compromised and more condensed, reducing the overall sense of outdoor space and place. With Baughn Street vacated, the campus will afford a more holistic, aesthetically complete design. The Y recognizes that The City has made significant utility improvements under Baughn Street in 2018, and any and all easements required by the City would be acknowledged in the final design.

In addition to vacating Baughn Street, the Y is submitting a rezoning application, at the request of the City of Council Bluffs, for the lots purchased in 2019. This is an effort to match the current zoning of the Charles E. Lakin YMCA (Zoning Designation A-P). The Y will also pursue a plat of all lots to form a single property and an amendment to the Conditional Use Permit to allow this type of use within this zoning district.



Site Concept Plan  
Project Location

LEO A DALY

**INDEX LEGEND**

SURVEYOR'S NAME / RETURN TO:  
 TARRON MEAIKE  
 SNYDER & ASSOCIATES, INC.  
 1751 MADISON AVENUE  
 COUNCIL BLUFFS, IOWA 51503  
 712-322-3202  
 TMEAIKE@SNYDER-ASSOCIATES.COM  
 SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.  
 SURVEY LOCATED:  
 LOTS 6, 7, 8, 9, 10 & 11  
 BAUGHN'S SUBDIVISION  
 COUNCIL BLUFFS, IOWA  
 REQUESTED BY:  
 YMCA OF GREATER OMAHA  
 OWNER:  
 ST. PATRICK'S CHURCH OF COUNCIL BLUFFS



Tx:4970400  
**2019-00787**

**RECORDER MARK BRANDENBURG**  
**POTTAWATTAMIE COUNTY, IA**

FILE TIME: 01/22/2019 12:33:45 PM

R FEES 10<sup>00</sup> RMA \$ 1<sup>00</sup>  
 A FEES \_\_\_\_\_ ECOM \$ 1<sup>00</sup>  
 T TAX\$ \_\_\_\_\_

RECORDING FEE 10.00  
 RMA FEE 1.00  
 ECM FEE 1.00

**RETRACEMENT PLAT OF SURVEY**

Deed Description (Book 91 Page 9120):  
 South 2 feet of W1/2 of Lot 7, and W1/2 of Lot 6, Baughn's Subdivision of Lot 8, Original Plat, Council Bluffs, Iowa, EXCEPT a parcel of land located in Lot 6 in Baughn's Subdivision of Lot 8 in the Original Plat of Council Bluffs, Iowa, said parcel being more particularly described as:  
 Commencing at the southwesterly corner of said Lot 6, said point being the intersection of the northerly line of Washington Avenue as it now exists with the easterly line of said Lot 6; thence N84°43'E 35.8 ft. along the southerly line of said Lot 6 to the point of beginning; thence continuing N84°43'E 40.0 ft. along said southerly line; thence N3°26 1/2'E 2.0 ft.; thence S81°54 1/2'W 40.4 ft. to a point on the southerly line of said Lot 6, the point of beginning.

Deed Description (Book 91 Page 14032):  
 North 48 feet of Lot 7, Baughn's Subdivision of the Original Plat of Lot (8) commonly known as 126 Baughn, Council Bluffs, Iowa.  
 AND

Part of the E 1/2 of Lot 6 and south 2 ft. of the E 1/2 of Lot 7 in Baughn's Subdivision of Original Plat Lot 8, in the City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows: Beginning at the northeast corner of the south 2 ft. of the E 1/2 of said Lot 7, thence S 84° 46'W 74.58 ft. along the northerly line of the south 2 ft. of the E 1/2 of said Lot 7 to the northwesterly corner thereof, thence S03° 26 1/2'W 37.98 ft. along the westerly line of the E 1/2 of said Lot 7 and the E 1/2 of said Lot 6, thence N79° 15 1/2'E 77.08 ft. to a point on the easterly line of said Lot 6, thence N01° 32 1/2'E 30.36 ft. along the easterly line of said Lot 6 and the south 2 ft. of said Lot 7 to the northeast corner of the south 2 ft. of the E 1/2 of said Lot 7, the point of beginning; said parcel contains 2,543 sq. ft. more or less.

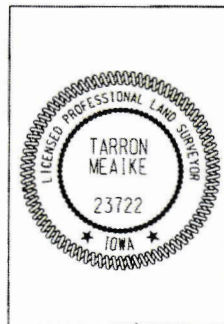
Deed Description (Book 91 Page 23091):  
 Lot 8 in Baughn's Subdivision to Council Bluffs, Iowa, being further known as Lot 8 in Baughn's Subdivision of Original Plat Lot 8 of Council Bluffs, Iowa.

Deed Description (Book 701 Page 33):  
 All of Lots nine and ten and eleven (9, 10, & 11) in Baughn's Subdivision of Lot Eight (8) of the Original Plat of Council Bluffs, Iowa, excepting a tract described as follows:-- Commencing at the northeasterly corner of said Lot 11 and running thence southwesterly along the northerly line of said Lot 11 a distance of 73 feet, thence running southerly parallel with the Easterly line of said Lots 11 and 10 a distance of 105 feet and 8 inches to the southerly line of said Lot 10, thence running easterly along said southerly line of said Lot 10 a distance of 73 feet to the southeasterly corner of said Lot 10, thence running northerly along the easterly line of said Lots 10 and 11 a distance of 105 feet and 8 inches to the place of beginning.

Deed Description (Book 696 Page 312):  
 That Part of Lots 10 and 11 in Baughn's Subdivision of Lot 8 in the Original Plat of the City of Council Bluffs, Iowa, described by metes and bounds as follows:-- Commencing at the northeasterly corner of said Lot 11 at the intersection of Harmony Street and Baughn Street) and running thence southwesterly along the northerly line of said Lot 11 a distance of 73 feet, thence running southerly parallel with the Easterly line of said Lots 11 and 10 a distance of 105 feet and 8 inches to the southerly line of said Lot 10, thence running northeasterly along said southerly line of said Lot 10 a distance of 73 feet to the southeasterly corner of said Lot 10, thence running northwesterly along the easterly line of said Lots 10 and 11 a distance of 105 feet and 8 inches to the place of beginning.

**LEGEND**

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
ROW Rail	I	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	-----	
Section Line	-----	
1/4 Section Line	-----	
1/4 1/4 Section Line	-----	
Easement Line	-----	



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.  
*Tarron Meaike* 1/18/2019  
 Tarron Meaike, PLS Date  
 License Number 23722  
 My License Renewal Date is December 31, 2019  
 Pages or sheets covered by this seal:  
 Sheets 1 and 2 of 2

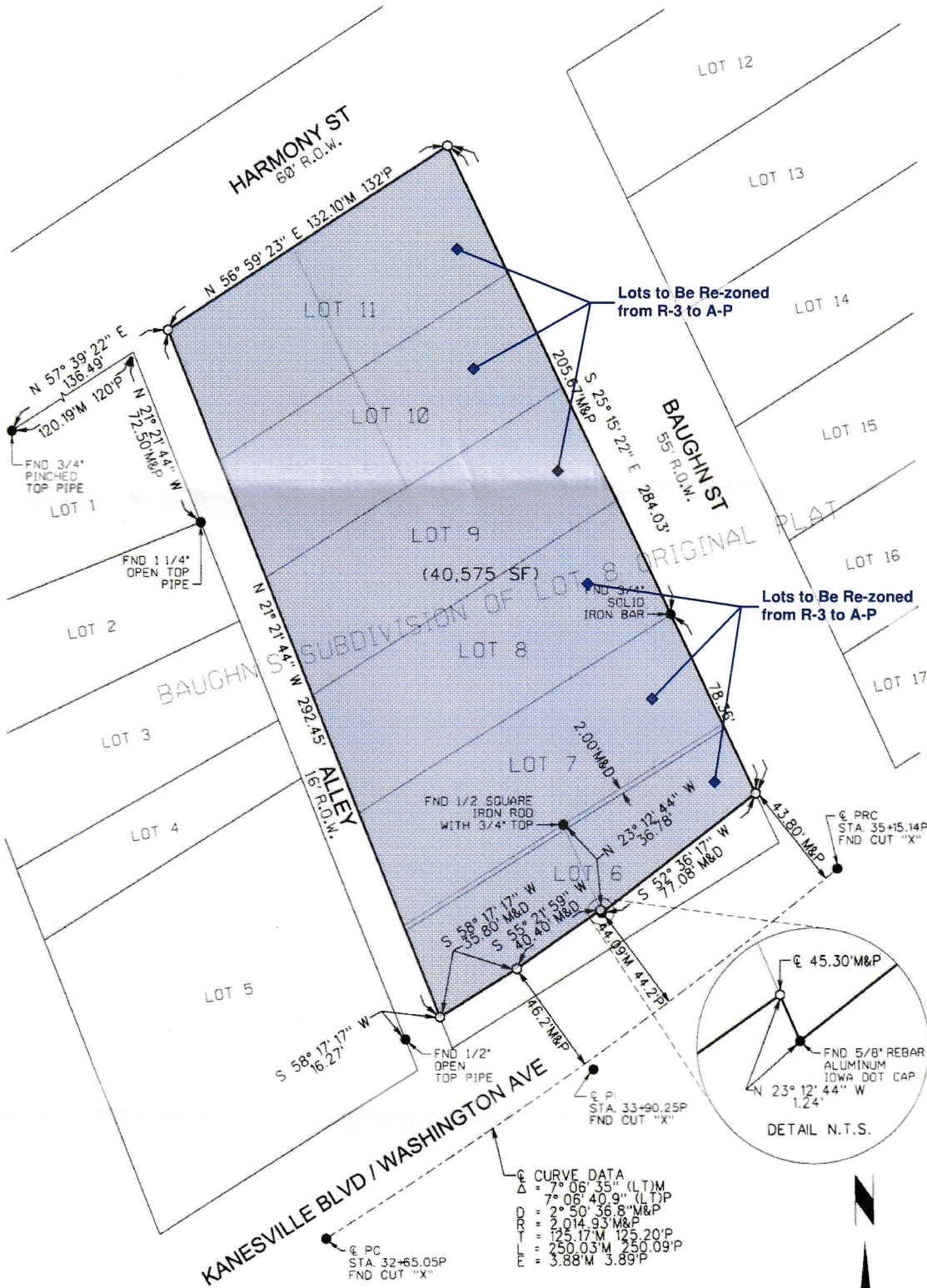
**YMCA OF GREATER OMAHA**  
**RETRACEMENT PLAT OF SURVEY**



1751 MADISON AVENUE  
 CO. BLUFFS, IOWA 51503 (712) 322-3202

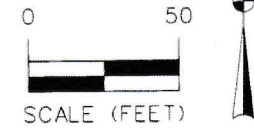
SHEET 1 OF 2  
 PN: 1190119  
 FLD BK: XX PG.XX  
 DATE: 1/18/2019  
 PM/TECH: TEM

# RETRACEMENT PLAT OF SURVEY



**BASIS OF BEARING**  
 IA REGIONAL CS ZONE 6,  
 US SURVEY FEET; IA RTN DERIVED  
 NAD83(2011)(EPOCH 2010.0000)

**DATE OF SURVEY**  
 1-17-2019



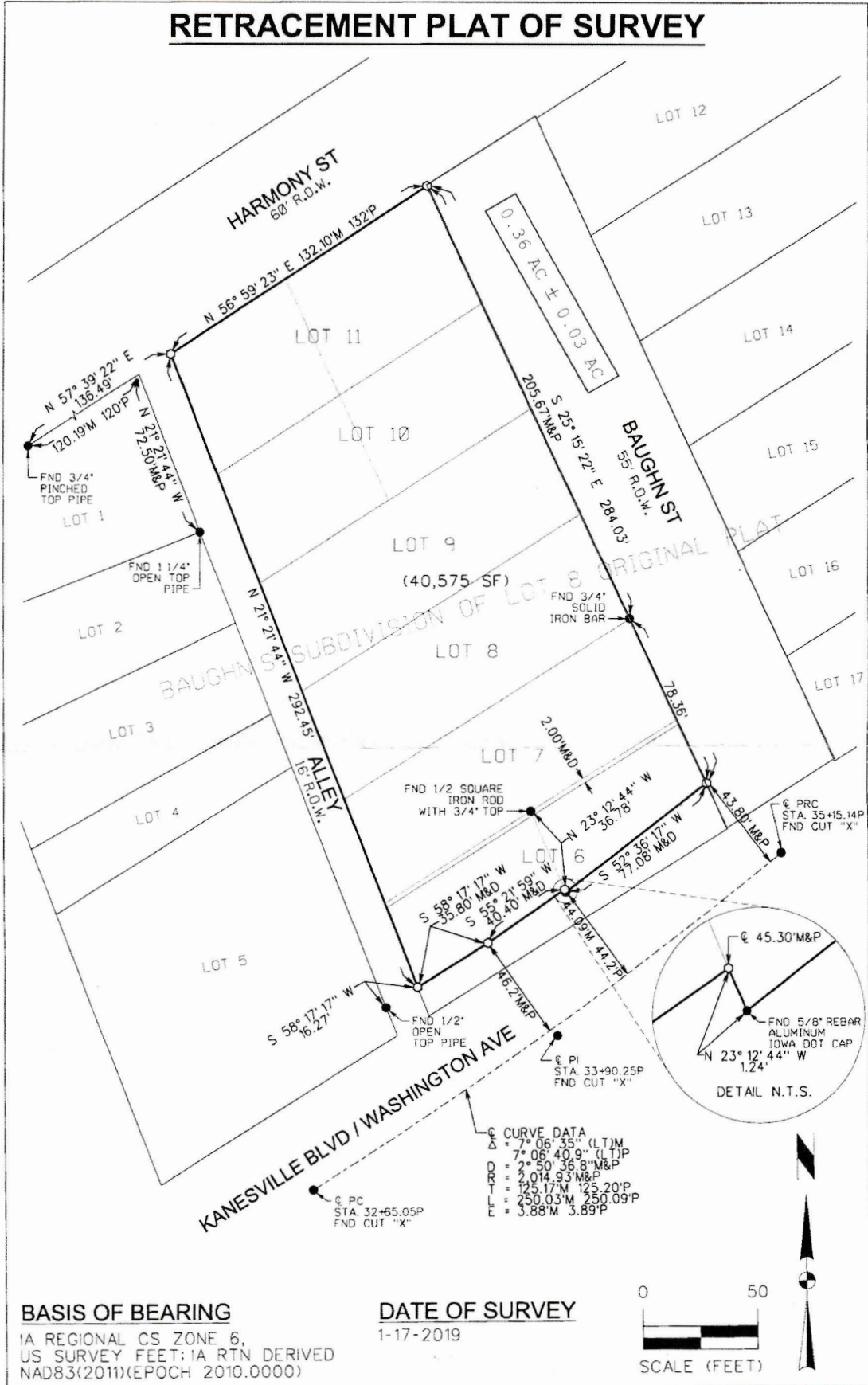
**YMCA OF GREATER OMAHA**  
**RETRACEMENT PLAT OF SURVEY**



1751 MADISON AVENUE  
 CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET	2 OF 2
PN:	1190119
FLD BK:	XX PG. XX
DATE:	1/18/2019
PMTECH:	TEM

# RETRACEMENT PLAT OF SURVEY



**YMCA OF GREATER OMAHA**  
**RETRACEMENT PLAT OF SURVEY**



1751 MADISON AVENUE  
 CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET	2 OF 2
PN:	1190119
FLD BK:	XX PG:XX
DATE:	1/18/2019
PM/TECH:	TEM

## Attachment F

### Moises Monrroy Castillo

---

**From:** mjbstudio@cox.net  
**Sent:** Monday, November 2, 2020 4:57 PM  
**To:** Moises Monrroy Castillo  
**Subject:** YMCA expansion

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

M. Monrroy:

There are none more aware of the YMCA's need for additional parking than we neighbors who live on harmony street between Baughn and Benton Streets. The proposed changes and the closing of Baughn Street Will also increase the traffic on Harmony Street.

With current traffic, it is often difficult to drive down the street and maneuver in and out of driveways with parking permissible on both sides of the street. And this is even more challenging in winter!

Our request is that parking be restricted to only one side of Harmony Street.

Thank you,

Marcia Joffe-Bouska and Tom Bouska  
218 Harmony Street

## Exhibit A



RE: Cases #ZC-20-012, #CP-20-002, and #SAV-20-004

Dear Planning Commission members:

The Historical Society of Pottawattamie County opposes the rezoning of Lots 6 through 11 of Baughn's subdivision of Lot 8 to A-P/Administrative-Professional District, the amendment of the Bluffs Tomorrow: 2030 Plan by reclassifying said Lots to Local Commercial, and the vacation of Baughn Street.

With each passing year, Council Bluffs is losing more and more of its historic structures to demolition. If this action is approved, St. Patrick's Church and rectory will be the next structures to fall victim to demolition.

According to the Bluffs Tomorrow: 2030 Plan, one of the stated objectives in the Neighborhoods and Housing category is to "encourage new housing in the Downtown through the rehabilitation of historic buildings". This site sits on the edge of the Downtown District and the church and rectory are ideal structures for renovating into housing much like the Three Point Lofts, the Harvester Lofts, and several 100 Block buildings. These structures would make very unique and desirable living spaces in this area and return the property to the tax rolls. It would also be in alignment with an issue cited in the Goals for Downtown Council Bluffs: A Review of the Assessment and Goal-Setting Process – Focus Group Proceedings, where it was stated that "policies need to encourage historical preservation, adaptive reuse, and conservation of historic neighborhoods".

The demolition of these buildings to construct a parking lot is heartbreaking and reminiscent of the demolition of the historic Ogden Hotel for the construction of a parking lot adjacent to 157 West Broadway. And, an entire square block of historic buildings was destroyed to build a shopping mall. Please do not allow these structures to have the same fate as so many other historic buildings in Council Bluffs. These disappearing assets tell the story of Council Bluffs and must be preserved.

The Bluffs Tomorrow: 2030 Plan also states a history and identity goal is to "recognize, preserve and build upon Council Bluffs' unique history and character by instilling local community pride and defining the way the community is perceived throughout the region, state, and country." History is not being preserved and community pride is not being instilled by the demolition of these historic structures.

The Historical Society of Pottawattamie County respectfully requests the denial of the application to preserve the history, the landmark, and the integrity of Council Bluffs as a city that protects its beloved historical structures.

Regards,  
Board of Directors, Historical Society of Pottawattamie County

## Exhibit B

February 3, 2019

Leo McIntosh, Vice President of Operations – Iowa  
Charles E. Lakin YMCA  
235 Harmony  
Council Bluffs, Iowa 51503

RE: St. Patrick Church and Rectory (Harmony Street)

Dear Mr. McIntosh,

As residents of a historic district listed on the National Register of Historic Places, and on behalf of all who understand the intrinsic value of historic buildings locally, nationwide and worldwide, we are writing to thank the Charles Lakin YMCA for its efforts to urge its membership to use all existing available parking before making a large capital investment in additional parking, possibly using grounds to the west of the YMCA, including the original Saint Patrick's Church and Rectory.

The Lincoln Fairview Neighborhood Association respectfully requests that the Lakin Center YMCA give serious consideration to the following options before any additional parking is built.

1. Ensure that Y members are aware of and incentivized to use the existing parking at CHI Alegent Mercy, with perhaps a slight fee reduction for those who use that parking.
2. Complete a needs assessment once members are fully utilizing the hospital parking to see if additional parking is still a pressing need.
3. Focus on its core mission of providing a facility to promote a healthy lifestyle among our city's residents with the savings of the significant capital funds that would be required to purchase additional property for parking.
4. Recognize the need to preserve the existing historic architecture in our city where buildings were saved in the past, maintaining for generations to come such architectural treasures as the Carnegie Library, the RailsWest Railroad Museum and the Dodge House, to name a few. Each of those buildings has been repurposed.
5. Partner with the City, The 712 Initiative and the many local historic neighborhood associations to repurpose the church and rectory to preserve these examples of exceptional architecture and craftsmanship for generations to come.

It is our hope that the Lakin Center YMCA will take its responsibility as a good neighborhood partner seriously, that the future of the historic buildings addressed here will be a bright one and that they do not become just another photo in a local history book of buildings lost in Council Bluffs. We thank you for your time and consideration of the above and welcome the opportunity to discuss this further in person.

Best regards,

Susan P. Seamands, President  
Lincoln Fairview Neighborhood Association  
Tel: 402-889-5489  
360 Oakland Avenue

Ken Freudenburg, Vice President  
Lincoln Fairview Neighborhood Association  
Tel: 402-670-1897  
510 Oakland Avenue

Cc: Chris Tointon, President & CEO, YMCA of Greater Omaha

## Exhibit C

### Comments about St Pats Church:

Joe Kenney

Much better to preserve and repurpose our old, historic structures rather than tear them down. Otherwise you end up with a city that has no soul, no heart, and no heritage.

Andrea Sasso Britton

I will never give the YMCA another penny (and I will tell everyone I know to do the same) if they don't come up with an alternative to tearing down a city treasure. 😞🙄 I have HAD IT with tearing down old buildings to make parking space!

Buck Christensen

It would be an absolute shame to tear that church down

André Vander Velde

😞 I hate seeing history torn down in our city. Wish there were more innovative ideas to reinvent and reimagine our historic buildings other than creating more parking lots.

Marsha Wright

We got married in that church, I would hate to see it demolished. I thought it would make a cool restaurant of some sort.

Clarrissa Newman

I would hate to see it tore down it is a beautiful building

Michelle Mescher

Council Bluffs keeps getting rid of our history instead of preserving it. I love visiting towns that have been able to maintain that. I'm all for development but sometimes I think you need to look at other options

Kris Puhl

It would be a shame to demolish St. Pat's - and for a parking lot, no less.

Amy Jo

No ! Not St. Pat's!

Sue Senden

how about the Y build a multi level parking area. or are people allergic to the radical idea here in the bluffs? that Y parking area was too small when they built it. No need to trash the historical church to have yet another one level parking area!

Drew Mergens

Is the Y even that busy for there parking lot to be full to expand?

Sophie Crowdy

It's sad that we feel the need to demolish landmarks to make parking lots. Guess parking is a priority for the Y.

Rick Weare

It's a shame to me loose St Patrick's.

Sophie Crowdy

Don't allow the rezone, problem solved.

Carolyn Campbell Robison

It seems that the Y already owns the church, so if they don't get the rezoning, will they just wait for it to collapse so they can get the rezoning? I agree that it's very sad that the plan is to demolish it... I wish that some business/person could have purchased it for it to be used, rather than torn down and made a parking lot 😞

JoAnn Zahn

A lot of family memories there

Lisa Ferris

Council Bluffs has a small level of internet notoriety for destroying beautiful historic buildings and making parking lots that are underutilized. It would be a shame if city planners still haven't learned the lesson everyone can see clearly. I really doubt there is a serious parking crisis at the council bluffs YMCA that requires this much sacrifice. SMH

Mia Silva Laustrup

8tcSpSonshoroedu ·

Help save the history of CB  
Public Library today at 6pm

Katie Fourney

Council Bluffs Chat

1t8Spoeonsorrehudl ·

Do you think the old St. Patrick's church should be demolished? If no, what would you like to see it become?

Marsha Wright

We got married in that church, I would hate to see it demolished. I thought it would make a cool restaurant of some sort.

Michael Wheeldon

It would make an awesome concert venue!

Michelle Mescher

Council Bluffs keeps getting rid of our history instead of preserving it. I love visiting towns that have been able to maintain that. I'm all for development but sometimes I think you need to look at other options

Marlene Flanagan

No we have lost alot of historical buildings due to urban renewal. Such a beautiful building

Inez Summy

No it shouldn't be demolished.

A parking lot in place of that beautiful church is shameful. Could it be made into a events hall?  
Or maybe some type of museum?

Lynne Branigan

Please no! Save the beautiful building and repurpose!

KM Schnackenberg

Any thing just don't tear it down.

Pat Kuhl-Sautter

Don't tear it down!

Brenda Byron Christensen

Can't it be a wedding venue? It's so beautiful

Kyle McGlade

2gtISpon3ssorherd ·

I cannot attend due to our school board meeting, please consider writing into the commission or letting your feedback be heard.

**Ideas thrown out:**

Housing

Brewery

Restaurant

Hotel

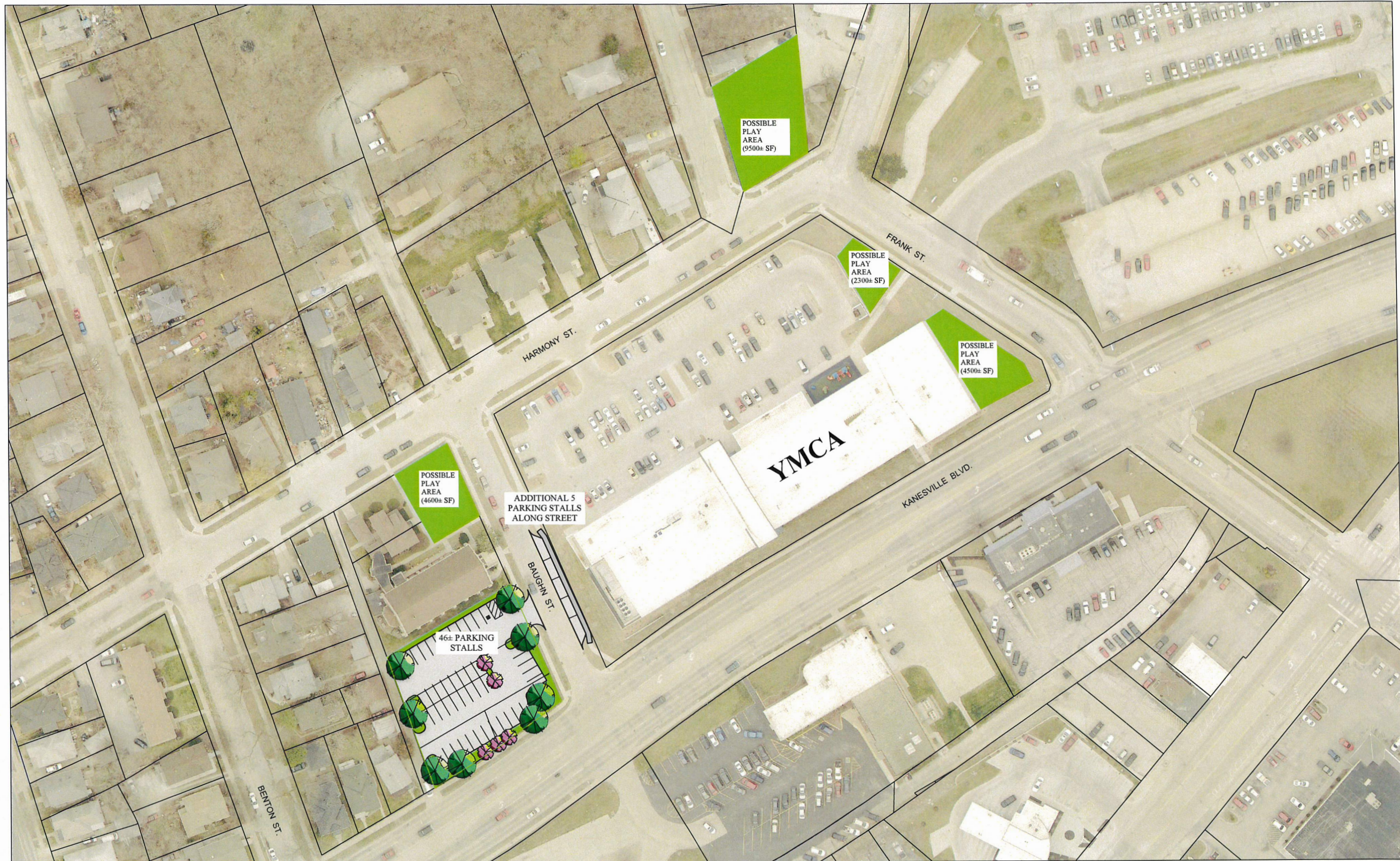
Homeless shelter

Museum

Concert venue

Montessori Preschool

1,700 engaged supporting no tear down – less than 24 hrs



**OPTION 1**  
**PROPOSED PARKING**  
712 INITIATIVE  
YMCA AREA  
COUNCIL BLUFFS, IOWA



02-13-19  
103119



**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 YMCA of Greater Omaha to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kaneshville Boulevard, City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that the 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 14<sup>th</sup> day of December, 2020 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.

---

Jodi Quakenbush, City Clerk

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

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**RESOLUTION NO. 20-277**

**A RESOLUTION OF INTENT TO VACATE AND DISPOSE OF BAUGHN STREET RIGHT-OF-WAY LYING BETWEEN HARMONY STREET AND EAST KANESVILLE BOULEVARD, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** YMCA of Greater Omaha requests the vacation of Baughn Street right-of-way lying between Harmony Street and East Kaneshville Boulevard, City of Council Bluffs, Pottawattamie County; 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 Baughn Street right-of-way lying between Harmony Street and East Kaneshville Boulevard, City of Council Bluffs, Pottawattamie County; and

**BE IT FURTHER RESOLVED**

That a public hearing on the City's intent to dispose of this property is hereby set for December 14, 2020.

ADOPTED  
AND  
APPROVED: November 23, 2020.

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

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

**Council Communication**

Department: Public Works Admin  
Case/Project No.: PW 21-20  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 20-278  
ITEM 3.G.

Council Action: 11/23/2020

**Description**  
Resolution setting a public hearing for 7:00 p.m. on December 14, 2020 for the West Broadway Reconstruction, Segment 5. Project # PW21-20

**Background/Discussion**  
West Broadway is a major arterial street and critical to the City’s roadway network. It serves as a significant commercial corridor and commuter route and its reconstruction is an essential part of the economic redevelopment plan for the west end of Council Bluffs. There is also a strong community desire to enhance the aesthetics of the corridor and to create a connection between the River’s Edge development and downtown Council Bluffs.  
Segment 1 from 36th Street to 33rd Street, Segment 2 from 33rd Street to 28th Street, and Segment 3 from 28th Street to just west of 24th Street are complete. Segment 4 from west of 24th Street to west of 19th Street is substantially complete. Each of these previous phases included the replacement of pavement, traffic signals, street lights, sidewalks, storm sewers and streetscape amenities.  
The Segment 5 project will completely rebuild West Broadway from just west of 19th Street to 15th Street. Reconstruction will include the replacement of pavement, traffic signals, street lights, sidewalks, and storm sewers with drainage improvements as a major objective. The project also includes streetscape amenities such as decorative pedestrian lights, brick paver bands behind the curbs and at intersections, ornamental fencing, ornamental arms for street lights, concrete pavers in crosswalks, decorative paving in the center turn lane and at key intersections, raised planted median east of 16th Street, neighborhood masonry columns, and trees.  
As a condition of the Transfer of Jurisdiction, Iowa DOT has provided \$20 million in funding for assuming ownership of the roadway previously identified as US-6. This project is included in the FY21 CIP with a budget of \$2,800,000 from GO Bonds, and the balance in Sales Tax Funds. The Iowa West Foundation has agreed to provide funding for the streetscape amenities which are estimated to be approximately \$1,440,000. The estimated construction cost for all project improvements is \$9,728,650.  
The project schedule is as follows:

Set Public Hearing	November 23, 2020
Hold Public Hearing	December 14, 2020
Letting	January 21, 2021
Award	February 8, 2021
Construction Start	March 2021 (weather dependent)

**Recommendation**  
Approval of this resolution. This project will complete the multi-year program to reconstruct West Broadway and the improvements align with the goals and objectives identified in the West Broadway Corridor Master Plan.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Notice of Public Hearing</a>	Other	11/12/2020
<a href="#">Resolution 20-278</a>	Resolution	11/18/2020

Notice of Public Hearing  
on the  
Plans, Specifications, Form of Contract and Cost Estimate  
for the  
West Broadway Reconstruction, Segment 5  
Project # PW21-20

A public hearing will be held on December 14, 2020, at 7:00 p.m. in the council chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, form of contract and cost estimate for the West Broadway Reconstruction, Segment 5 project. Segment 5 of the reconstruction project will completely rebuild West Broadway from just west of 19<sup>th</sup> Street to 15<sup>th</sup> Street including the replacement of pavement, traffic signals, street lights, sidewalks, and storm sewers with drainage improvements as a major objective. The project also includes streetscape amenities such as decorative pedestrian lights, brick paver bands behind the curbs and at intersections, ornamental fencing, ornamental arms for street lights, concrete pavers in crosswalks, decorative paving in the center turn lane and at key intersections, neighborhood masonry columns, and trees. At said hearing, any interested person may appear and file objections to such plans and specifications.

By Order of the City Council  
of the  
City of Council Bluffs, Iowa  
Jodi Quakenbush, City Clerk

**RESOLUTION**  
**NO 20-278**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE  
AND SETTING A PUBLIC HEARING ON THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
WEST BROADWAY RECONSTRUCTION, SEGMENT 5  
PROJECT #PW21-20**

WHEREAS, the City wishes to make improvements known as the West Broadway Reconstruction, Segment 5 project within the City, as therein described; and

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the city clerk.

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

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of contract and cost estimate for the West Broadway Reconstruction, Segment 5 setting December 14, 2020, at 7:00 p.m. as the date and time of said hearing.

AND BE IT FURTHER RESOLVED

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

ADOPTED  
AND  
APPROVED

November 23, 2020

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

ATTEST:

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

**Council Communication**

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

September 2020 Financial Reports  
ITEM 3.H.

Council Action: 11/23/2020

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">September Revenues and Expenditures by Fund</a>	Other	11/13/2020
<a href="#">September List of Bills Vendor Sort</a>	Other	11/13/2020
<a href="#">September List of Bills Amount Sort</a>	Other	11/13/2020

**City of Council Bluffs**

**Receipts by Fund  
For the Month of September FY21**

General Fund	3,494,815.53
Special Revenue	2,279,733.08
Debt Service	311,480.54
Capital Project	883,521.47
Enterprise	993,604.19
<b>Total Receipts</b>	<b><u>7,963,154.81</u></b>

**Expenditures by Fund  
For the Month of September FY21**

General Fund	5,678,514.14
Special Revenue	1,119,049.13
Debt Service	0.00
Capital Project	2,552,319.61
Enterprise	826,569.10
<b>Total Expenditures</b>	<b><u>10,176,451.98</u></b>

**Transfer from City Operating Accounts**

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

**CITY OF COUNCIL BLUFFS  
EXPENDITURES  
SEPTEMBER FY21  
(\$'S)**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
A & D TECHNICAL SUPPLY COMPANY	\$91.84	SUPPLIES
A + UNITED RADIATOR REPAIR INC.	\$625.00	REPAIRS & MAINTENANCE
ACCO UNLIMITED CORP	\$241.40	SUPPLIES
ACUSHNET COMPANY	\$3,641.28	DODGE OPERATING EXPENSE
ADAM SANJUAN SALVADOR	\$133.34	DODGE OPERATING EXPENSE
ADASHI SYSTEMS LLC	\$11,419.00	HARDWARE/SOFTWARE
ADIDAS AMERICA INC	\$2,550.63	DODGE OPERATING EXPENSE
ADVANCED DATA PROCESSING, INC	\$18,818.91	AMBULANCE BILLING FEE
ADVANTAGE ARCHIVES LLC	\$278.60	SUBSCRIPTION
AGRILAND F S INC	\$50,822.50	SUPPLIES
AGRIVISION EQUIPMENT GROUP	\$975.74	EQUIPMENT/PARTS
AHLERS & COONEY P.C	\$917.00	LEGAL SERVICES
ALEGENT CREIGHTON HEALTH	\$100.00	PROFESSIONAL SVCS
ALLEY POYNER MACCHIETTO ARCHITECTURE INC	\$4,856.90	REPAIRS & MAINTENANCE
ALLIED ELECTRONICS INCORPORATED	\$956.55	SUPPLIES
ALVARADO UPHOLSTERING	\$180.00	REPAIRS & MAINTENANCE
AMERICAN MESSAGING SERVICES LLC	\$14.26	TELEPHONE
AMERICAN NATIONAL BANK	\$46.25	BANK SERVICES
AMERITAS LIFE INS CORP	\$32.35	DODGE OPERATING EXPENSE
ANB SERVICE CHARGE	\$95.25	RE PARKING GARAGE EXPENSE
AQUA-CHEM INCORPORATED	\$272.00	SUPPLIES
ARNOLD MOTOR SUPPLY, LLP	\$2,023.89	EQUIPMENT/PARTS
ARROW TOWING	\$13,055.00	TOWING/STORAGE/AUCTION
ASI SYSTEMS INC	\$80.25	RE PARKING GARAGE EXPENSE
ATHLETICO EXCEL NEBRASKA LLC	\$60.00	PROFESSIONAL SVCS
ATLAS BUILDERS LLC	\$3,900.00	REPAIRS & MAINTENANCE
BAKER & TAYLOR INC	\$6,999.56	BOOKS/PERIODICALS/SUB
BARCO MUNICIPAL PRODUCTS INC	\$2,340.00	SUPPLIES
BARTON SOLVENTS INC	\$4,380.15	SUPPLIES
BGNE INC.	\$248.19	SUPPLIES
BLACK HILLS UTILITY HOLDINGS, INC.	\$3,868.02	NATURAL GAS
BLACKBURN MANUFACTURING COMPANY	\$547.51	SUPPLIES
BLUFFS ELECTRIC INC	\$22,751.80	ELECTRICAL REPAIR
BLUFFS PAVING & UTILITY INC	\$347,254.22	CONSTRUCTION
BLUFFS TAXI & COURIER	\$548.25	TRANSIT SERVICES
BOBCAT OF OMAHA	\$3,654.97	EQUIPMENT/PARTS
BOFA	\$1.46	MAC OPERATING EXPENSE
BOLTON & MENK	\$27,085.00	CONSULTANT
BOMGAARS SUPPLY INC	\$99.95	SUPPLIES
BOUND TO STAY BOUND BOOKS INC	\$991.49	BOOKS/PERIODICALS/SUB
BOUND TREE MEDICAL LLC	\$3,865.53	MEDICAL SUPPLIES
BRIAN KOONTZ	\$1,015.00	RENTAL EXPS
BRIGGS INC OF OMAHA	\$830.58	SUPPLIES
BROOMERS INC	\$450.00	RE PARKING GARAGE EXPENSE
BRUCE & THERESA SHERMAN	\$4,619.29	LEGAL CLAIM
BUCK'S INC.	\$347.20	VEHICLE WASH
C & J INDUSTRIAL SUPPLY	\$360.00	JANITORIAL SERVICE
CALLAWAY	\$1,685.29	DODGE OPERATING EXPENSE
CAMERON SCOTT LOGSDON	\$500.00	PROFESSIONAL SVCS
CANON SOLUTIONS AMERICA INC	\$821.62	COPY/PRINTER MAINTANCE
CARLEY CONSTRUCTION LLC	\$274,532.03	CONSTRUCTION

CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$157.75	EQUIPMENT/PARTS
CARTTRAC LLC	\$3,550.00	DODGE OPERATING EXPENSE
CENGAGE LEARNING INC	\$271.91	BOOKS/PERIODICALS/SUB
CENLAR FSB	\$1,763.46	LOAN PAYMENTS
CENTER POINT LARGE PRINT	\$226.50	BOOKS/PERIODICALS/SUB
CENTURYLINK	\$761.89	TELEPHONE
CFI TIRE SERVICE	\$2,232.00	TIRE REPLACEMENT/REPAIR
CHALLENGER CONSTRUCTION INC	\$12,096.00	CONTRACT AGREEMENT
CHAMPLIN TIRE RECYCLING INC	\$3,705.00	TIRE DISPOSAL
CHANCE PETRO	\$770.00	REFUND
CHEMSEARCH FE	\$528.39	SUPPLIES
CHILD SUPPORT SERVICES DIVISION	\$514.32	PAYROLL RELATED
CHRISTIAN A STRUTZ	\$345.00	PROFESSIONAL SVCS
CITY OF COUNCIL BLUFFS-DEPENDENT	\$5,047.94	PAYROLL RELATED
CITY OF COUNCIL BLUFFS-FLEX	\$8,309.28	PAYROLL RELATED
CITY TREASURER	\$5,868.87	DODGE OPERATING EXPENSE
CIVICPLUS	\$31.54	HARDWARE/SOFTWARE
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	\$10,650.72	SERVICE LABOR
CLEVELAND GOLF/SRIXON	\$1,138.08	DODGE OPERATING EXPENSE
COLLECTION SERVICES CENTER	\$7,975.10	PAYROLL RELATED
COMPASS UTILITY LLC	\$286,988.73	CONSTRUCTION
CONCRETE HOLDINGS OMAHA, INC	\$2,624.00	STREET MAINTENANCE SUPLS
CONSOLIDATED ELECTRICAL DISTR, INC	\$645.52	SUPPLIES
CONTINENTAL RESEARCH	\$577.74	SUPPLIES
CORNHUSKER INTERNATIONAL TRUCKS	\$3,854.44	EQUIPMENT/PARTS
COUNCIL BLUFFS AIRPORT AUTHORITY	\$26,817.01	AIRPORT AUTH TAX
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$53,049.68	GRANT REIMBURSEMENT
COUNCIL BLUFFS WATER WORKS	\$20,131.41	WATER
COUNCIL BLUFFS WINSUPPLY	\$10,390.35	SUPPLIES
COX BUSINESS	\$247.36	DODGE OPERATING EXPENSE
COX BUSINESS SERVICES	\$273.69	RE PARKING GARAGE EXPENSE
COX COMMUNICATION INC	\$20,922.34	PHONE/INTERNET SVC
COX CONTRACTING	\$10,000.00	CONSTRUCTION
CREDIT MANAGEMENT, LP	\$584.59	COLLECTION FEE
CREIGHTON UNIVERSITY	\$500.00	REFUND
CSI/SSP INC	\$856.21	PRINTING/BINDING
CUBIC CORPORATION AND SUBSIDIARIES	\$43,153.83	HARDWARE/SOFTWARE
CUMMINS SALES & SERVICE	\$3,600.00	EQUIPMENT/PARTS
D & K PRODUCTS	\$1,914.00	SUPPLIES
D&K PRODUCTS	\$10,032.79	DODGE OPERATING EXPENSE
DAILY NONPAREIL	\$1,988.87	ADVERTISEMENT
DALES TRASH SERVICE INC	\$4,275.00	RENTAL EXPS
DANTE POWELL	\$500.00	PROFESSIONAL SVCS
DATA POWER TECHNOLOGY LLC	\$3,815.25	REPAIRS & MAINTENANCE
DAVE OTTE	\$10.85	REFUND
DAVID C ANDERSEN	\$2,883.00	CONSTRUCTION
DAVID W WOODY	\$812.73	SUPPLIES
DAVIS EQUIPMENT CORPORATION	\$364.16	EQUIPMENT/PARTS
DELL MARKETING L P	\$25,535.92	HARDWARE/SOFTWARE
DEX MEDIA, INC.	\$1,279.50	ADVERTISEMENT
DIAMOND MARKETING SOLUTIONS GROUP, INC.	\$14,182.78	POSTAGE & PRINTING
DIAMOND MOWERS INC	\$302.47	REPAIRS & MAINTENANCE
DMG INC	\$8,550.00	ELECTRICAL REPAIR
DODGE BANK & CR CARD FEES	\$3,804.71	DODGE OPERATING EXPENSE
DODGE RIVERSIDE PAYROLL	\$50,844.12	DODGE OPERATING EXPENSE
DOFFIN TRUCKING LLC	\$1,700.00	CONTRACT AGREEMENT
DOLL DISTRIBUTING LLC	\$3,349.30	DODGE OPERATING EXPENSE
DONALD W MATHEWS	\$14,271.20	VEHICLE REPAIR
DOVER CONVEYOR INC	\$45,122.00	EQUIPMENT/PARTS

DRIVER PLUMBING LTD.	\$790.00	REPAIRS & MAINTENANCE
DRIVER SEWER & WATER INC	\$2,440.00	CONTRACT AGREEMENT
DUANE D FOSTER	\$9,083.00	BUSINESS ASSISTANCE PROGRAM
DULTMEIER SALES LLC	\$113.70	SUPPLIES
ECHO GROUP	\$2,972.21	SUPPLIES
ECOSOLUTIONS INC	\$3,737.87	SUPPLIES
EDWARDS CHEVROLET-CADILLAC INC	\$1,243.60	EQUIPMENT/PARTS
EFTPS	\$586,649.81	PAYROLL RELATED
ELAVON INC	\$14,078.83	FEES
ELBA E CERA	\$195.00	PROFESSIONAL SVCS
ELECTRIC PUMP	\$6,307.36	EQUIPMENT/PARTS
ELECTRONIC TECHNOLOGY INC	\$7,099.62	EQUIPMENT/PARTS
EM & LIVS HARD BEAN COFFEE LLC	\$10,000.00	BUSINESS ASSISTANCE PROGRAM
EMPLOYERS MUTUAL CASUALTY COMPANY	\$99,555.97	INSURANCE
EMSPACE INC	\$150.00	CONSULTANT
ENTERPRISE FM TRUST	\$1,273.77	RENTAL EXPS
ERRIN GUNDERSON	\$4,261.44	MOWING/GROUNDS MAINT
FACTORY MOTOR PARTS	\$1,408.46	EQUIPMENT/PARTS
FED EX	\$8.70	DODGE OPERATING EXPENSE
FELD FIRE	\$10,228.00	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$39,587.83	PROFESSIONAL SVCS
FIREGUARD, INC.	\$663.38	EQUIPMENT/PARTS
FIRESRING PRINT INC	\$277.35	PRINTING/BINDING
FIRST NATIONAL BANK PCARDS	\$2,884.97	DODGE OPERATING EXPENSE
FIRST RESPONDERS FOUNDATION	\$2,475.00	PROFESSIONAL SVCS
FREDA C VONESCHEN	\$100.00	REPAIRS & MAINTENANCE
GARAGE DOOR SERVICES	\$6,197.50	REPAIRS & MAINTENANCE
GEA MECHANICAL EQUIPMENT US INC	\$784.64	EQUIPMENT/PARTS
GENERAL TRAFFIC CONTROLS INC	\$921.92	CONTRACT AGREEMENT
GENIE PEST CONTROL	\$35.00	DODGE OPERATING EXPENSE
GENIE SERVICES LLC	\$265.00	PEST CONTROL
GERARDO SANJUAN SALVADOR	\$119.48	DODGE OPERATING EXPENSE
GFSI LLC	\$1,096.97	DODGE OPERATING EXPENSE
GOLF SCORECARDS INC	\$1,085.00	DODGE OPERATING EXPENSE
GOVDEALS INC	\$558.20	ONLINE PAYMENT FEES
GREAT AMERICA FINANCIAL SERVICE	\$140.23	DODGE OPERATING EXPENSE
GREAT OUTDOORS LAWN & LANDSCAPE	\$3,497.50	SERVICE LABOR
GREATAMERICA FINANCIAL SERVICES CORP	\$293.98	LEASE
GRP & ASSOCIATES	\$49.00	SUPPLIES
HABITAT FOR HUMANITY OF COUNCIL BLUFFS	\$22,000.00	PROPERTY ACQUISITION
HAWKINS CONSTRUCTION COMPANY	\$1,144,251.38	CONSTRUCTION
HDR ENGINEERING INC	\$43,225.52	PROFESSIONAL SVCS
HEARTLAND BUSINESS SYSTEMS LLC	\$244,942.05	HARDWARE/SOFTWARE
HEARTLAND CO-OP	\$190.00	FUEL
HEARTLAND DOCUMENT SERVICES INC.	\$1,204.00	JANITORIAL SERVICE
HEARTLAND TIRES & TREADS INC	\$2,249.68	TIRE REPLACEMENT/REPAIR
HEARTLAND TOXICOLOGY	\$95.00	PROFESSIONAL SVCS
HENDERSON PRODUCTS, INC	\$514.96	EQUIPMENT/PARTS
HENNINGSEN CONSTRUCTION INC	\$3,008.92	CONSTRUCTION
HGM ASSOCIATES INC	\$154,593.07	CONSULTANT
HOLT WOODWORKING INC	\$2,061.50	REPAIRS & MAINTENANCE
HORWATH LAUNDRY MACHINERY CO	\$310.94	EQUIPMENT/PARTS
HOTSY EQUIPMENT COMPANY	\$232.64	REPAIRS & MAINTENANCE
HOWARD BEBOUT	\$27,440.00	PROFESSIONAL SVCS
I-80 LIQUOR & TOBACCO	\$2,758.08	DODGE OPERATING EXPENSE
ICMA RETIREMENT TRUST - 457	\$22,736.48	PAYROLL RELATED
IMPACT7G INC	\$33,619.63	PROFESSIONAL SVCS
INDUSTRIAL SALES COMPANY INC	\$1,516.26	SUPPLIES
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP

IOWA DEPARTMENT OF HUMAN SERVICES	\$54,807.14	AMBULANCE BILLING FEE
IOWA DEPARTMENT OF NATURAL RESOURCE	\$7,675.00	FEEES
IOWA DEPARTMENT OF REVENUE	\$577.15	PAYROLL RELATED
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	\$117.00	CONTRACT AGREEMENT
IOWA DEPT OF REVENUE	\$132,176.00	PAYROLL RELATED
IOWA DEPT OF REVENUE	\$1,587.00	MAC OPERATING EXPENSE
IOWA LAW ENFORCEMENT ACADEMY	\$6,163.00	TRAINING
IOWA PRISON INDUSTRIES	\$5,529.20	SUPPLIES
IOWA SCHOOL FOR THE DEAF	\$45.00	BOOKS/PERIODICALS/SUB
IOWA WASTE SERVICES HOLDINGS INC	\$52,231.18	SOLID WASTE DISPOSAL
IOWA WEST FOUNDATION	\$14,303.87	DEVLPMNT CONTRACT
IP PATHWAYS LLC	\$29,934.17	HARDWARE/SOFTWARE
IPERS	\$206,125.23	PAYROLL RELATED
IPFS CORPORATION	\$453.68	DODGE OPERATING EXPENSE
J&M GOLF	\$237.44	DODGE OPERATING EXPENSE
JEFFS CAR WASH	\$10,000.00	BUSINESS ASSISTANCE PROGRAM
JENNIFER REIMNITZ	\$250.00	REFUND
JEO CONSULTING GROUP INC	\$17,583.75	CONSULTANT
JEREMY MONTANGE	\$400.00	DODGE OPERATING EXPENSE
JERRY HULIN	\$40.00	REFUND
JERRY KENNEDY	\$600.00	RENTAL EXPS
JONES AUTOMOTIVE	\$352.95	EQUIPMENT/PARTS
JONES BARRELL CO.	\$530.50	SUPPLIES
JOSH MICKOW	\$70.00	DODGE OPERATING EXPENSE
JULIA A LAWRENCE	\$8,000.00	BUSINESS ASSISTANCE PROGRAM
K9 BED BUG DETECTION OF NEBRASKA LLC	\$800.00	PROFESSIONAL SVCS
KEITH RICHARD RAVNES	\$2,312.56	PROFESSIONAL SVCS
KELLY SUPPLY COMPANY	\$3,304.50	EQUIPMENT/PARTS
KERRY NORTHWAY	\$45.00	EQUIPMENT/PARTS
KEYSTONE AUTOMOTIVE INDUSTRIES INC	\$300.00	EQUIPMENT/PARTS
KMC PROPERTIES	\$575.00	RENTAL EXPS
KONECRANES, INC.	\$525.00	PROFESSIONAL SVCS
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
KRIS ENGINEERING INC	\$9,560.00	SUPPLIES
KRONOS INCORPORATED	\$2,000.00	HARDWARE/SOFTWARE
LANDSCAPE FORMS INC	\$6,697.20	EQUIPMENT/PARTS
LANDSCAPES GOLF MANAGEMENT LLC	\$16,861.51	DODGE OPERATING EXPENSE
LANOHA NURSERIES INC	\$2,250.00	RE PARKING GARAGE EXPENSE
LAWSON PRODUCTS INC	\$1,085.03	SUPPLIES
LIFE ASSIST INC	\$263.40	MEDICAL SUPPLIES
LINCOLN NATIONAL LIFE INS	\$40.07	DODGE OPERATING EXPENSE
LOCKTON CO, LLC - KC SERIES	\$3,610.00	DODGE OPERATING EXPENSE
LOGAN CONTRACTORS SUPPLY INC	\$464.46	SUPPLIES
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,880.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,475.00	PAYROLL RELATED
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,250.00	PAYROLL RELATED
LYMAN RICHEY CORPORATION	\$37,141.50	STREET MAINTENANCE SUPLS
LYMAN-RICHEY SAND & GRAVEL CO	\$1,543.60	DODGE OPERATING EXPENSE
MACQUEEN EQUIPMENT, INC.	\$222,176.79	EQUIPMENT/PARTS
MARCO HOLDINGS, LLC	\$16,952.50	COPY/PRINTER MAINTANCE
MARK A WARNEKE	\$1,850.00	REPAIRS & MAINTENANCE
MARTIN RESOURCE MANAGEMENT	\$88.80	SUPPLIES
MATERIAL MATTERS INC	\$435.00	HARDWARE/SOFTWARE
MAX I WALKER UNIFORM & APPAREL	\$845.18	UNIFORMS
MCMULLEN FORD INC	\$492.86	EQUIPMENT/PARTS
MENARD INC.	\$1,800.17	SUPPLIES
METOLIUS LLC	\$670.00	DODGE OPERATING EXPENSE
MFPRSI	\$593,176.17	PAYROLL RELATED

MICHAEL O'BRADOVICH	\$2,400.00	PROFESSIONAL SVCS
MID AMERICAN SIGNAL INC	\$695.00	EQUIPMENT/PARTS
MID STATES BANK	\$87.16	MAC OPERATING EXPENSE
MID-AMERICA CLEANING SYSTEMS INC	\$100.00	EQUIPMENT/PARTS
MIDAMERICAN ENERGY CO	\$1,207.94	RE PARKING GARAGE EXPENSE
MIDAMERICAN ENERGY COMPANY	\$139,069.09	ELECTRICITY
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
MIDSTATES BANK, NA	\$212.73	BANK SERVICES
MIDWEST GLASS	\$5,325.00	REPAIRS & MAINTENANCE
MIDWEST MEDICAL & SAFETY INC	\$791.85	MEDICAL SUPPLIES
MIDWEST RADAR & EQUIPMENT	\$1,040.00	REPAIRS & MAINTENANCE
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$100.00	PROFESSIONAL SVCS
MIDWEST TAPE, LLC	\$5,186.05	DVD/AUDIO/CD
MIDWEST TITLE INC	\$117,738.25	PROPERTY ACQUISITION
MIDWEST TURF & IRRIGATION	\$2,334.25	EQUIPMENT/PARTS
MIDWEST TURF & IRRIGATION	\$797.78	DODGE OPERATING EXPENSE
MILLS COUNTY SHERIFF'S DEPARTMENT	\$2,655.08	GRANT REIMBURSEMENT
MITCHELL AND ASSOCIATES INC	\$2,400.00	CONSULTANT
MOBOTREX INC	\$3,486.11	STREET MAINTENANCE SUPLS
MONICA A DIXON	\$90.00	PROFESSIONAL SVCS
MONROE TRUCK EQUIPMENT, INC.	\$1,896.00	EQUIPMENT/PARTS
MOTION INDUSTRIES INCORPORATED	\$1,129.80	SUPPLIES
MOUNTAIN PLAINS LIBRARY ASSOCIATION	\$25.00	ADVERTISEMENT
MSA SAFETY INCORPORATED	\$417.26	EQUIPMENT/PARTS
MUTUAL OF OMAHA	\$32.95	DODGE OPERATING EXPENSE
NAPA AUTO PARTS	\$4,511.80	EQUIPMENT/PARTS
NATIONAL CONCRETE CUTTING INC	\$1,374.39	REPAIRS & MAINTENANCE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$69,517.22	PAYROLL RELATED
NEBRASKA AIR FILTER INC	\$2,213.76	SUPPLIES
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	PAYROLL RELATED
NEXT PHASE ENVIRONMENTAL	\$4,000.00	MOWING/GROUNDS MAINT
NMC INC.	\$1,024.50	EQUIPMENT/PARTS
NO TECH ENTERPRISE INC	\$675.00	RE PARKING GARAGE EXPENSE
NODDLE DEVELOPMENT CO	\$4,061.92	RE PARKING GARAGE EXPENSE
NODDLE SERVICES LLC	\$522.30	RE PARKING GARAGE EXPENSE
O KEEFE ELEVATOR CO INC	\$184.04	RE PARKING GARAGE EXPENSE
OCLC INC	\$1,255.86	SUBSCRIPTION
ODEYS INC	\$198.00	EQUIPMENT/PARTS
O'KEEFE ELEVATOR COMPANY INC	\$6,790.61	PROFESSIONAL SVCS
OMAHA TRUCK CENTER COMPANY INC.	\$8,116.95	EQUIPMENT/PARTS
OMAHA WORLD HERALD	\$903.59	ADVERTISEMENT
OMNI ENGINEERING	\$194,177.60	STREET MAINTENANCE SUPLS
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$583.35	CONSULTANT
ORACLE ART SUPPLY LLC	\$5,930.00	BUSINESS ASSISTANCE PROGRAM
O'REILLY AUTOMOTIVE INC	\$1,130.50	EQUIPMENT/PARTS
OSAGE INDUSTRIES INC	\$334.15	EQUIPMENT/PARTS
OVERDRIVE INC	\$74.98	BOOKS/PERIODICALS/SUB
PARAMOUNT GAS PRODUCTS LLC	\$472.34	SAFETY EQUIP & MAINTENANCE
PARAMOUNT LINEN & UNIFORMS	\$302.55	DODGE OPERATING EXPENSE
PAUL J CIRILLO	\$150.00	PROFESSIONAL SVCS
PAYROLL	\$2,050,480.71	CITY EMPLOYEE PAYROLL
PAYROLL	\$35,720.88	MAC OPERATING EXPENSE
PEERLESS WIPING CLOTH CO	\$134.00	SUPPLIES
PEPSI BEVERAGES CO	\$1,078.39	DODGE OPERATING EXPENSE
POTTAWATTAMIE COUNTY SHERIFF	\$10,540.00	INMATE COST
POTTAWATTAMIE COUNTY TREASURER	\$35,445.20	FEES
PREMIER GLAZER'S BEVS	\$2,373.50	DODGE OPERATING EXPENSE
PRIVATE NATIONAL MORTGAGE ACCEPTANCE CO LLC	\$5,000.00	LOAN PAYMENTS
PURITAN MANUFACTURING INCORPORATED	\$3,002.00	SUPPLIES

PVP INDUSTRIES INC	\$1,166.80	SUPPLIES
RACHEL GUERICKE	\$500.00	PROFESSIONAL SVCS
RACHELLE EDWARDS	\$250.00	REFUND
RAILROAD MANAGEMENT COMPANY III LLC	\$258.95	LEASE
RASMUSSEN MECHANICAL SERVICES INC	\$1,534.51	EQUIPMENT/PARTS
RECORDED BOOKS LLC	\$1,436.55	DVD/AUDIO/CD
RELIANCE STANDARD LIFE INSURANCE CO	\$20,770.14	PAYROLL RELATED
REVOLUTION WRAPS LLC	\$356.49	ADVERTISEMENT
RICHARD HARRISON	\$300.00	PROFESSIONAL SVCS
RICOH USA INC	\$38.48	LEASE
RLKM INC	\$838.95	REPAIRS & MAINTENANCE
ROSANNA M THURMAN	\$500.00	CONSULTANT
ROSE EQUIPMENT, LLC	\$105.02	EQUIPMENT/PARTS
RSM US LLP	\$10,500.00	AUDIT
RTG BUILDING SERVICES INC	\$16,535.33	JANITORIAL SERVICE
RUETER & ZENOR CO	\$134.49	EQUIPMENT/PARTS
SAFETY KLEEN SYSTEMS, INC	\$247.43	SERVICE LABOR
SALES TAX	\$13,083.00	DODGE OPERATING EXPENSE
SAPP BROTHERS INC	\$1,577.88	FUEL
SAVANNAH SULLIVAN	\$200.00	DODGE OPERATING EXPENSE
SECURITY EQUIPMENT INCORPORATED	\$5,211.50	ALARM SECURITY
SHERBONDY'S GARDEN CENTER	\$1,040.00	LANDSCAPING SUPPLIES
SNYDER & ASSOCIATES INC	\$45,538.58	CONSULTANT
SOIL DYNAMICS COMPOSTING FARM INC	\$540.50	PROFESSIONAL SVCS
SPRINT SOLUTIONS INC	\$59.10	CELL PHONE
ST JOSEPH CATHOLIC CEMETERY ASSOC	\$25.00	CONSULTANT
STATE LIBRARY OF IOWA	\$3,758.80	SUBSCRIPTION
STERN OIL CO INC	\$3,304.42	SUPPLIES
STEVEN MARKUSSEN	\$1,000.00	LOAN PAYMENTS
STUDIO 15 COMMERCIAL INTERIORS INC	\$86,070.86	PROFESSIONAL SVCS
SUPERIOR INDUSTRIAL EQUIPMENT, LLC	\$115.05	EQUIPMENT/PARTS
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS
SYSCO - LINCOLN	\$5,837.44	DODGE OPERATING EXPENSE
TAYLOR PLASTICS LLC	\$1,475.00	REPAIRS & MAINTENANCE
TECHMASTERS	\$573.34	DODGE OPERATING EXPENSE
TED'S MOWER SALES & SERVICE INC	\$158.97	EQUIPMENT/PARTS
THE CHARLES MACHINE WORKS INC	\$1,656.44	EQUIPMENT/PARTS
THE DAVEY TREE EXPERT COMPANY	\$19,350.00	TREE WORK
THE HUB FLY ZONE INC	\$10,000.00	BUSINESS ASSISTANCE PROGRAM
THE RETROFIT COMPANIES INC	\$2,377.25	SERVICE LABOR
THE SCHEMMER ASSOCIATES INC	\$135.00	CONSULTANT
THE SCOTTS MIRACLE-GRO COMPANY	\$3,616.81	SERVICE LABOR
THE WALMAN OPTICAL COMPANY	\$99.00	SAFETY EQUIP & MAINTENANCE
THERMAL SERVICES	\$551.00	REPAIRS & MAINTENANCE
THOMAS RYAN	\$5.75	REIMB EMPLOYEE EXPENSE
TOYNE INC	\$1,691.89	EQUIPMENT/PARTS
TRANE U.S. INC	\$3,491.42	REPAIRS & MAINTENANCE
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$103,603.00	BUS SERVICE
TREASURER STATE OF IOWA/SALES TAX	\$7,371.00	SALES TAX
TRITECH SOFTWARE SYSTEMS	\$682.50	HARDWARE/SOFTWARE
TRU PRO CONSTRUCTION INC	\$25,000.00	CONSTRUCTION
TRUCK EQUIPMENT INC	\$42,574.00	EQUIPMENT/PARTS
TSQUARED LLC	\$9,611.00	BUSINESS ASSISTANCE PROGRAM
TWO RIVERS INSURANCE COMPANY, INC.	\$898,436.34	EMPLOYEE INSURANCE
U.S. VENTURE, INC.	\$2,543.42	EQUIPMENT/PARTS
UMR	\$829.44	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$1,048.10	PROFESSIONAL SVCS
UNION BANK & TRUST/OMNIFY	\$3.50	DODGE OPERATING EXPENSE
UNION BANK & TRUST/OMNIFY	\$2.00	DODGE OPERATING EXPENSE

UNITED PARCEL SERVICE	\$95.29	FREIGHT/POSTAGE
UNITYPOINT CLINIC	\$643.00	CONSULTANT
UNIVERSITY OF WEST GEORGIA	\$50.00	BOOKS/PERIODICALS/SUB
UNIVERSITY OF IOWA	\$110.00	PROFESSIONAL SVCS
US BANK	\$91,792.10	CREDIT CARD PURCHASES
VARSITY BRANDS HOLDING CO INC	\$152.00	SUPPLIES
VEENSTRA & KIMM INC	\$872.00	PROFESSIONAL SVCS
VERIDIAN CREDIT UNION	\$790.41	PROPERTY ACQUISITION
VERIZON WIRELESS SERVICES LLC	\$7,411.19	CELL PHONE
VERMEER SALES & SERVICE INC	\$3,850.30	EQUIPMENT/PARTS
VERTIV CORPORATION	\$7,378.15	REPAIRS & MAINTENANCE
VOGEL TRAFFIC SERVICES INC	\$208.41	EQUIPMENT/PARTS
VOICE & DATA SYSTEMS INC	\$228.00	TELEPHONE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$7,940.00	PAYROLL RELATED
W.W. GRAINGER, INC.	\$564.74	EQUIPMENT/PARTS
WALDINGER CORPORATION	\$24,331.48	REPAIRS & MAINTENANCE
WANITA E PRINTY-ZIKA	\$180.00	CONSULTANT
WASTE CONNECTIONS OF IOWA	\$305,662.45	HOUSEHOLD TRASH
WASTE CONNECTIONS OF IOWA	\$222.50	DODGE OPERATING EXPENSE
WATER ENGINEERING INC	\$254.57	MOWING/GROUNDS MAINT
WEST CENTRAL ROOFING & SEAMLESS GUTTERING	\$530.00	REPAIRS & MAINTENANCE
WESTERN ENGINEERING COMPANY INC	\$624.50	CONSTRUCTION
WILLCO INC.	\$5,558.00	EQUIPMENT/PARTS
WILLIAM E CARPENTER JR	\$143.18	REIMB EMPLOYEE EXPENSE
WINDSTREAM CORPORATION	\$2,500.00	TELEPHONE
WINSTON COLLECTION LLC	\$1,998.08	DODGE OPERATING EXPENSE
WL CONSTRUCTION SUPPLY INC	\$420.00	EQUIPMENT/PARTS
WOODHOUSE FORD CHRYLSER INC	\$1,504.58	EQUIPMENT/PARTS
WYSS ASSOCIATES, INC	\$2,950.00	PROFESSIONAL SVCS
YAMAHA MOTOR FINANCE	\$652.24	DODGE OPERATING EXPENSE
YANT EQUIPMENT	\$1,033.88	REPAIRS & MAINTENANCE
YMCA OF GREATER OMAHA	\$540.00	DUES/MEMBERSHIP
	\$10,176,451.98	

**CITY OF COUNCIL BLUFFS  
EXPENDITURES  
SEPTEMBER FY21  
(\$'S)**

<b>VENDOR</b>	<b>AMOUNT</b>	<b>BUSINESS PURPOSE</b>
PAYROLL	\$2,050,480.71	CITY EMPLOYEE PAYROLL
HAWKINS CONSTRUCTION COMPANY	\$1,144,251.38	CONSTRUCTION
TWO RIVERS INSURANCE COMPANY, INC.	\$898,436.34	EMPLOYEE INSURANCE
MFPRSI	\$593,176.17	PAYROLL RELATED
EFTPS	\$586,649.81	PAYROLL RELATED
BLUFFS PAVING & UTILITY INC	\$347,254.22	CONSTRUCTION
WASTE CONNECTIONS OF IOWA	\$305,662.45	HOUSEHOLD TRASH
COMPASS UTILITY LLC	\$286,988.73	CONSTRUCTION
CARLEY CONSTRUCTION LLC	\$274,532.03	CONSTRUCTION
HEARTLAND BUSINESS SYSTEMS LLC	\$244,942.05	HARDWARE/SOFTWARE
MACQUEEN EQUIPMENT, INC.	\$222,176.79	EQUIPMENT/PARTS
IPERS	\$206,125.23	PAYROLL RELATED
OMNI ENGINEERING	\$194,177.60	STREET MAINTENANCE SUPLS
HGM ASSOCIATES INC	\$154,593.07	CONSULTANT
MIDAMERICAN ENERGY COMPANY	\$139,069.09	ELECTRICITY
IOWA DEPT OF REVENUE	\$132,176.00	PAYROLL RELATED
MIDWEST TITLE INC	\$117,738.25	PROPERTY ACQUISITION
TRANSIT AUTHORITY OF THE CITY OF OMAHA	\$103,603.00	BUS SERVICE
EMPLOYERS MUTUAL CASUALTY COMPANY	\$99,555.97	INSURANCE
US BANK	\$91,792.10	CREDIT CARD PURCHASES
STUDIO 15 COMMERCIAL INTERIORS INC	\$86,070.86	PROFESSIONAL SVCS
NATIONWIDE RETIREMENT SOLUTIONS INC	\$69,517.22	PAYROLL RELATED
IOWA DEPARTMENT OF HUMAN SERVICES	\$54,807.14	AMBULANCE BILLING FEE
COUNCIL BLUFFS AREA WIFI CONSORTIUM	\$53,049.68	GRANT REIMBURSEMENT
IOWA WASTE SERVICES HOLDINGS INC	\$52,231.18	SOLID WASTE DISPOSAL
DODGE RIVERSIDE PAYROLL	\$50,844.12	DODGE OPERATING EXPENSE
AGRILAND F S INC	\$50,822.50	SUPPLIES
SNYDER & ASSOCIATES INC	\$45,538.58	CONSULTANT
DOVER CONVEYOR INC	\$45,122.00	EQUIPMENT/PARTS
HDR ENGINEERING INC	\$43,225.52	PROFESSIONAL SVCS
CUBIC CORPORATION AND SUBSIDIARIES	\$43,153.83	HARDWARE/SOFTWARE
TRUCK EQUIPMENT INC	\$42,574.00	EQUIPMENT/PARTS
FELSBURG HOLT & ULLEVIG INC	\$39,587.83	PROFESSIONAL SVCS
LYMAN RICHEY CORPORATION	\$37,141.50	STREET MAINTENANCE SUPLS
PAYROLL	\$35,720.88	MAC OPERATING EXPENSE
POTTAWATTAMIE COUNTY TREASURER	\$35,445.20	FEES
IMPACT7G INC	\$33,619.63	PROFESSIONAL SVCS
IP PATHWAYS LLC	\$29,934.17	HARDWARE/SOFTWARE
HOWARD BEBOUT	\$27,440.00	PROFESSIONAL SVCS
BOLTON & MENK	\$27,085.00	CONSULTANT
COUNCIL BLUFFS AIRPORT AUTHORITY	\$26,817.01	AIRPORT AUTH TAX
DELL MARKETING L P	\$25,535.92	HARDWARE/SOFTWARE
TRU PRO CONSTRUCTION INC	\$25,000.00	CONSTRUCTION
WALDINGER CORPORATION	\$24,331.48	REPAIRS & MAINTENANCE
BLUFFS ELECTRIC INC	\$22,751.80	ELECTRICAL REPAIR
ICMA RETIREMENT TRUST - 457	\$22,736.48	PAYROLL RELATED
HABITAT FOR HUMANITY OF COUNCIL BLUFFS	\$22,000.00	PROPERTY ACQUISITION
COX COMMUNICATION INC	\$20,922.34	PHONE/INTERNET SVC
RELIANCE STANDARD LIFE INSURANCE CO	\$20,770.14	PAYROLL RELATED
COUNCIL BLUFFS WATER WORKS	\$20,131.41	WATER
THE DAVEY TREE EXPERT COMPANY	\$19,350.00	TREE WORK

ADVANCED DATA PROCESSING, INC	\$18,818.91	AMBULANCE BILLING FEE
JEO CONSULTING GROUP INC	\$17,583.75	CONSULTANT
MARCO HOLDINGS, LLC	\$16,952.50	COPY/PRINTER MAINTANCE
LANDSCAPES GOLF MANAGEMENT LLC	\$16,861.51	DODGE OPERATING EXPENSE
RTG BUILDING SERVICES INC	\$16,535.33	JANITORIAL SERVICE
IOWA WEST FOUNDATION	\$14,303.87	DEVLPMNT CONTRACT
DONALD W MATHEWS	\$14,271.20	VEHICLE REPAIR
DIAMOND MARKETING SOLUTIONS GROUP, INC.	\$14,182.78	POSTAGE & PRINTING
ELAVON INC	\$14,078.83	FEES
SALES TAX	\$13,083.00	DODGE OPERATING EXPENSE
ARROW TOWING	\$13,055.00	TOWING/STORAGE/AUCTION
CHALLENGER CONSTRUCTION INC	\$12,096.00	CONTRACT AGREEMENT
ADASHI SYSTEMS LLC	\$11,419.00	HARDWARE/SOFTWARE
CLEAN HARBORS ENVIRONMENTAL SERVICES INC	\$10,650.72	SERVICE LABOR
POTTAWATTAMIE COUNTY SHERIFF	\$10,540.00	INMATE COST
RSM US LLP	\$10,500.00	AUDIT
COUNCIL BLUFFS WINSUPPLY	\$10,390.35	SUPPLIES
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT
FELD FIRE	\$10,228.00	EQUIPMENT/PARTS
D&K PRODUCTS	\$10,032.79	DODGE OPERATING EXPENSE
COX CONTRACTING	\$10,000.00	CONSTRUCTION
EM & LIVS HARD BEAN COFFEE LLC	\$10,000.00	BUSINESS ASSISTANCE PROGRAM
JEFFS CAR WASH	\$10,000.00	BUSINESS ASSISTANCE PROGRAM
THE HUB FLY ZONE INC	\$10,000.00	BUSINESS ASSISTANCE PROGRAM
TSQUARED LLC	\$9,611.00	BUSINESS ASSISTANCE PROGRAM
KRIS ENGINEERING INC	\$9,560.00	SUPPLIES
DUANE D FOSTER	\$9,083.00	BUSINESS ASSISTANCE PROGRAM
DMG INC	\$8,550.00	ELECTRICAL REPAIR
CITY OF COUNCIL BLUFFS-FLEX	\$8,309.28	PAYROLL RELATED
OMAHA TRUCK CENTER COMPANY INC.	\$8,116.95	EQUIPMENT/PARTS
JULIA A LAWRENCE	\$8,000.00	BUSINESS ASSISTANCE PROGRAM
COLLECTION SERVICES CENTER	\$7,975.10	PAYROLL RELATED
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$7,940.00	PAYROLL RELATED
IOWA DEPARTMENT OF NATURAL RESOURCE	\$7,675.00	FEES
VERIZON WIRELESS SERVICES LLC	\$7,411.19	CELL PHONE
VERTIV CORPORATION	\$7,378.15	REPAIRS & MAINTENANCE
TREASURER STATE OF IOWA/SALES TAX	\$7,371.00	SALES TAX
ELECTRONIC TECHNOLOGY INC	\$7,099.62	EQUIPMENT/PARTS
BAKER & TAYLOR INC	\$6,999.56	BOOKS/PERIODICALS/SUB
O'KEEFE ELEVATOR COMPANY INC	\$6,790.61	PROFESSIONAL SVCS
LANDSCAPE FORMS INC	\$6,697.20	EQUIPMENT/PARTS
ELECTRIC PUMP	\$6,307.36	EQUIPMENT/PARTS
GARAGE DOOR SERVICES	\$6,197.50	REPAIRS & MAINTENANCE
IOWA LAW ENFORCEMENT ACADEMY	\$6,163.00	TRAINING
ORACLE ART SUPPLY LLC	\$5,930.00	BUSINESS ASSISTANCE PROGRAM
CITY TREASURER	\$5,868.87	DODGE OPERATING EXPENSE
SYSCO - LINCOLN	\$5,837.44	DODGE OPERATING EXPENSE
WILLCO INC.	\$5,558.00	EQUIPMENT/PARTS
IOWA PRISON INDUSTRIES	\$5,529.20	SUPPLIES
MIDWEST GLASS	\$5,325.00	REPAIRS & MAINTENANCE
SECURITY EQUIPMENT INCORPORATED	\$5,211.50	ALARM SECURITY
MIDWEST TAPE, LLC	\$5,186.05	DVD/AUDIO/CD
CITY OF COUNCIL BLUFFS-DEPENDENT	\$5,047.94	PAYROLL RELATED
PRIVATE NATIONAL MORTGAGE ACCEPTANCE CO LLC	\$5,000.00	LOAN PAYMENTS
ALLEY POYNER MACCHIETTO ARCHITECTURE INC	\$4,856.90	REPAIRS & MAINTENANCE
BRUCE & THERESA SHERMAN	\$4,619.29	LEGAL CLAIM
NAPA AUTO PARTS	\$4,511.80	EQUIPMENT/PARTS
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,475.00	PAYROLL RELATED
BARTON SOLVENTS INC	\$4,380.15	SUPPLIES

DALES TRASH SERVICE INC	\$4,275.00	RENTAL EXPS
ERRIN GUNDERSON	\$4,261.44	MOWING/GROUNDS MAINT
NODDLE DEVELOPMENT CO	\$4,061.92	RE PARKING GARAGE EXPENSE
NEXT PHASE ENVIRONMENTAL	\$4,000.00	MOWING/GROUNDS MAINT
ATLAS BUILDERS LLC	\$3,900.00	REPAIRS & MAINTENANCE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$3,880.00	PAYROLL RELATED
BLACK HILLS UTILITY HOLDINGS, INC.	\$3,868.02	NATURAL GAS
BOUND TREE MEDICAL LLC	\$3,865.53	MEDICAL SUPPLIES
CORNHUSKER INTERNATIONAL TRUCKS	\$3,854.44	EQUIPMENT/PARTS
VERMEER SALES & SERVICE INC	\$3,850.30	EQUIPMENT/PARTS
DATA POWER TECHNOLOGY LLC	\$3,815.25	REPAIRS & MAINTENANCE
DODGE BANK & CR CARD FEES	\$3,804.71	DODGE OPERATING EXPENSE
STATE LIBRARY OF IOWA	\$3,758.80	SUBSCRIPTION
ECOSOLUTIONS INC	\$3,737.87	SUPPLIES
CHAMPLIN TIRE RECYCLING INC	\$3,705.00	TIRE DISPOSAL
BOBCAT OF OMAHA	\$3,654.97	EQUIPMENT/PARTS
ACUSHNET COMPANY	\$3,641.28	DODGE OPERATING EXPENSE
THE SCOTTS MIRACLE-GRO COMPANY	\$3,616.81	SERVICE LABOR
LOCKTON CO, LLC - KC SERIES	\$3,610.00	DODGE OPERATING EXPENSE
CUMMINS SALES & SERVICE	\$3,600.00	EQUIPMENT/PARTS
CARTTRAC LLC	\$3,550.00	DODGE OPERATING EXPENSE
GREAT OUTDOORS LAWN & LANDSCAPE	\$3,497.50	SERVICE LABOR
TRANE U.S. INC	\$3,491.42	REPAIRS & MAINTENANCE
MOBOTREX INC	\$3,486.11	STREET MAINTENANCE SUPLS
DOLL DISTRIBUTING LLC	\$3,349.30	DODGE OPERATING EXPENSE
KELLY SUPPLY COMPANY	\$3,304.50	EQUIPMENT/PARTS
STERN OIL CO INC	\$3,304.42	SUPPLIES
HENNINGSEN CONSTRUCTION INC	\$3,008.92	CONSTRUCTION
PURITAN MANUFACTURING INCORPORATED	\$3,002.00	SUPPLIES
ECHO GROUP	\$2,972.21	SUPPLIES
WYSS ASSOCIATES, INC	\$2,950.00	PROFESSIONAL SVCS
FIRST NATIONAL BANK PCARDS	\$2,884.97	DODGE OPERATING EXPENSE
DAVID C ANDERSEN	\$2,883.00	CONSTRUCTION
I-80 LIQUOR & TOBACCO	\$2,758.08	DODGE OPERATING EXPENSE
MILLS COUNTY SHERIFF'S DEPARTMENT	\$2,655.08	GRANT REIMBURSEMENT
CONCRETE HOLDINGS OMAHA, INC	\$2,624.00	STREET MAINTENANCE SUPLS
ADIDAS AMERICA INC	\$2,550.63	DODGE OPERATING EXPENSE
U.S. VENTURE, INC.	\$2,543.42	EQUIPMENT/PARTS
WINDSTREAM CORPORATION	\$2,500.00	TELEPHONE
FIRST RESPONDERS FOUNDATION	\$2,475.00	PROFESSIONAL SVCS
DRIVER SEWER & WATER INC	\$2,440.00	CONTRACT AGREEMENT
MICHAEL O'BRADOVICH	\$2,400.00	PROFESSIONAL SVCS
MITCHELL AND ASSOCIATES INC	\$2,400.00	CONSULTANT
THE RETROFIT COMPANIES INC	\$2,377.25	SERVICE LABOR
PREMIER GLAZER'S BEVS	\$2,373.50	DODGE OPERATING EXPENSE
BARCO MUNICIPAL PRODUCTS INC	\$2,340.00	SUPPLIES
MIDWEST TURF & IRRIGATION	\$2,334.25	EQUIPMENT/PARTS
KEITH RICHARD RAVNES	\$2,312.56	PROFESSIONAL SVCS
LANOHA NURSERIES INC	\$2,250.00	RE PARKING GARAGE EXPENSE
HEARTLAND TIRES & TREADS INC	\$2,249.68	TIRE REPLACEMENT/REPAIR
CFI TIRE SERVICE	\$2,232.00	TIRE REPLACEMENT/REPAIR
NEBRASKA AIR FILTER INC	\$2,213.76	SUPPLIES
HOLT WOODWORKING INC	\$2,061.50	REPAIRS & MAINTENANCE
ARNOLD MOTOR SUPPLY, LLP	\$2,023.89	EQUIPMENT/PARTS
KRONOS INCORPORATED	\$2,000.00	HARDWARE/SOFTWARE
WINSTON COLLECTION LLC	\$1,998.08	DODGE OPERATING EXPENSE
DAILY NONPAREIL	\$1,988.87	ADVERTISEMENT
D & K PRODUCTS	\$1,914.00	SUPPLIES
MONROE TRUCK EQUIPMENT, INC.	\$1,896.00	EQUIPMENT/PARTS

MARK A WARNEKE	\$1,850.00	REPAIRS & MAINTENANCE
MENARD INC.	\$1,800.17	SUPPLIES
CENLAR FSB	\$1,763.46	LOAN PAYMENTS
DOFFIN TRUCKING LLC	\$1,700.00	CONTRACT AGREEMENT
TOYNE INC	\$1,691.89	EQUIPMENT/PARTS
CALLAWAY	\$1,685.29	DODGE OPERATING EXPENSE
THE CHARLES MACHINE WORKS INC	\$1,656.44	EQUIPMENT/PARTS
IOWA DEPT OF REVENUE	\$1,587.00	MAC OPERATING EXPENSE
SAPP BROTHERS INC	\$1,577.88	FUEL
LYMAN-RICHEY SAND & GRAVEL CO	\$1,543.60	DODGE OPERATING EXPENSE
RASMUSSEN MECHANICAL SERVICES INC	\$1,534.51	EQUIPMENT/PARTS
INDUSTRIAL SALES COMPANY INC	\$1,516.26	SUPPLIES
WOODHOUSE FORD CHRYLSEY INC	\$1,504.58	EQUIPMENT/PARTS
TAYLOR PLASTICS LLC	\$1,475.00	REPAIRS & MAINTENANCE
RECORDED BOOKS LLC	\$1,436.55	DVD/AUDIO/CD
FACTORY MOTOR PARTS	\$1,408.46	EQUIPMENT/PARTS
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS
NATIONAL CONCRETE CUTTING INC	\$1,374.39	REPAIRS & MAINTENANCE
DEX MEDIA, INC.	\$1,279.50	ADVERTISEMENT
ENTERPRISE FM TRUST	\$1,273.77	RENTAL EXPS
OCLC INC	\$1,255.86	SUBSCRIPTION
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,250.00	PAYROLL RELATED
EDWARDS CHEVROLET-CADILLAC INC	\$1,243.60	EQUIPMENT/PARTS
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP
MIDAMERICAN ENERGY CO	\$1,207.94	RE PARKING GARAGE EXPENSE
HEARTLAND DOCUMENT SERVICES INC.	\$1,204.00	JANITORIAL SERVICE
PVP INDUSTRIES INC	\$1,166.80	SUPPLIES
CLEVELAND GOLF/SRIXON	\$1,138.08	DODGE OPERATING EXPENSE
O'REILLY AUTOMOTIVE INC	\$1,130.50	EQUIPMENT/PARTS
MOTION INDUSTRIES INCORPORATED	\$1,129.80	SUPPLIES
GFSI LLC	\$1,096.97	DODGE OPERATING EXPENSE
LAWSON PRODUCTS INC	\$1,085.03	SUPPLIES
GOLF SCORECARDS INC	\$1,085.00	DODGE OPERATING EXPENSE
PEPSI BEVERAGES CO	\$1,078.39	DODGE OPERATING EXPENSE
UNDERGROUND LOCATION COMPANY	\$1,048.10	PROFESSIONAL SVCS
MIDWEST RADAR & EQUIPMENT	\$1,040.00	REPAIRS & MAINTENANCE
SHERBONDY'S GARDEN CENTER	\$1,040.00	LANDSCAPING SUPPLIES
YANT EQUIPMENT	\$1,033.88	REPAIRS & MAINTENANCE
NMC INC.	\$1,024.50	EQUIPMENT/PARTS
BRIAN KOONTZ	\$1,015.00	RENTAL EXPS
STEVEN MARKUSSEN	\$1,000.00	LOAN PAYMENTS
BOUND TO STAY BOUND BOOKS INC	\$991.49	BOOKS/PERIODICALS/SUB
AGRIVISION EQUIPMENT GROUP	\$975.74	EQUIPMENT/PARTS
ALLIED ELECTRONICS INCORPORATED	\$956.55	SUPPLIES
GENERAL TRAFFIC CONTROLS INC	\$921.92	CONTRACT AGREEMENT
AHLERS & COONEY P.C	\$917.00	LEGAL SERVICES
OMAHA WORLD HERALD	\$903.59	ADVERTISEMENT
VEENSTRA & KIMM INC	\$872.00	PROFESSIONAL SVCS
CSI/SSP INC	\$856.21	PRINTING/BINDING
MAX I WALKER UNIFORM & APPAREL	\$845.18	UNIFORMS
RLKM INC	\$838.95	REPAIRS & MAINTENANCE
BRIGGS INC OF OMAHA	\$830.58	SUPPLIES
UMR	\$829.44	DODGE OPERATING EXPENSE
CANON SOLUTIONS AMERICA INC	\$821.62	COPY/PRINTER MAINTANCE
DAVID W WOODY	\$812.73	SUPPLIES
KONICA MINOLTA BUSINESS SOLUTIONS USA	\$812.00	LEASE
K9 BED BUG DETECTION OF NEBRASKA LLC	\$800.00	PROFESSIONAL SVCS
MIDWEST TURF & IRRIGATION	\$797.78	DODGE OPERATING EXPENSE
MIDWEST MEDICAL & SAFETY INC	\$791.85	MEDICAL SUPPLIES

VERIDIAN CREDIT UNION	\$790.41	PROPERTY ACQUISITION
DRIVER PLUMBING LTD.	\$790.00	REPAIRS & MAINTENANCE
GEA MECHANICAL EQUIPMENT US INC	\$784.64	EQUIPMENT/PARTS
CHANCE PETRO	\$770.00	REFUND
CENTURYLINK	\$761.89	TELEPHONE
MID AMERICAN SIGNAL INC	\$695.00	EQUIPMENT/PARTS
TRITECH SOFTWARE SYSTEMS	\$682.50	HARDWARE/SOFTWARE
NO TECH ENTERPRISE INC	\$675.00	RE PARKING GARAGE EXPENSE
METOLIUS LLC	\$670.00	DODGE OPERATING EXPENSE
FIREGUARD, INC.	\$663.38	EQUIPMENT/PARTS
YAMAHA MOTOR FINANCE	\$652.24	DODGE OPERATING EXPENSE
CONSOLIDATED ELECTRICAL DISTR, INC	\$645.52	SUPPLIES
UNITYPOINT CLINIC	\$643.00	CONSULTANT
A + UNITED RADIATOR REPAIR INC.	\$625.00	REPAIRS & MAINTENANCE
WESTERN ENGINEERING COMPANY INC	\$624.50	CONSTRUCTION
JERRY KENNEDY	\$600.00	RENTAL EXPS
CREDIT MANAGEMENT, LP	\$584.59	COLLECTION FEE
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$583.35	CONSULTANT
CONTINENTAL RESEARCH	\$577.74	SUPPLIES
IOWA DEPARTMENT OF REVENUE	\$577.15	PAYROLL RELATED
KMC PROPERTIES	\$575.00	RENTAL EXPS
TECHMASTERS	\$573.34	DODGE OPERATING EXPENSE
W.W. GRAINGER, INC.	\$564.74	EQUIPMENT/PARTS
GOVDEALS INC	\$558.20	ONLINE PAYMENT FEES
THERMAL SERVICES	\$551.00	REPAIRS & MAINTENANCE
BLUFFS TAXI & COURIER	\$548.25	TRANSIT SERVICES
BLACKBURN MANUFACTURING COMPANY	\$547.51	SUPPLIES
SOIL DYNAMICS COMPOSTING FARM INC	\$540.50	PROFESSIONAL SVCS
YMCA OF GREATER OMAHA	\$540.00	DUES/MEMBERSHIP
JONES BARRELL CO.	\$530.50	SUPPLIES
WEST CENTRAL ROOFING & SEAMLESS GUTTERING	\$530.00	REPAIRS & MAINTENANCE
CHEMSEARCH FE	\$528.39	SUPPLIES
KONECRANES, INC.	\$525.00	PROFESSIONAL SVCS
NODDLE SERVICES LLC	\$522.30	RE PARKING GARAGE EXPENSE
HENDERSON PRODUCTS, INC	\$514.96	EQUIPMENT/PARTS
CHILD SUPPORT SERVICES DIVISION	\$514.32	PAYROLL RELATED
CAMERON SCOTT LOGSDON	\$500.00	PROFESSIONAL SVCS
CREIGHTON UNIVERSITY	\$500.00	REFUND
DANTE POWELL	\$500.00	PROFESSIONAL SVCS
RACHEL GUERICKE	\$500.00	PROFESSIONAL SVCS
ROSANNA M THURMAN	\$500.00	CONSULTANT
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$496.62	PAYROLL RELATED
MCMULLEN FORD INC	\$492.86	EQUIPMENT/PARTS
PARAMOUNT GAS PRODUCTS LLC	\$472.34	SAFETY EQUIP & MAINTENANCE
LOGAN CONTRACTORS SUPPLY INC	\$464.46	SUPPLIES
IPFS CORPORATION	\$453.68	DODGE OPERATING EXPENSE
BROOMERS INC	\$450.00	RE PARKING GARAGE EXPENSE
MATERIAL MATTERS INC	\$435.00	HARDWARE/SOFTWARE
WL CONSTRUCTION SUPPLY INC	\$420.00	EQUIPMENT/PARTS
MSA SAFETY INCORPORATED	\$417.26	EQUIPMENT/PARTS
JEREMY MONTANGE	\$400.00	DODGE OPERATING EXPENSE
DAVIS EQUIPMENT CORPORATION	\$364.16	EQUIPMENT/PARTS
C & J INDUSTRIAL SUPPLY	\$360.00	JANITORIAL SERVICE
REVOLUTION WRAPS LLC	\$356.49	ADVERTISEMENT
JONES AUTOMOTIVE	\$352.95	EQUIPMENT/PARTS
BUCK'S INC.	\$347.20	VEHICLE WASH
CHRISTIAN A STRUTZ	\$345.00	PROFESSIONAL SVCS
OSAGE INDUSTRIES INC	\$334.15	EQUIPMENT/PARTS
HORWATH LAUNDRY MACHINERY CO	\$310.94	EQUIPMENT/PARTS

PARAMOUNT LINEN & UNIFORMS	\$302.55	DODGE OPERATING EXPENSE
DIAMOND MOWERS INC	\$302.47	REPAIRS & MAINTENANCE
KEYSTONE AUTOMOTIVE INDUSTRIES INC	\$300.00	EQUIPMENT/PARTS
RICHARD HARRISON	\$300.00	PROFESSIONAL SVCS
GREATAMERICA FINANCIAL SERVICES CORP	\$293.98	LEASE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	PAYROLL RELATED
ADVANTAGE ARCHIVES LLC	\$278.60	SUBSCRIPTION
FIRESPRING PRINT INC	\$277.35	PRINTING/BINDING
COX BUSINESS SERVICES	\$273.69	RE PARKING GARAGE EXPENSE
AQUA-CHEM INCORPORATED	\$272.00	SUPPLIES
CENGAGE LEARNING INC	\$271.91	BOOKS/PERIODICALS/SUB
GENIE SERVICES LLC	\$265.00	PEST CONTROL
LIFE ASSIST INC	\$263.40	MEDICAL SUPPLIES
RAILROAD MANAGEMENT COMPANY III LLC	\$258.95	LEASE
WATER ENGINEERING INC	\$254.57	MOWING/GROUNDS MAINT
JENNIFER REIMNITZ	\$250.00	REFUND
RACHELLE EDWARDS	\$250.00	REFUND
BGNE INC.	\$248.19	SUPPLIES
SAFETY KLEEN SYSTEMS, INC	\$247.43	SERVICE LABOR
COX BUSINESS	\$247.36	DODGE OPERATING EXPENSE
ACCO UNLIMITED CORP	\$241.40	SUPPLIES
J&M GOLF	\$237.44	DODGE OPERATING EXPENSE
HOTSY EQUIPMENT COMPANY	\$232.64	REPAIRS & MAINTENANCE
VOICE & DATA SYSTEMS INC	\$228.00	TELEPHONE
CENTER POINT LARGE PRINT	\$226.50	BOOKS/PERIODICALS/SUB
WASTE CONNECTIONS OF IOWA	\$222.50	DODGE OPERATING EXPENSE
MIDSTATES BANK, NA	\$212.73	BANK SERVICES
VOGEL TRAFFIC SERVICES INC	\$208.41	EQUIPMENT/PARTS
SAVANNAH SULLIVAN	\$200.00	DODGE OPERATING EXPENSE
ODEYS INC	\$198.00	EQUIPMENT/PARTS
ELBA E CERA	\$195.00	PROFESSIONAL SVCS
HEARTLAND CO-OP	\$190.00	FUEL
O KEEFE ELEVATOR CO INC	\$184.04	RE PARKING GARAGE EXPENSE
ALVARADO UPHOLSTERING	\$180.00	REPAIRS & MAINTENANCE
WANITA E PRINTY-ZIKA	\$180.00	CONSULTANT
TED'S MOWER SALES & SERVICE INC	\$158.97	EQUIPMENT/PARTS
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$157.75	EQUIPMENT/PARTS
VARSITY BRANDS HOLDING CO INC	\$152.00	SUPPLIES
EMSPACE INC	\$150.00	CONSULTANT
PAUL J CIRILLO	\$150.00	PROFESSIONAL SVCS
WILLIAM E CARPENTER JR	\$143.18	REIMB EMPLOYEE EXPENSE
GREAT AMERICA FINANCIAL SERVICE	\$140.23	DODGE OPERATING EXPENSE
THE SCHEMMER ASSOCIATES INC	\$135.00	CONSULTANT
RUETER & ZENOR CO	\$134.49	EQUIPMENT/PARTS
PEERLESS WIPING CLOTH CO	\$134.00	SUPPLIES
ADAM SANJUAN SALVADOR	\$133.34	DODGE OPERATING EXPENSE
GERARDO SANJUAN SALVADOR	\$119.48	DODGE OPERATING EXPENSE
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	\$117.00	CONTRACT AGREEMENT
SUPERIOR INDUSTRIAL EQUIPMENT, LLC	\$115.05	EQUIPMENT/PARTS
DULTMEIER SALES LLC	\$113.70	SUPPLIES
UNIVERSITY OF IOWA	\$110.00	PROFESSIONAL SVCS
ROSE EQUIPMENT, LLC	\$105.02	EQUIPMENT/PARTS
ALEGENT CREIGHTON HEALTH	\$100.00	PROFESSIONAL SVCS
FREDA C VONESCHEN	\$100.00	REPAIRS & MAINTENANCE
MID-AMERICA CLEANING SYSTEMS INC	\$100.00	EQUIPMENT/PARTS
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$100.00	PROFESSIONAL SVCS
BOMGAARS SUPPLY INC	\$99.95	SUPPLIES
THE WALMAN OPTICAL COMPANY	\$99.00	SAFETY EQUIP & MAINTENANCE
UNITED PARCEL SERVICE	\$95.29	FREIGHT/POSTAGE

ANB SERVICE CHARGE	\$95.25	RE PARKING GARAGE EXPENSE
HEARTLAND TOXICOLOGY	\$95.00	PROFESSIONAL SVCS
A & D TECHNICAL SUPPLY COMPANY	\$91.84	SUPPLIES
MONICA A DIXON	\$90.00	PROFESSIONAL SVCS
MARTIN RESOURCE MANAGEMENT	\$88.80	SUPPLIES
MID STATES BANK	\$87.16	MAC OPERATING EXPENSE
ASI SYSTEMS INC	\$80.25	RE PARKING GARAGE EXPENSE
OVERDRIVE INC	\$74.98	BOOKS/PERIODICALS/SUB
JOSH MICKOW	\$70.00	DODGE OPERATING EXPENSE
ATHLETICO EXCEL NEBRASKA LLC	\$60.00	PROFESSIONAL SVCS
SPRINT SOLUTIONS INC	\$59.10	CELL PHONE
UNIVERISTY OF WEST GEORGIA	\$50.00	BOOKS/PERIODICALS/SUB
GRP & ASSOCIATES	\$49.00	SUPPLIES
AMERICAN NATIONAL BANK	\$46.25	BANK SERVICES
IOWA SCHOOL FOR THE DEAF	\$45.00	BOOKS/PERIODICALS/SUB
KERRY NORTHWAY	\$45.00	EQUIPMENT/PARTS
LINCOLN NATIONAL LIFE INS	\$40.07	DODGE OPERATING EXPENSE
JERRY HULIN	\$40.00	REFUND
RICOH USA INC	\$38.48	LEASE
GENIE PEST CONTROL	\$35.00	DODGE OPERATING EXPENSE
MUTUAL OF OMAHA	\$32.95	DODGE OPERATING EXPENSE
AMERITAS LIFE INS CORP	\$32.35	DODGE OPERATING EXPENSE
CIVICPLUS	\$31.54	HARDWARE/SOFTWARE
MOUNTAIN PLAINS LIBRARY ASSOCIATION	\$25.00	ADVERTISEMENT
ST JOSEPH CATHOLIC CEMETERY ASSOC	\$25.00	CONSULTANT
AMERICAN MESSAGING SERVICES LLC	\$14.26	TELEPHONE
DAVE OTTE	\$10.85	REFUND
FED EX	\$8.70	DODGE OPERATING EXPENSE
THOMAS RYAN	\$5.75	REIMB EMPLOYEE EXPENSE
UNION BANK & TRUST/OMNIFY	\$3.50	DODGE OPERATING EXPENSE
UNION BANK & TRUST/OMNIFY	\$2.00	DODGE OPERATING EXPENSE
BOFA	\$1.46	MAC OPERATING EXPENSE
	\$10,176,451.98	

**Council Communication**

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

Right of Redemption  
ITEM 3.I.

Council Action: 11/23/2020

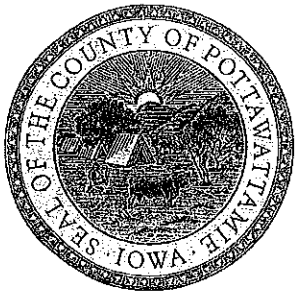
**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Right of Redemption, 11.23.20</a>	Other	11/17/2020



# POTTAWATTAMIE COUNTY ATTORNEY'S OFFICE

227 South 6<sup>th</sup> Street

5<sup>th</sup> Floor

Council Bluffs, Iowa 51501

Telephone 712/328-5649 Facsimile 712/328-5753

County Attorney  
Matthew D. Wilber

Chief Deputy  
Jon J. Jacobmeier

### Assistants

Brenton R. Ayotte  
James S. Burger  
Malina M. Dobson  
Patrick J. Eppler  
Paul J. Forney  
Leanne A. Gifford  
Emily A. Peklo  
Christine M. Shockey  
Kerrie L. Snyder  
Patrick A. Sondag  
Eric D. Strovers  
Lyndze D. Thompson  
Brett R. Wessels

November 10, 2020

David R. Lucas  
296 Benton Street  
Council Bluffs, IA 51503

City Clerk of the City of Council Bluffs  
209 Pearl Street  
Council Bluffs, Iowa 51501-4270

Re: Amended and Restated Notice of Redemption/ Tax Sale Certificate  
Via: Regular U. S. Postal Service and Certified Return Receipt Requested

To Whom it May Concern:

On June 16, 2014 Pottawattamie County purchased Tax Sale Certificate #14-0815 for Tax Parcel Number 7544 25 429 020. Said Tax Parcel is commonly known as 258 Benton Street, Council Bluffs, Iowa 51503; and is legally described as "All of the East Half of Lot 2 O.P. Lot 31, except a part more particularly described as follows: Commencing at the SE Corner of said Lot 2, O.P. Lot 31, running thence North 21° W, along the West line of Benton Street, 11.25 ft., thence 74° 88' West to the rear of the East ½ of Lot 2, O.P. Lot 31, thence Southerly 7.25ft. to the South line of Lot 2, O.P. Lot 31, which bears South 77.25° West to the rear of the East ½ of Lot 2, O.P. Lot 31, thence Southerly 7.25 ft. to the South line of Lot 2, O.P. Lot 31, which bears South 77.25° West, thence along said line Easterly to place of beginning; also a part of Lot 1, O.P. Lot 31, more particularly described as follows: Commencing at a point on the West line of Benton Street, 4 feet Northerly from the SE Corner of said lot, running thence Westerly on a line which bears North 81° East 94.6 ft., thence Easterly along the South side of said Lot 1 to place of beginning, City of Council Bluffs, Pottawattamie County, Iowa."

As of the date of this letter, you have ninety (90) days from December 15, 2020 to redeem the parcel or a Treasurer's Deed for the real property will be given to Pottawattamie County as the purchaser of the Tax Sale Certificate.

Sincerely Yours

MATTHEW D. WILBER  
Pottawattamie County Attorney

CLERK RGD  
17 NOV 20  
4:52Z

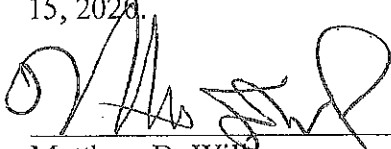
NOTICE TO REDEEM FROM TAX SALE #14-0815

TO ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION ON THE  
PARCEL HEREIN DESCRIBED:

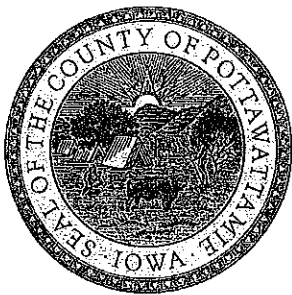
DAVID R. LUCAS  
CITY OF COUNCIL BLUFFS, IOWA  
UNKNOWN PARTIES OF INTEREST  
PARTIES IN POSSESSION

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest, both known and unknown, and all claimants claiming to have any recorded or unrecorded right, title or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 16, 2014 the following described property situated in Pottawattamie County, Iowa was sold at tax sale by the Treasurer of Pottawattamie County, Iowa for delinquent and unpaid taxes and/or special assessments against the property: Tax Parcel Number 7544 25 429 020; commonly known as 258 Benton Street, Council Bluffs, Iowa 51503; and legally described as "All of the East Half of Lot 2 O.P. Lot 31, except a part more particularly described; Commencing at the SE Corner of said Lot 2, O.P. Lot 31, running thence North 21° W, along the West line of Benton Street, 11.25 ft., thence 74° 88' West to the rear of the East ½ of Lot 2, O.P. Lot 31, thence Southerly 7.25 ft. to the South line of Lot 2, O.P. Lot 31, which bears South 77.25° West to the rear of the East ½ of Lot 2, O.P. Lot 31, thence Southerly 7.25 ft. to the South line of Lot 2, O.P. Lot 31, which bears South 77.25° West, thence along said line Easterly to place of beginning; also a part of Lot 1, O.P. Lot 31, more particularly described as follows: Commencing at a point on the West line of Benton Street, 4 feet Northerly from the SE Corner of said lot, running thence Westerly on a line which bears North 81° East 94.6 ft., thence Easterly along the South side of said Lot 1 to place of beginning, City of Council Bluffs, Pottawattamie County, Iowa." A Certificate of Purchase was duly issued to Pottawattamie County, Iowa by the Treasurer of Pottawattamie County pursuant to said tax sale. The right of redemption will expire and a deed for said property will be issued to Pottawattamie County unless redemption from said tax sale is made within ninety (90) days from the completed service date of December 15, 2020.



Matthew D. Wilber  
Pottawattamie County Attorney  
227 S 6<sup>th</sup> Street 5<sup>th</sup> Fl  
Council Bluffs, IA 51501



**POTTAWATTAMIE COUNTY  
ATTORNEY'S OFFICE**

South 6<sup>th</sup> Street

5<sup>th</sup> Floor

Council Bluffs, Iowa 51501

County Attorney  
Matthew D. Wilber

Telephone 712/328-5649 Facsimile 712/328-5753

Chief Deputy  
Jon J. Jacobmeier

**Assistants**

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Christine M. Shockey  
Kerrie L. Snyder  
Patrick A. Sondag  
Eric D. Strovers  
Lyndze D. Thompson  
Brett R. Wessels

November 10, 2020

Robert Raether  
2310 Sherwood Dr. Apt. 206  
Council Bluffs, IA 51503-1006

Accredited Collection Services  
c/o Michelle Kreklow  
Registered Agent  
714 Tara Plaza  
Papillion, NE 68046

Clerk of the City of Council Bluffs  
209 Pearl Street  
Council Bluffs, Iowa 51503-4270

Credit Management  
c/o C T Corporation  
Registered Agent  
400 E Court Avenue  
Des Moines, IA 50309

Re: Amended and Restated Notice of Redemption/ Tax Sale Certificate  
Via: Regular U. S. Postal Service and Certified Return Receipt Requested

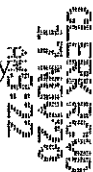
To Whom it May Concern:

On June 17, 2002 Pottawattamie County purchased Tax Sale Certificate #02-0418 for Tax Parcel 7544 36 262 004. Said Tax Parcel is commonly known as 706 S 3<sup>rd</sup> Street, Council Bluffs, Iowa 51501; and is legally described as "The South 2 feet of Lot 1 and all of Lot 2, Block 12, Jackson's Addition, Council Bluffs, Pottawattamie County, Iowa."

As of the date of this letter, you have 90 ninety days from December 15, 2020 to redeem the parcel or a Treasurer's Deed for the real property will be given to Pottawattamie County as the purchaser of the Tax Sale Certificate.

Sincerely Yours,

MATTHEW D. WILBER  
Pottawattamie County Attorney



NOTICE TO REDEEM FROM TAX SALE #02-0418

TO ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION ON THE PARCEL  
HEREIN DESCRIBED

ROBERT RAETHER  
JANE RAETHER (deceased)  
HEIRS AT LAW OF JANE RAETHER  
CACREDITED COLLECTION SERVICES  
CREDIT MANAGEMENT  
CITY OF COUNCIL BLUFFS, IOWA  
UNKNOWN PARTIES OF INTEREST

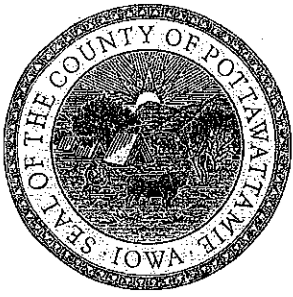
All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest, both known and unknown, and all claimants claiming to have any recorded or unrecorded right, title or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 17, 2002 the following described property situated in Pottawattamie County, Iowa was sold at tax sale by the Treasurer of Pottawattamie County, Iowa for delinquent and unpaid taxes and/or special assessments against the property: Tax Parcel Number 7544 36 262 004; commonly known as 706 S 3<sup>rd</sup> Street, Council Bluffs, Iowa 51501; and legally described as "The South 2 feet of Lot 1 and all of Lot 2, Block 12, Jackson's Addition, Council Bluffs, Pottawattamie County, Iowa." A Certificate of Purchase was duly issued to Pottawattamie County, Iowa by the Treasurer of Pottawattamie County pursuant to said tax sale. The right of redemption will expire and a deed for said property will be issued to Pottawattamie County unless redemption from said tax sale is made within ninety (90) days from the completed service date of December 15, 2020.



---

Matthew D. Wilber  
Pottawattamie County Attorney  
227 S 6<sup>th</sup> Street 5<sup>th</sup> Fl  
Council Bluffs, IA 51501



# POTTAWATTAMIE COUNTY ATTORNEY'S OFFICE

227 South 6<sup>th</sup> Street

5<sup>th</sup> Floor

Council Bluffs, Iowa 51501

Telephone 712/328-5649 Facsimile 712/328-5753

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Leanne A. Gifford  
Emily A. Peklo  
Christine M. Shockey  
Kerrie L. Snyder  
Patrick A. Sondag  
Eric D. Strovers

November 10, 2002

Kirk Wirth  
6713 Elm Hurst Dr.  
Papillion, NE 68133

Clerk of the City of Council Bluffs  
209 Pearl Street  
Council Bluffs, Iowa 51503-4270

Marsha Lindeman, deceased  
& her lawful heirs  
2117 5<sup>th</sup> Avenue  
Council Bluffs, IA 51501

Re: Amended and Restated Notice of Redemption/ Tax Sale Certificate  
Via: Regular U. S. Postal Service and Certified Return Receipt Requested

To Whom it May Concern:

On June 16, 2014 Pottawattamie County purchased Tax Sale Certificate #14-0818 for Tax Parcel Number 7544 35 156 014. Said Tax Parcel is commonly known as 2117 5<sup>th</sup> Avenue, Council Bluffs, Iowa 51501; and is legally described as "Lot 7 and the East 13 1/3 feet of Lot 8, Block 5, Squires Addition, Council Bluffs, Pottawattamie County, Iowa."

As of the date of this letter, you have ninety (90) days from December 15, 2020 to redeem the parcel or a Treasurer's Deed for the real property will be given to Pottawattamie County as the purchaser of the Tax Sale Certificate.

Sincerely Yours,

MATTHEW D. WILBER  
Pottawattamie County Attorney

RECEIVED  
COUNCIL BLUFFS  
IOWA  
NOV 15 2002

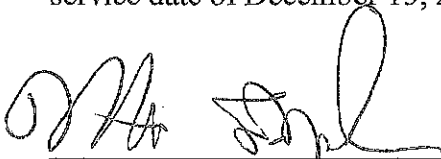
NOTICE TO REDEEM FROM TAX SALE #14-0818

TO ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION ON THE PARCEL  
HEREIN DESCRIBED:

MARSHA L. LINDEMAN (deceased)  
KIRK WIRTH  
HEIRS AT LAW OF MARSHA LINDEMAN  
CITY OF COUNCIL BLUFFS, IOWA  
UNKNOWN PARTIES OF INTEREST  
PARTIES IN POSSESSION

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest, both known and unknown, and all claimants claiming to have any recorded or unrecorded right, title or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 16, 2014 the following described property situated in Pottawattamie County, Iowa was sold at tax sale by the Treasurer of Pottawattamie County, Iowa for delinquent and unpaid taxes and/or special assessments against the property: Tax Parcel Number 7544 35 156 014; commonly known as 2117 5<sup>th</sup> Avenue, Council Bluffs, Iowa 51501; and legally described as "Lot 7 and the East 13 1/3 feet of Lot 8, Block 5, Squires Addition, Council Bluffs, Pottawattamie County, Iowa." A Certificate of Purchase was duly issued to Pottawattamie County, Iowa by the Treasurer of Pottawattamie County pursuant to said tax sale. The right of redemption will expire and a deed for said property will be issued to Pottawattamie County unless redemption from said tax sale is made within ninety (90) days from the completed service date of December 15, 2020.



---

Matthew D. Wilber  
Pottawattamie County Attorney  
227 S 6<sup>th</sup> Street 5<sup>th</sup> Fl  
Council Bluffs, IA 51501

**Council Communication**

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

Claims  
ITEM 3.J.

Council Action: 11/23/2020

**Description**

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Claims, 11.23.20</a>	Other	11/17/2020

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

CITY CLAIM NO. 20-PW-2086

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: ADRIAN KNOTEK DAY PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ Ave DOB: \_\_\_\_\_

DATE & TIME OF LOSS/ACCIDENT: approx 8:30am 10/26/2020 (Monday first snow)

LOCATION OF LOSS/ACCIDENT: In the intersection of Elm St. + Morningside Ave.

DESCRIPTION OF LOSS/ACCIDENT: The city vehicle/truck was treating Elm St. going down so far and backing up. A small rock hit my windshield. Went to work. After work at 4:30pm, my windshield cracked from the rock both ways.

TOTAL DAMAGES CLAIMED: \$ Baxter Toyota Collision estimate # 297.50 + tax to replace. cannot be fixed.

WITNESS(ES) (Name(s), Address(es), Phone No(s)): I didnt see anyone else.

WAS POLICE REPORT FILED  YES  NO

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

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: N/A

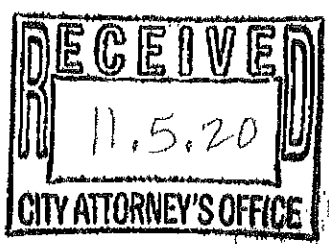
LIST INSURANCE PROVIDER AND COVERAGE: Progressive Auto - Liability

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)

10/27/2020  
DATE

Adrian Knotek  
CLAIMANT'S SIGNATURE



CLERK RVD  
5 NOV 20  
PM 12:00

**Council Communication**

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

Small Business Saturday  
ITEM 4.A.

Council Action: 11/23/2020

**Description**

**Background/Discussion**

**Recommendation**

**Council Communication**

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

Giving Tuesday  
ITEM 4.B.

Council Action: 11/23/2020

**Description**

**Background/Discussion**

**Recommendation**

**Council Communication**

Department: City Clerk  
Case/Project No.: OTB-20-010  
Submitted by: Chris Meeks, Planner

Resolutions 20-246 and 20-247 (Continued from  
11-9-20)  
ITEM 5.A.

Council Action: 11/23/2020

**Description**  
Resolutions to dispose of City property legally described as Lot 2, Arbor Creek Subdivision. Location: Northwest corner of College Road and Railroad Avenue. OTB-20-010  
1) Resolution 20-246 Offer to buy submitted by Midlands Humane Society  
2) Resolution 20-247 Offer to buy and RFP submitted by Neal Drickey

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">OTB-20-010 Staff Report</a>	Other	10/2/2020
<a href="#">Attachment A - Location Map</a>	Map	10/2/2020
<a href="#">Attachment B - Letter of Intent</a>	Letter	10/2/2020
<a href="#">Attachment C - Site Plan</a>	Other	10/2/2020
<a href="#">Attachment D - Memo prepared by Brandon Garrett</a>	Other	10/2/2020
<a href="#">Resolution 20-246</a>	Resolution	10/6/2020
<a href="#">Staff Report OTB-20-015</a>	Other	10/5/2020
<a href="#">Attachment A - OTB-20-015</a>	Other	10/5/2020
<a href="#">Dickey RFP OTB-20-015</a>	Other	10/5/2020
<a href="#">Resolution 20-247</a>	Resolution	10/6/2020
<a href="#">Staff Report amended</a>	Other	11/17/2020
<a href="#">Drickey Proposal (35 Unit)</a>	Other	11/20/2020
<a href="#">Drickey Proposal (26 Unit)</a>	Other	11/20/2020
<a href="#">20-247 Amended</a>	Resolution	11/17/2020

### Council Communication

Department: Community Development  CASE #OTB-20-010  Applicant: Midlands Humane Society 1020 Railroad Avenue, Suite A Council Bluffs, IA 51503  Representatives: Nikki Cruickshank Alex Gum	Resolution to Dispose No. _____	Public Hearing: 10-12-2020
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#### Subject/Title

Request of the Midlands Humane Society, represented by Nikki Cruickshank and Alex Gum, to purchase property legally described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally located at the Northwest corner of College Road and Railroad Avenue.

#### Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as “transitional preserve” and “buildable”. The applicant gained City Council approval to move forward with the offer to purchase the property at the June 8, 2020 City Council Meeting. The applicant wishes to acquire the property to provide space for future expansion of the humane society building and other amenities. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed or appraised value, with an appraisal from JLL Valuation and Advisory Services valuing the subject property at \$188,745.00. The applicant has submitted an \$18,874.50 down payment to purchase the property.

The initial offer to purchase the subject property by the Midlands Humane Society was reviewed by the City Council on November 26, 2018, at which time no action was taken and the offer was tabled with the request that the Midlands Humane Society compile a site plan showing how the land would be used and an approximate timeline of when the expansions would take place. On June 8, 2020, representatives of the Midlands Humane Society met before the City Council at the afternoon Study Session and presented their site plan and timeline. The City Council saw the proposal as adequate to move forward with the request. The full application to purchase the property was submitted to the Community Development Department on June 19, 2020.

As a nonprofit organization, the Midlands Humane Society would pay no property taxes on the subject parcel if it were to be sold to them. Staff considers the property to be suitable for residential development, which would generate property taxes.

The Information Technology Department indicated that there is City Fiber infrastructure underneath the trail that runs along Railroad Avenue. The Public Works Department confirmed that over \$2 million in infrastructure improvements and site work on and around the subject property has been completed with the goal of promoting future development and generating property tax. The Community Development Department acknowledges that the site’s proximity to two public streets, access to infrastructure (e.g. water, sewer, gas, electricity), location on an existing bus route, location within walking distance from a school, walking distance to commercial uses, and being adjacent to a bike path makes it well suited for a variety of residential development types.

Attached for review is a location map of the subject property; a Letter of Intent which was submitted by the Midlands Humane Society; a conceptual site plan which shows the Midlands Humane Society’s long term goals for the subject property (the approximate timeline of the development is described in the Letter of Intent);

and a memo from Brandon Garrett that was submitted to the City Council on November 19, 2018, which details the infrastructure and development costs the City has incurred on the subject property, as well as supplemental information regarding future development on the property (originally submitted with a previously reviewed development proposal).

**Recommendation**

The Community Development Department recommends denial of the request to dispose of the City property legally described as described as Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa to Midlands Humane Society.

**Attachment A:** Location map

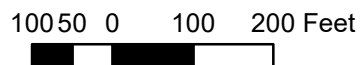
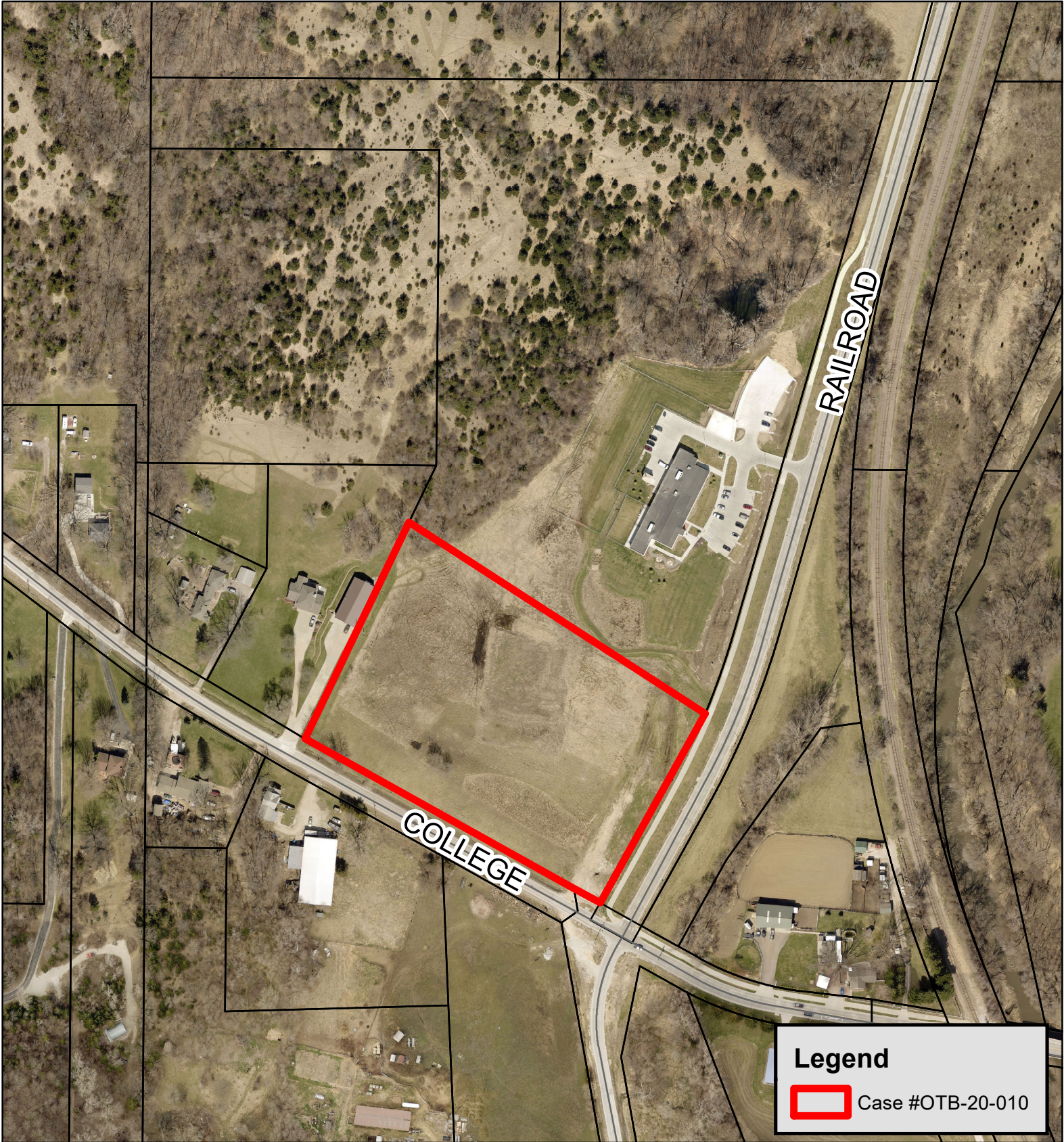
**Attachment B:** Midlands Humane Society Letter of Intent

**Attachment C:** Midlands Humane Society Conceptual Site Plan

**Attachment D:** November 19, 2018 Memo prepared by Brandon Garrett regarding future development on Lot 2, Arbor Creek

**Prepared By:** Chris Meeks, Planner, Community Development Department

# CASE #OTB-20-010





To: City of Council Bluffs

From: Alex Gum, Chair – Midlands Humane Society Board of Directors, Nikki Cruickshank Executive Director

Date: June 18, 2020

Re: MHS Offer to Purchase Land and Expansion Plan

In the first five years of operation we have seen tremendous growth, including double the number of adoptions and triple the number of pets re-united with their families. We are now able to provide a limited youth program, diverse volunteer opportunities, and have established long lasting partnerships with neighboring Humane Societies, Rescues, Veterinarians, and other animal welfare groups. Through our partnership with Iowa Western Community College we can offer a hands-on experience for the Veterinary Technician students. For the last two years we have employed a grant-funded Director of Animal Behavior who prepares animals for adoption, assists with placement during and after the adoption process, and provides behavior rehabilitation for special-needs pets.

While we are thrilled with how the community has embraced our programs through these first few years of growth, we have already recognized the looming need for expansion. Before the facility was constructed several important spaces were eliminated from the original plans to get MHS operational. In our strategic planning sessions in 2016, the board of directors set a five-year goal to expand and formed an expansion committee to identify, design, and price this plan in preparation for a future capital campaign. The committee has the land south of MHS identified for use in this expansion plan.

The following are features left out of the original design plus other areas identified since opening.

1. Surgery Suite to treat animals in-house, including spay and neuter procedures.
2. Community/Training room for public education, youth programs, volunteer activities and on-site community events.
3. Retail space to sell supplies to new adopters and other relevant items which creates another revenue stream for operations.
4. Private room for surrenders and owner requested euthanasia so individuals and families can grieve outside the public's view.
5. Storage for the vast array of necessary supplies and to store the massive amounts of donated food and items that are frequently received.
6. Employee and Volunteer break area to provide a central place for people to rest, converse and bond.
7. Enlarging the Kevin Bills Dog Park, which without being actively promoted, already sells as many annual memberships as its size can safely accommodate.
8. Additional animal adoptions, holding, and isolation areas.
9. Expanded enclosed green space areas for off-leash exercise, training and behavior work with shelter animals.

The first phase of the expansion plan will involve moving the existing dog park to make room for additional development behind the current building. The new dog park will include over 2 acres of fenced-in areas spanning from the current land onto the additional 6 acre parcel. Additional parking would be added right away while other amenities such as a community pavilion and restrooms could be added later. With a larger park area, we will be able to safely allow more members and actively promote this amenity to community. The existing dog park fencing will be repurposed for additional shelter play and adoption meet and greet areas. The project budget for phase 1 is as follows:

**Phase One - Acquire Land and Relocate Dog Park**

Acquire land	
Purchase price (est. at appraised value)	188,000
Ancillary costs associated with real estate purchase (est. 5%)	9,400
Land total	197,400
Construct additional parking lot (26 spaces)	
Pavement and markings	46,049
Sidewalk	13,469
Subgrade Preparation	1,664
Engineering Fees	4,418
5% Contingency for bio swale, landscaping, city permit, handicapped sign, seeding and erosion matting, etc.	3,280
Parking Lot Total	68,880
Dog Park	
Estimate for engineering fees, drainage adjustments and soil preparation	75,000
Fencing and gates	37,300
Security gate entrance, including electrical	6,821
Water to park	3,313
5% Contingency to move existing signage, landscaping and misc.	6,122
Dog Park Total	128,556
<b>Total - Phase One</b>	<b>394,836</b>

Thanks to several generous bequests, the MHS board of directors has the funds to cover phase 1 and plans to begin the project as soon as a purchase agreement for the land is in place. During phase one, MHS will develop and launch a capital campaign to assist in funding for the remaining phases. Project timeline is estimated at 12-18 months.

Please note that, when projecting costs and timelines, there is uncertainty relating to land preparation that cannot be ascertained without expending funds for soil analysis, civil engineering work, etc. From a fiduciary standpoint, MHS does not consider it appropriate to spend donor dollars on such work until a purchase agreement for the land is in place.

The second phase will include a new 3,750 sq ft metal building with six parking bays including three designated for Animal Control and one for isolated animal drop off. This building would be located behind the current building (to the west) and would replace the use of the existing garage area. An additional 960 sq ft of climate-controlled storage will allow for better management of food and animal supplies as well as free up existing areas currently utilized for storage. The expansion committee designed the building with cooperation from Council Bluffs and Pottawattamie County Animal Control to optimize the interaction with MHS and animal control services. We have identified the costs and are allocating funds to be available after the dog park has been relocated. Project timeline for the new metal building is estimated to be 12-18 months with a projected cost of \$420,968, which includes a professional estimate of \$350,807 for the building and surrounding pavement plus a 10% contingency of \$70,161.

Once the new metal building is complete the third phase will begin which involves renovation of the existing garage space to create an Animal Surgery area that will be utilized for spay and neuter as well as other required surgeries. This will allow MHS to shorten the time an animal can be made available for adoption as well as save on expenses currently used for animal transportation. Additional opportunities would be available for IWCC as well as other area veterinary colleges for experience in shelter medicine. We have already secured donations targeted for this expansion as well as identified grants to support the development and operation of an in-house veterinary service. We are still working on the total costs of this renovation but believe \$250,000, which includes construction, equipment and other start-up costs, is a reasonable estimate. MHS already has a restricted donation of approximately \$100,000 for this phase. We expect a project timeline of 12-18 months.

The fourth phase of expansion will involve the need for an additional 14,000 sq ft building to allow for community gatherings, indoor training, and expanded adoption areas. This phase is likely 10 years out but without this land we would have to consider relocating or possibly a second site which would create logistic and resource overhead issues. Utilizing the construction budget of the original facility, high level costs have been estimated at \$4,065,067 and the project would require 2-3 years of focused campaign funding.

The attached project plan shows how the land would be utilized to allow MHS to provide industry leading animal sheltering services as well as amenities aimed at educating and engaging the community. MHS is and will continue to be a family destination that will attract residents of all ages who can connect and give back through their love for animals.

# Attachment C



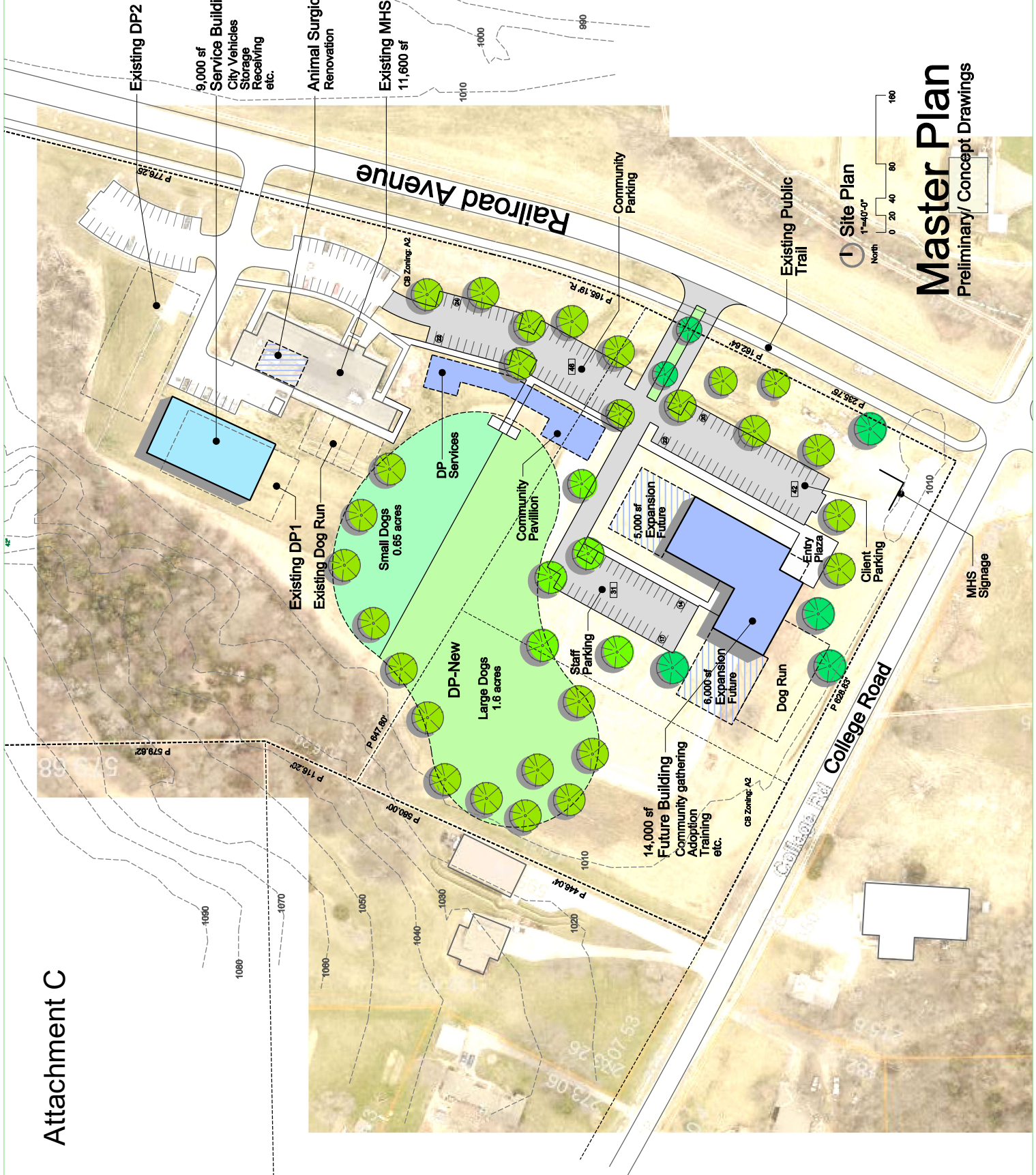
Peace Studio Architects, Inc.  
1635 Kings Hwy, Suite B  
Lincoln, NE 68502  
402.217.7630  
www.peacestudioarch.com



1020 Railroad Avenue  
Council Bluffs, IA 51503

Job Number: 19040.mhs  
Date: 28 February 2020

## C1.1



# Master Plan

Preliminary/ Concept Drawings

1 Site Plan  
1"=40'-0"  
North  
0 20 40 80 160



# Memorandum

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To: City Council  
From: Brandon Garrett, AICP, Community Development Director  
Cc: Mayor Walsh and Jodi Quakenbush, City Clerk  
Date: November 19, 2018  
Re: Lot 2, Arbor Creek

A handwritten signature in blue ink, appearing to be "BG", is written over the "From:" line.

---

The following supplemental information is provided regarding the property located at Lot 2, Arbor Creek and associated development proposals.

**Planning and Zoning**

*Comprehensive Plan*

The Comprehensive Plan's future land use map (see Exhibit A) shows Lot 2, Arbor Creek as "Rural Residential/Agriculture", the same future land use designation for the ground developed for St. Patrick's Church, Presbyterian Home, a future townhome development, and Immanuel Pathways all nearby at Valley View Drive and College Road. The Parks & Recreation Framework Plan in the Comprehensive Plan (see Exhibit B) does not show a future park in this vicinity. Council Bluffs is under increasing pressure for residential development. This quarter of the city around Iowa Western Community College has undergone significant development since the Bluffs Tomorrow Plan was adopted in 2014. Generally speaking, it is more difficult to predict future land uses in undeveloped areas and market forces often play a major role in determining what the City supports. While the Comprehensive Plan is not a regulatory document, the City should strive to amend the future land use map to reflect larger incremental changes.

*Spot Zoning*

The proposed change does not meet the definition of spot zoning. A classic case of spot zoning would be a much different use wedged between similar uses—for example, zoning a small lot for Industrial within a residential block in an older neighborhood. In this case, the proposal is for roughly six acres and proposes to zone to a residential district adjacent to other residential districts. It is at the corner of two collector-style streets and has the capacity for much higher density. See attached memo regarding spot zoning cases in Iowa (see Exhibit C).

## *A-2 Zoning*

A-2 is an agricultural type of zoning that is a default for areas that have not developed. Several City parks and other City-owned parcels are zoned A-2 for lack of a “Public” zoning district. Iowa Western Community College is zoned A-2. Sometimes the City will proactively rezone land to A-2 as a placeholder for future parks or development such as in the Mid City area near the West Broadway Viaduct. In this case, there was no need to change the zoning from A-2 in the past because it was a combination of undeveloped land and publicly owned property. “Animal Shelters”, as defined in the zoning code are only allowed in A-2 zoning.

## *Density*

The proposed project includes 60 multi-family dwelling units (10 units per acre). Originally, the developers had hoped for a second phase, but the land request was reduced to align with the lease parcel for Midlands Humane Society. By zoning, the six acres could have yielded 135 dwelling units (22.5 units per acre), but the request was for substantially fewer units. The “PR” Overlay proposed would secure the number of units at 60. For reference, a typical low density single-family detached area in the West End is roughly 7.5 units per acre; not much less than the proposal.

## *Other 5+ Acre R-3 or R-4 Zoned Sites Available*

GIS was utilized to identify sites that were 5 acres or larger, vacant, and zoned R-3 or R-4. The Zimmerman proposal was for 6 acres and R-3, but this search was more broadly-inclusive. 19 properties were identified that met the criteria (see Exhibit D). However, upon closer examination of these sites, many have obstacles to development including terrain, utilities, access, forestation, or have already been approved for development. Zero properties discovered were zoned R-4. Six of the 19 properties are only partially zoned R-3 and would therefore require additional zoning action.

## **Infrastructure and Site Preparation**

### *Water Service*

Resolution 13-236 (see Exhibit E) states that the City, Midlands Humane Society, and Council Bluffs Water Works equally shared the cost of extending the water main in the amount of \$476,484 (\$158,828 City’s share). Ultimately, the City paid slightly less (\$158,250) when the work was completed (see Exhibit F). The resolution states that the water main will “...service the Midlands Humane Society and any future City developments at that location.” (see Exhibit E)

### *Additional Infrastructure*

Sanitary sewer, storm sewer, paving, a traffic signal, right-of-way, and other general costs are attributed to developing this area (see Exhibit G). These are costs associated with extending Railroad Avenue and utilities between E. Kaneshville Blvd. and College Road to make the ground developable for the Midlands Humane Society building and additional future development to the south—specifically, a new police headquarters building. A different site for the police headquarters was ultimately chosen, but the site was preserved by the City for future development since it had all necessary infrastructure.

Exhibit G:

<b>Infrastructure and Site Preparation Costs</b>	
<i>Grading and Fill</i>	\$ 234,882.00
<i>Water Service</i>	\$ 158,250.00
<i>Sanitary Sewer</i>	\$ 105,159.63
<i>Storm Sewer</i>	\$ 658,040.99
<i>Pavement: Road and Bike Trail</i>	\$ 1,097,003.31
<i>Traffic Signal</i>	\$ 189,871.41
<i>Right-of-Way</i>	\$ 852,000.00
<i>General Costs and Construction Engineering for Road and Infrastructure</i>	\$ 662,265.02
<b>TOTAL CITY COSTS</b>	<b>\$ 3,957,472.36</b>

*Grading and Fill*

A developer representing another project calculated the site at what is now Lot 2, Arbor Creek needed 2-3' of fill dirt to raise it out of the floodplain. Months later, it was determined that the site of the new police headquarters had excess dirt that would have to be removed at additional expense. Rather than discard this resource, the City coordinated the relocation of the dirt to be utilized as fill at Lot 2, Arbor Creek in order to make the site more developable and marketable. The relocation of the dirt and stabilization was coordinated by Public Works and was carried out properly. The cost of moving this resource to the site from the police headquarters was \$234,882 in 2017.

Any future development of the site will regrade it to accommodate their design. Any development will have to be engineered to follow all applicable grading and stormwater drainage requirements for retention etc. The proposed development did not plan to impact or grade any Loess Hills slopes; the development site is relatively flat (see Exhibit H).

## Exhibit H



Red area above is a portion of Loess Hill slope. This area is not proposed for grading.

### *Bus Route*

The site is served by the Blue bus route (see Exhibit I).

### **City Financial Support of the Midlands Humane Society**

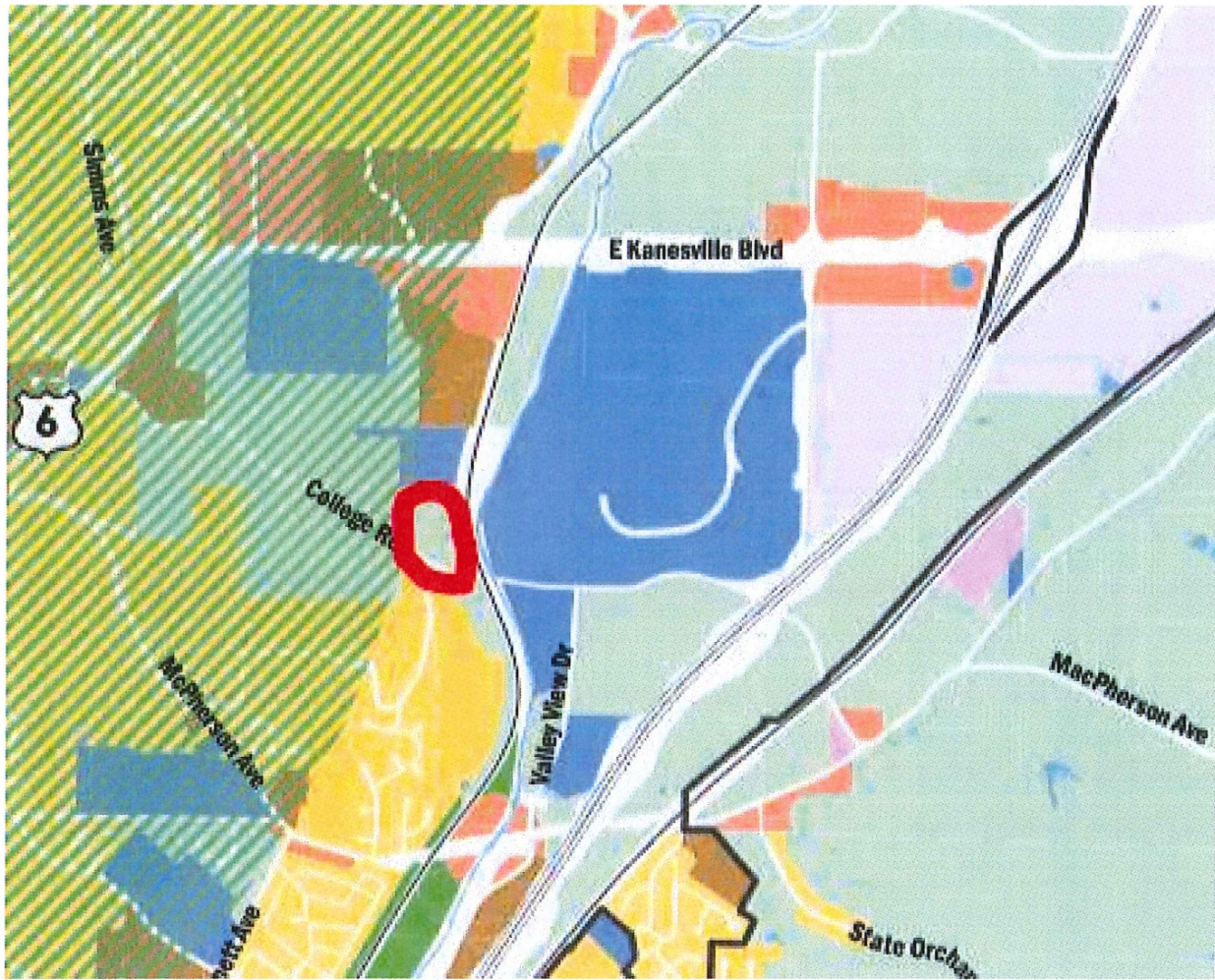
The City made six payments in 2014 totaling \$1,500,000 to the Midlands Humane Society for construction of the facility (see Exhibit J). The City paid HGM Associates \$26,977 for design work related to the project in 2014 (see Exhibit J). In addition, from FY2015 to FY2018, the City made payments of \$259,845 (see Exhibit K). The City recently increased its contributions to the Midlands Humane Society from \$1.25 to \$2.00 per capita. This payment is calculated at 61,938 x \$2 (totaling \$123,876 per year). As of 11/09/18, the City has paid the Midlands Humane Society \$41,312.68 for FY2019 (see Exhibit K). From FY2014 to date, the City has spent \$1,828,134.68 in support of Midlands Humane Society (excluding infrastructure costs). The City owns the building and Midlands Humane Society leases the space for \$1 per year as part of a 99-year lease agreement. The City's Animal Control Division of the Community Development Department is located in the building and pays no additional rent above the City's per capita contribution.

### **Estimated Local Property Taxes**

Midlands Humane Society: \$0/year

Current Zimmerman Proposal (60 dwelling units): \$61,844/year (see Exhibit L)

# EXHIBIT "A"



## Land Use Legend

### Residential

- Rural Residential/Agriculture
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Multi-family/Mixed-use

### Commercial

- Local Commercial
- Regional Commercial
- Downtown/Mixed-use

### Industrial

- Office/Industrial
- Light Industrial
- Heavy Industrial

### Public Land Uses

- Natural Areas
- Public Park
- Public/Semi-public
- Transportation/Utility
- Loess Hills Preservation Area








## EXHIBIT "B"

### Open Space Plan

Community and  
Master Plan  
Land Use



### Open Space Legend

-  Loess Hills Preservation Area
-  Lakes
-  Rivers and Creeks
-  Pedestrian Priority Zone
-  Underserved Areas (as identified in Park Master Plan)
-  Existing Developed/Urbanized Footprint
-  Rural/Undeveloped

## INTER-OFFICE MEMO

TO: Honorable Thomas P. Hanafan, Mayor  
and Members of the City Council

FROM: Legal Department

DATE: January 10, 1991

RE: Spot Zoning

---

The Council has requested information about and examples of "spot zoning". Spot zoning results when a rezoning creates a small island of property with use restrictions different from those imposed on the surrounding property. Spot zoning is not necessarily illegal. Iowa courts look at several factors to determine whether spot zoning is reasonable and valid, including the following.

- a. the size of the spot rezoned
- b. the prior use of the rezoned tract
- c. the tract's suitability for various uses
- d. the uses of the surrounding property

In general, where a court can find that a city or county had a reasonable basis for rezoning a particular tract to serve the public welfare, rather than solely for private gain, spot zoning will be upheld. The public welfare is promoted by zoning that encourages efficient urban development, lessens congestion on streets, prevents overcrowding, increases or stabilizes property values and the tax base, and conforms to the comprehensive plan.

Some examples from Iowa cases are illustrative.

### Illegal Spot Zoning

1. An ordinance rezoned one corner of an interstate intersection to light industrial. The other corners remained agricultural districts. This rezoning was illegal spot zoning because the evidence showed that all four corners were used similarly before the rezoning, and each corner was equally adaptable to a light industrial use. There was no public benefit in choosing one corner over the others. Keppy v. Ehlers, 115 NW2d 198 (Iowa 1962).

2. An ordinance rezoned one lot in the middle of a block surrounded by single-family dwellings. The property in question was a large home near Drake University; the owners wanted to convert it to a sorority house. At the time of the requested rezoning, however, it had always been used as a single-family dwelling. The court found that there was no rational basis to distinguish this property from the others in the block, since all shared the same prior use and were equally suited for the proposed rezoning. Hermann v. City of Des Moines, 97 NW2d 893 (Iowa 1959).

EXHIBIT "C" (continued)

January 10, 1991  
Spot Zoning  
Page 2

Legal Spot Zoning

1. Agricultural land was rezoned to allow a hog-slaughtering plant. The land around the rezoned tract remained agricultural. This rezoning was valid because, unlike the surrounding land, the rezoned parcel was not prime agricultural land and was near a road, river and railroad tracks.

In this case, the public benefits (adding manufacturing to a troubled agriculture-based economy, increasing tax revenues, and creating jobs) were consistent with the goals of the comprehensive plan. The rezoning was not solely for private gain. Montgomery v. Bremer County Board of Supervisors, 299 NW2d 687 (Iowa 1980).

2. An undeveloped two-acre tract of single-family residential district was rezoned to a neighborhood shopping district. Because the tract was at the corner of a busy intersection, it was not well suited for a home, but was uniquely appropriate for a neighborhood shopping center. Once again, the benefits to the public (providing needed shopping in a rapidly growing residential area) were in accord with the goals of the comprehensive plan. Jaffe v. City of Davenport, 179 NW2d 554 (Iowa 1970).

3. A four-story, 16-room structure was rezoned from single-family to multiple-family. The rest of the neighborhood remained single-family. This rezoning was legal. The building had been used as a medical clinic, rooming house and nursing home and had little appeal as a single-family dwelling. Rezoning would have little or no impact on the value of surrounding properties, and would not otherwise burden them. There is public benefit in eliminating nonconformities. Keller v. City of Council Bluffs, 66 NW2d 113 (Iowa 1954).

To summarize, illegal spot zoning benefits a particular owner at the expense of the public good and is inconsistent with the goals of the comprehensive land use plan.

Respectfully submitted,

Kathleen A. Kilnoski  
KATHLEEN A. KILNOSKI  
Assistant City Attorney

KAK/jk

# EXHIBIT "D"

## Undeveloped Parcels over 5 acres Zoned Appropriately for Multifamily Development in the City of Council Bluffs

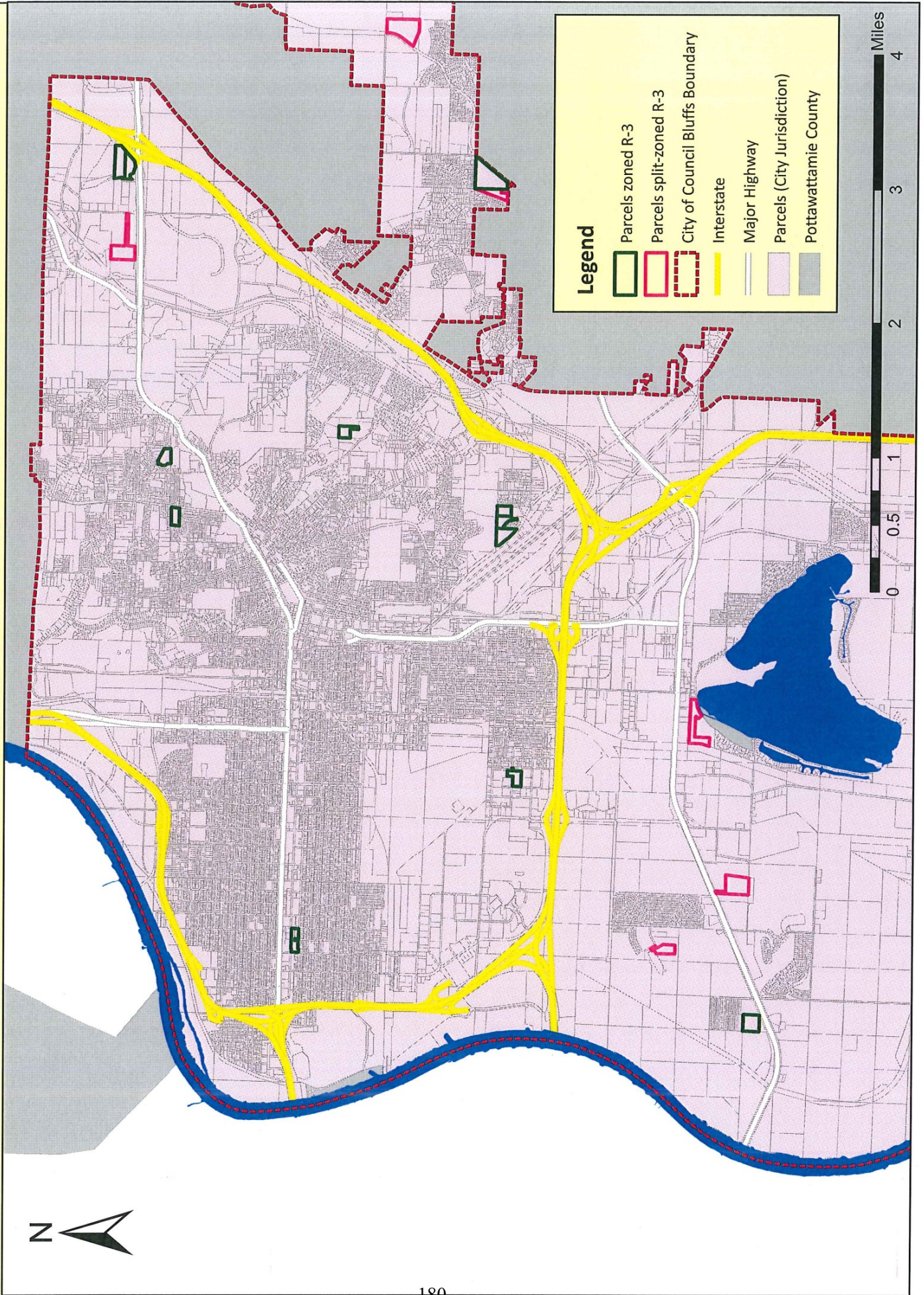


EXHIBIT "E"

Council Communication

Department: Health Department	Ordinance No.:	City Council: September 9, 2013
Case/Project No.: N/A	Resolution No.: <u>13-236</u>	First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: N/A
<b>Subject/Title</b>		
Midlands Humane Society Project – Water Main Extension Agreement		
<b>Location</b>		
Running from Indian Hills Road to Railroad Avenue		
<b>Background/Discussion</b>		
<p><u>Background</u> The City owns approximately 28.88 acres of property along College Road and Railroad Avenue. The Midlands Humane Society and the City has been working diligently over the past several years to develop and construct a new humane society and associated dog park on approximately 7 acres of said property.</p> <p><u>Discussion</u> Since there is no water at this location, a water main extension must be brought in from the top of Indian Hills Road. This will service the Midlands Humane Society and any other future City developments at that location. At the September 9<sup>th</sup> City Council meeting, a public hearing will be held to approve the plans, specifications and form of contract for the water main extension portion of the project. At this same meeting, we are also asking for approval of the Water Works agreement detailed below.</p> <p>A water main extension agreement has been prepared by the Water Works that details the roles and responsibilities of each participant. The Water Works estimates the cost for improvements will be \$476,484.00; 1/3 of the cost will be incurred by the City, 1/3 by Midlands Humane Society and 1/3 by the Council Bluffs Water Works. The cost to the City will be funded through existing fund balances. This includes the installation of approximately 1,750 linear feet of eight inch ductile iron pipe and 810 linear feet of twelve inch ductile iron and all necessary fire hydrants and other appurtenances.</p>		
<b>Staff Recommendation</b>		
The Council Bluffs Health Department recommends that City Council adopt the resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a water main extension in conjunction with the Midlands Humane Society Project.		

EXHIBIT "F"

**City of Council Bluffs**

**Proj 00503 Midlands Humane Society and Water Main Extension**

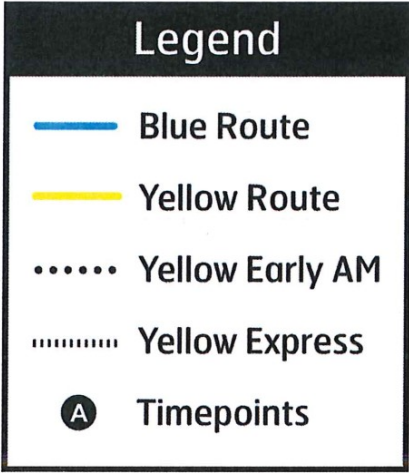
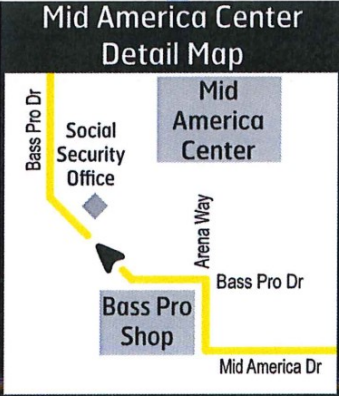
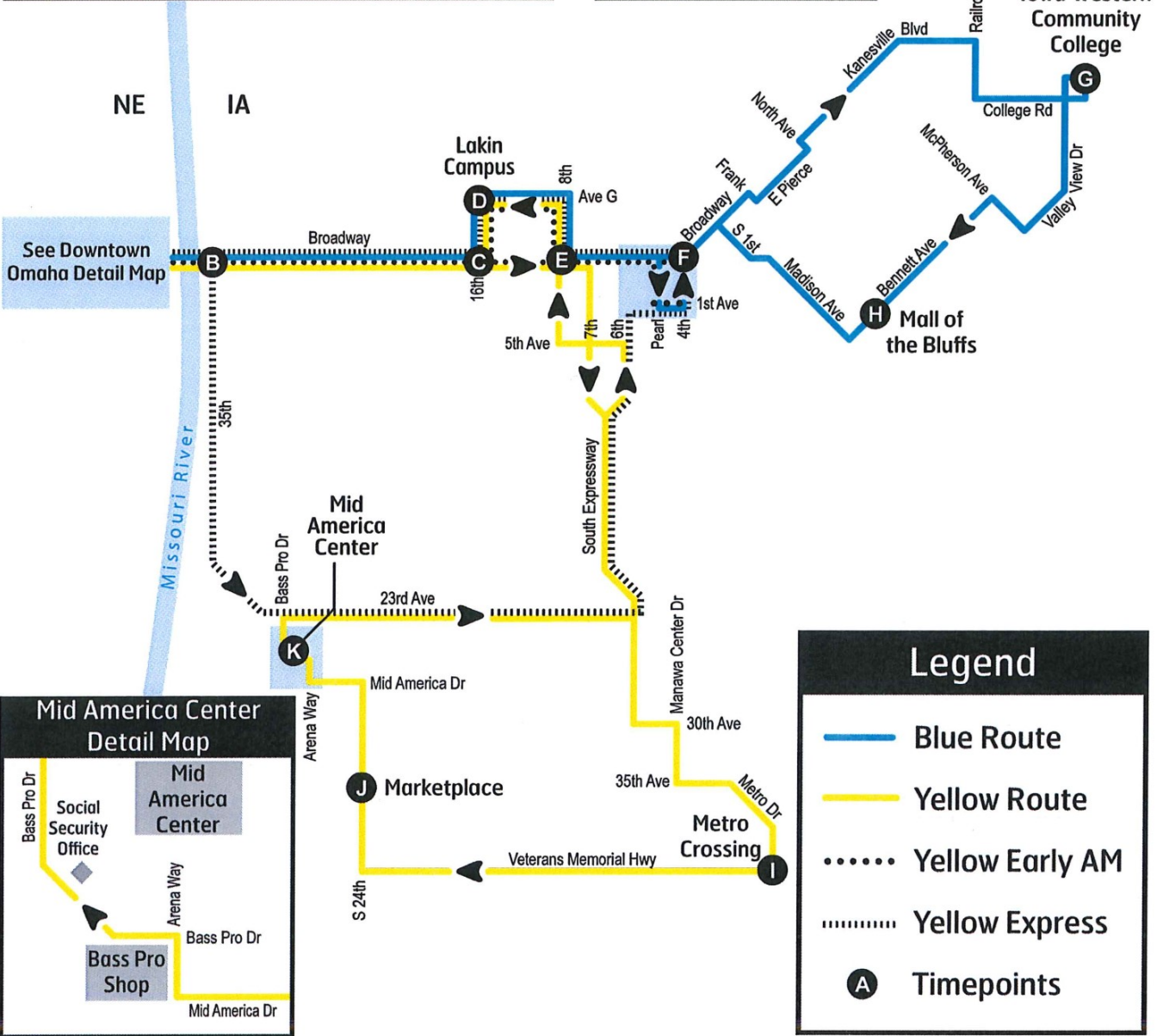
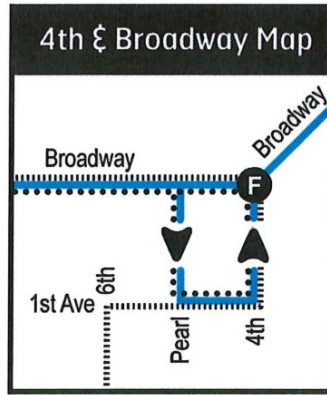
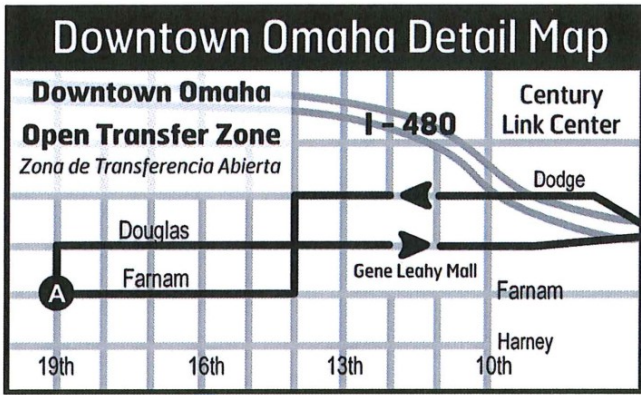
**\$'s**

**Expense**

Payments to CB Water Works for Water Main	158,250
Payments to Midlands Humane Society for Construction	1,500,000 see detail
Payments to HGM Associates	26,977
<b>Total Expense</b>	<b>1,685,227</b>

**Funding sources: General Obligation Bond, Gaming and General Fund**

# EXHIBIT "I"



# EXHIBIT "J"

**Project Construction payments to Midlands Humane Society  
Other Capital Improvements - \$1,500,000.00**

<u>Vendor</u>	<u>Description</u>	<u>CK Amt</u>	<u>Ck No</u>	<u>Ck Date</u>
Midlands Humane Society	Reimb Anderson Construction/BVH	305,608.76	CK#6375	1/31/2014
Midlands Humane Society	Animal Shelter Construction	240,655.53	213820	7/8/2014
Midlands Humane Society	Animal Shelter Construction	295,047.05	213820	7/8/2014
Midlands Humane Society	Animal Shelter Construction	140,290.61	7136	9/15/2014
Midlands Humane Society	Animal Shelter Construction	231,774.54	7137	9/15/2014
Midlands Humane Society	Construction Pymt #6	286,623.51	7292	10/31/2014
		1,500,000.00		

# EXHIBIT "K"

**City of Council Bluffs**

Payments to Midlands Humane Society FY15 to FY19 year-to-date  
As of 11/14/2018

**FY19 Payments to Midlands Humane Society as of 11/15/2018**

Check #	Warrant	Amount
37,525	11/09/18	10,328.17
37,057	10/03/18	10,328.17
36,770	09/05/18	10,328.17
36,447	08/08/18	10,328.17
		<u>41,312.68</u>

**FY18 Payments to Midland Humane Society**

Inv No	Inv Date	Warrant	Ck #	Amt	
6111	05/31/2018	06/27/18	35981	6,455.10	
5824	04/30/2018	05/23/18	35559	6,455.10	
5467	03/31/2018	04/11/18	35072	6,455.10	
5055	02/28/2018	03/07/18	34691	6,455.10	
4783	01/31/2018	02/07/18	34408	6,455.10	
4499	12/31/2017	01/10/18	34107	6,455.10	
4130	11/30/2017	12/06/17	33740	6,455.10	
3895	10/31/2017	11/08/17	33436	6,455.10	
3679	09/30/2017	10/11/17	33054	6,455.10	
3613	09/21/2017	09/26/17	32893	891.00	Garage Door Repair
3428	08/31/2017	09/05/17	32655	6,455.10	
3144	07/31/2017	08/08/17	32346	6,455.10	
2858	06/30/2017	07/11/17	31962	<u>6,455.10</u>	
					78,352.20

**FY17 Payments to Midland Humane Society**

Inv No	Inv Date	Warrant	Ck #	Amt	
2613	05/31/2017	06/27/17	31807	6,455.10	
2343	04/30/2017	06/27/17	31807	6,455.10	
2059	03/31/2017	04/11/17	30932	6,455.10	
1851	02/28/2017	04/11/17	30932	6,455.10	
021017	02/10/2017	02/21/17	30457	750.00	
1747	01/31/2017	04/11/17	30932	6,455.10	
1660	12/31/2016	01/24/17	30196	6,455.10	
1597	11/30/2016	12/06/16	29741	6,455.10	
1543	10/31/2016	11/01/16	29390	6,455.10	
1498	09/30/2016	10/18/16	29250	6,455.10	
83116	08/31/2016	09/20/16	28958	6,455.10	
73116	07/31/2016	08/09/16	28505	6,455.10	
63016	07/18/2016	07/26/16	28352	<u>6,455.10</u>	
					78,211.20

**FY16 Payments to Midland Humane Society**

Inv No	Inv Date	Warrant	Ck #	Amt
53116	05/31/2016	06/14/16	27901	6,455.10
43016	04/30/2016	05/17/16	27584	6,455.10
33116	04/05/2016	04/05/16	27142	6,455.10
22916	02/29/2016	03/08/16	26865	6,455.10
13116	01/31/2016	02/16/16	26706	6,455.10
123115	12/31/2015	02/16/16	26706	6,455.10
NOV-2015	11/30/2015	12/29/15	26304	6,455.10
OCT-2015	10/31/2015	12/29/15	26304	6,455.10
093015	09/30/2015	11/10/15	25911	6,455.10
AUGUST-2015	08/31/2015	12/29/15	26304	6,455.10
073115	07/31/2015	08/25/15	25204	<u>6,455.10</u>
				71,006.10

**FY15 Payments to Midland Humane Society**

Inv No	Inv Date	Warrant	Ck #	Amt	
053115	05/31/2015	06/23/15	268	6,455.10	
043015	04/30/2015	06/23/15	268	6,455.10	
033115	03/31/2015	05/26/15	220055	6,455.10	
022815	02/28/2015	03/03/15	218434	6,455.10	
100	01/31/2015	02/03/15	217949	6,455.10	
c5f412783b	10/31/2014	8142	7292	286,623.51	included on construction payments schedule
BVH#12078-5	07/31/2014	8071	7137	<u>231,774.54</u>	included on construction payments schedule
					550,673.55

## EXHIBIT "L"

<u>Apt. Name</u>	<u>Address</u>	<u># of units</u>	<u>Mkt units</u>	<u>LIHTC units</u>	<u>Assessed Value</u>	<u>Taxes Paid</u>	<u>Taxes per unit</u>		<u>Mill rate</u>
Prime Square Apartments	822 South Main Street	80	24	56	\$ 3,322,000	\$ 117,678	\$ 1,471	highest	45.35326
			30%						
Beacon Place Apartments	2400 South 19th Street	40	0	40	\$ 1,301,000	\$ 50,656	\$ 1,266	} Mid Average	45.35326
Thornbury Way	1951 Nash Blvd.	30	0	30	\$ 636,900	\$ 28,100	\$ 937		\$ 1,030.73
Salisbury Court	1835 Nash Blvd.	18	0	18	\$ 404,500	\$ 16,004	\$ 889		45.35326
Sherwood Place Apartments	2331 Sherwood Drive	32	0	32	\$ 849,800	\$ 21,014	\$ 657	lowest	45.35326
OVERALL AVERAGES FOR FIVE DEVELOPMENTS ABOVE		40	4.8	35.2	\$ 1,302,840	\$ 46,690	\$ 1,043.97		
Valley Ridge Apartments (Zimmerman Proposal)		60	10	50		\$ 61,844	\$ 1,030.73		

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

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**RESOLUTION NO. 20-246**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED LOT 2, ARBOR CREEK 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 Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**WHEREAS,** a public hearing has been held in this matter on October 12, 2020 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:

Midlands Humane Society, and all successors in interest: legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$188,745.00, with the remaining balance beyond the submitted \$18,874.50 down payment due at closing. Closing and the property closing must occur within 60 days of the date of approval.

**BE IT FURTHER RESOLVED**

The applicant shall sign an agreement to combine the subject properties under one parcel number, and to not sell the subject properties separately without prior City approval; and

**BE IT FURTHER RESOLVED**

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

ADOPTED  
AND  
APPROVED: November 9, 2020.

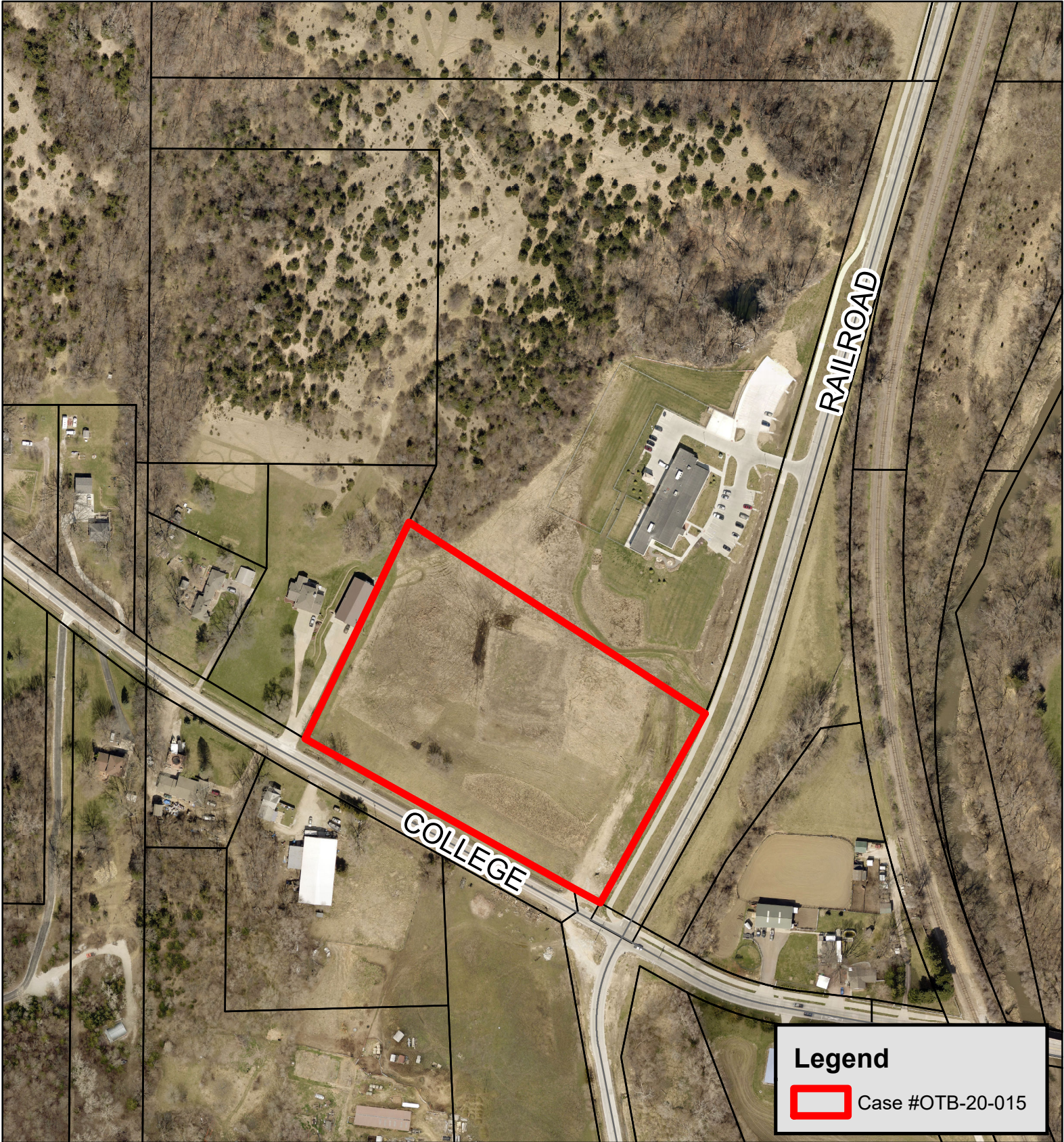
\_\_\_\_\_  
Matthew J. Walsh Mayor

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


## Council Communication

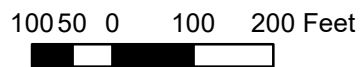
Department: Community Development  CASE # OTB-20-015  Applicant: Neal Drickey 2023 S 181 Circle Omaha, NE 68130	Resolution of Intent No. _____  Resolution to Dispose No. _____	Public Hearing: 10-12-2020
<b>Subject/Title</b>		
Resolution to dispose of City property legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to Neal Drickey. The property is generally located at the Northwest corner of College Road and Railroad Avenue.		
<b>Background/Discussion</b>		
In July, City Council directed Community Development staff to release a Request for Proposals (RFP) for the property generally located at the corner of College Road and Railroad Highway as an alternative plan to the offer to buy submitted by the Midlands Humane Society (MHS) (OTB-20-010).  The City received one response to the RFP published. Neal Drickey and his development team submitted a proposal for two alternatives with 34 and 36 housing units respectively. Both options are projected to increase the taxable value to over \$7 million. Each option will have a combination of attached single family row houses and single family units with the row houses marketed to households at or below 80% of the median family income. Estimated sales prices range from \$160,000 for the row houses to \$245,000 for the detached single family units. The total project cost is approximately \$7.4 to \$7.6 million.  Drickey is requesting the City create an Urban Renewal Plan and Area and a tax increment financing (TIF) district for the parcel. The request for TIF is 50% of the eligible tax for ten (10) years. This totals approximately \$1.6 million, which would pay for the cost of infrastructure. A change of zone to R-2 and a Planned Residential Overlay would also be required.  As stated in the MHS offer, the property is classified as “transitional preserve” and “buildable”. The Information Technology Department indicated that there is City Fiber infrastructure underneath the trail that runs along Railroad Avenue. The Public Works Department confirmed that over \$2 million in infrastructure improvements and site work on and around the subject property has been completed with the goal of promoting future development and generating property tax. The Community Development Department acknowledges that the site’s proximity to two public streets, access to infrastructure (e.g. water, sewer, gas, electricity), location on an existing bus route, location within walking distance from a school, walking distance to commercial uses, and being adjacent to a bike path makes it well suited for a variety of residential development types.		
<b>Recommendation</b>		
The Community Development Department recommends the disposal of the property legally Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to Neal Drickey for the purchase price of \$200,000.		
<b>Attachment A:</b> Location map <b>Attachment B:</b> Drickey Development Proposal		
<b>Prepared By:</b> Courtney Harter, Housing & Economic Development Manager		

# CASE #OTB-20-015



**Legend**

 Case #OTB-20-015



# RESPONSE TO PROPOSAL

## City of Council Bluffs

# Redevelopment Project

## College Rd & Railroad Ave.

Presented by

Neal Drickey

Created 09/17/2020



**Attachment E**  
Proposal Cover Page

**Project Information**

Project Name College and Railroad

**Organization Information**

Name of Developer Neal Drickey

Mailing Address 2023 S 181 Circle Omaha Ne 68130

Contact Person Neal Drickey

Telephone 402-598-7270 Fax \_\_\_\_\_

Email Address ndrickey@yahoo.com

Employer Identification Number \_\_\_\_\_ Entity will be formed if awarded this project MBE/WBE Owned? NO

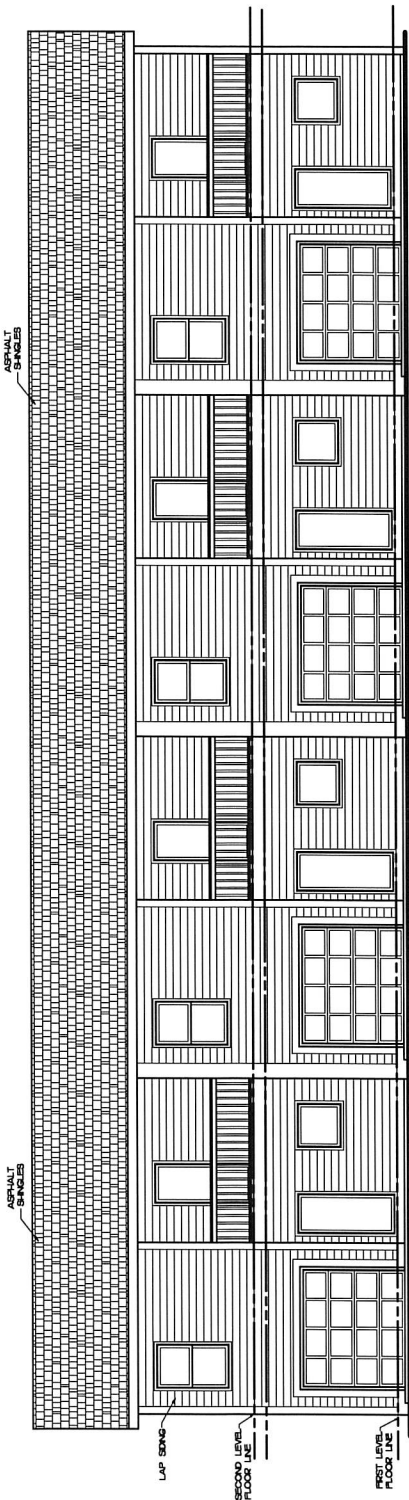
DUNS Number \_\_\_\_\_

**Partners**

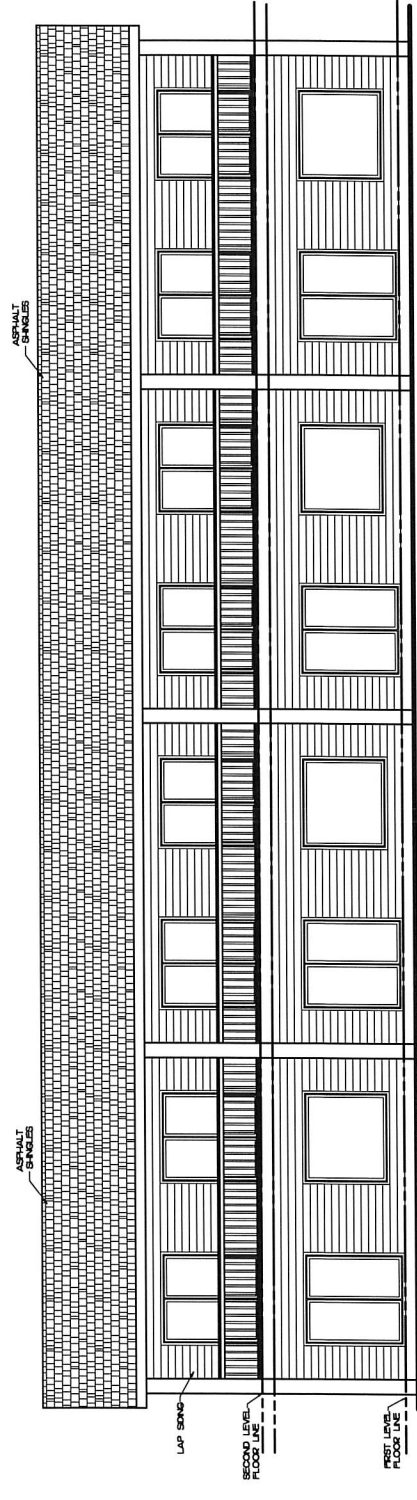
Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm	E&A	Mark Westergard
Lender	Prelimemary approval by Premier Bank	Josh Berry
Other (specify)		
Other (specify)		

# Project Plan / Summary

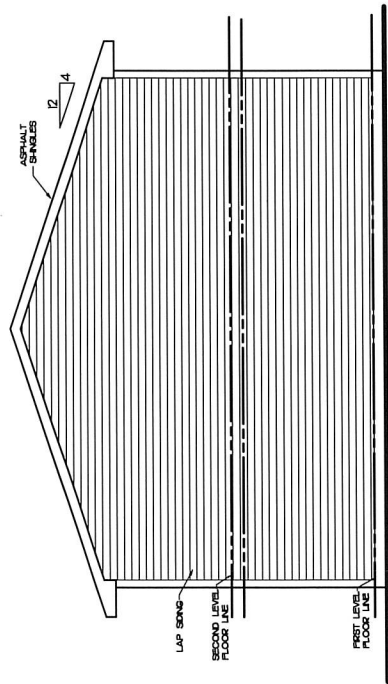
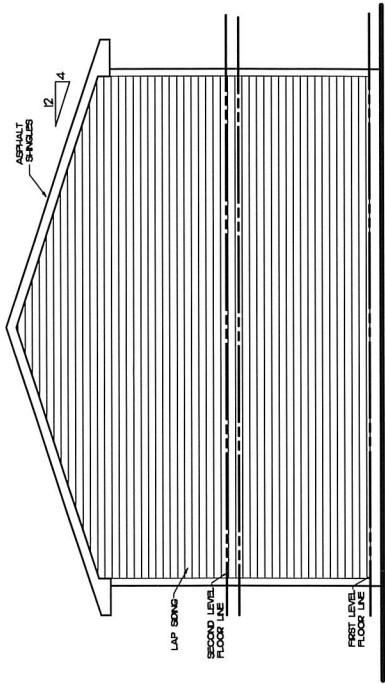
- Options of development ideas to meet the demands of the city and community needs.
  - Option A – 34 Total units (12 Row House, 19 Ranch Home mix of 2 and 3 car garage, 3-2 Story Home).
  - Option B – 36 Total units (12 Row House, 16 Ranch Home mix of 2 and 3 car garage, 8-2 Story Home).
- ◆ Options of finishes for units to meet all levels of homeownership.



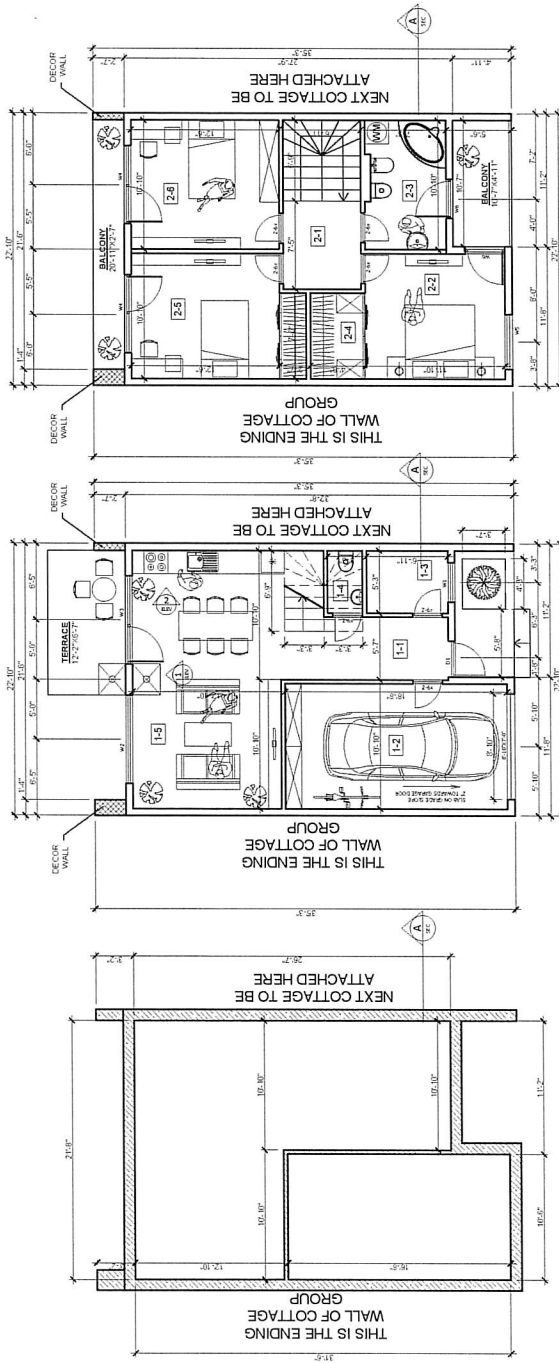
REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



# Row House



**MAIN LEVEL :**  
SCALE: 1/4" = 1'-0"

NO.	NAME	SQ.F.
1-1	HALL	80
1-2	GARAGE	190
1-3	WARDROBE	36
1-4	BATH	15
1-5	GREAT ROOM/KITCHEN/DINING	273
<b>TOTAL</b>		<b>594</b>

**ENTRY LEVEL FLOOR PLAN**

**UPPER LEVEL :**  
SCALE: 1/4" = 1'-0"

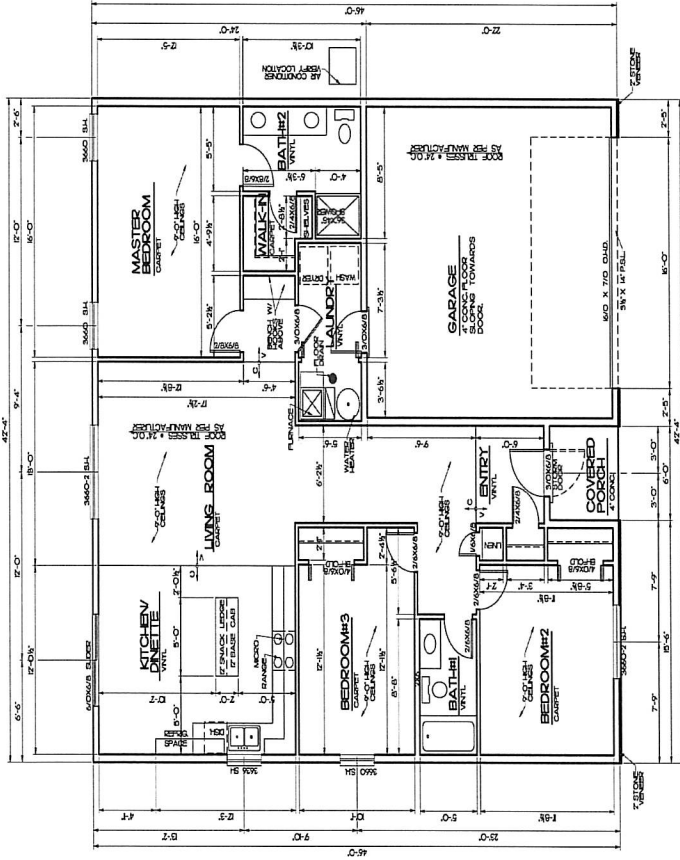
NO.	NAME	SQ.F.
2-1	HALL	48
2-2	MASTER BEDROOM	123
2-3	BATH	74
2-4	WARDROBE	34
2-5	BEDROOM	146
2-6	BEDROOM	139
<b>TOTAL</b>		<b>538</b>

**UPPER LEVEL FLOOR PLAN**

FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

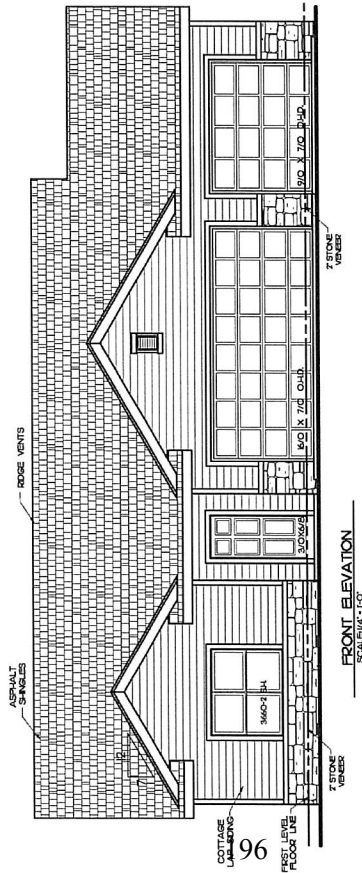
UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

# Layla 2/3 Car Garage

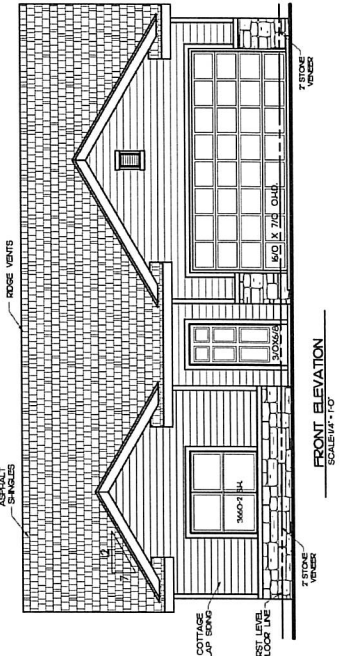


FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

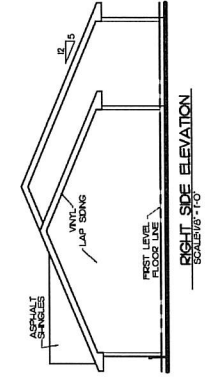
FIRST FLOOR - 1462 SQ.FT.  
GARAGE - 450 SQ.FT.



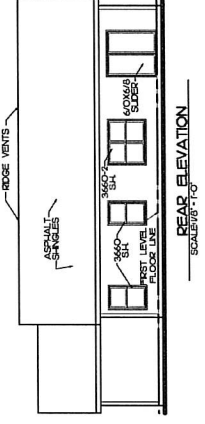
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



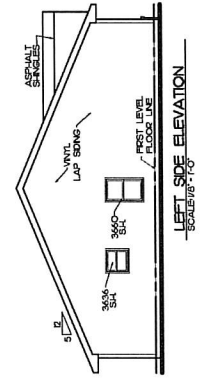
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"

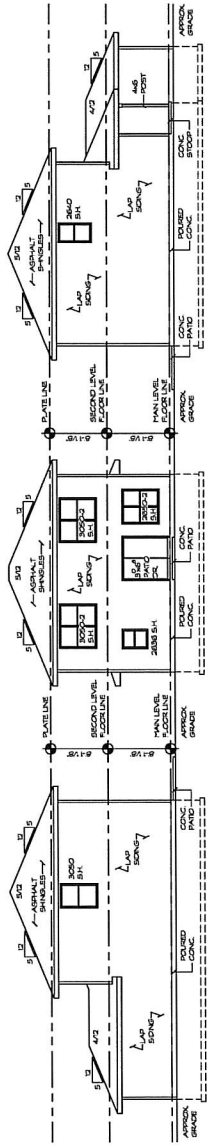


REAR ELEVATION  
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"

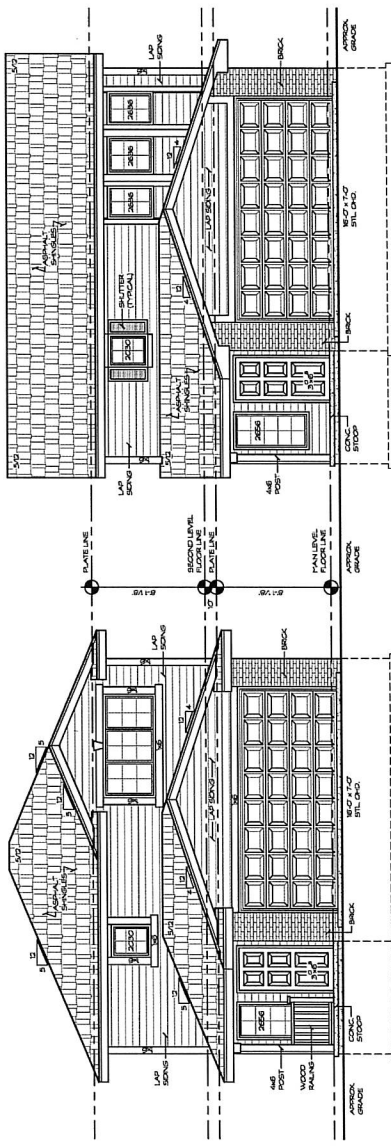
# Stern 2 Story



1 RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

2 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

3 LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



OPTION A  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

OPTION B  
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

OPTION C  
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

# Developer Resume

- Completed Projects –
  - Gethsemane Gardens Development in Lake Manawa.
    - 25 Homes built in last 2 years and brought to certificate of occupancy without partnership or borrowed money.
    - Development increased taxable value of property over \$5,000,000
  - Indian Hills Storage Redevelopment
    - Purchased and redeveloped former nursing home into a 65,000sqft climate controlled indoor storage complex. Creating jobs, increasing taxable value of property over 300% and meeting community needs for more storage options.
- Current Projects –
  - Golden Hills Phase 2 in Crescent Iowa
    - Bringing 29 new homes to Crescent increasing taxable value over \$9,000,000 while utilizing similar TIF agreement.

## NEAL DRICKEY

- 25 Years Excavation, Site Prep, Heavy Equipment Operation
  - 25 Years Utilities Installation
  - 20 Years Pipeline Work
- Projects Completed Around U.S.  
Iowa, Nebraska, Kansas, Minnesota, Wisconsin, Missouri, Oklahoma, Texas

## JPR ENTERPRISES / JOE RAYMOND

- 25 Years Custom Home Builder, Up To 2.5 Million
- Extensive Home Remodeling Throughout the Metro
- Commercial Buildouts
- River Front Tower, Rustic Cuts, Indian Hills Storage
- Primary Residential of most of Gethsemane Gardens

## CLINT BRUNOW, REALTOR - HEARTLAND PROPERTIES

- 24 Years' Experience in Listing/Selling Hundreds of Homes
- Involvement from Inception to Completion of Gethsemane Gardens House Construction

## LAMSON DUGAN & MURRAY LLP

- Legal Council

## E & A Consulting Group

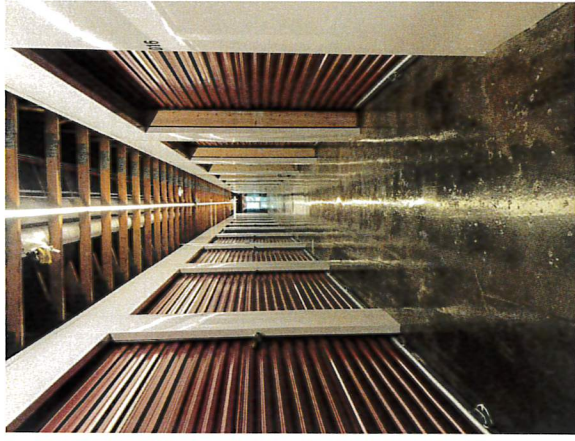
- Mark Westergard, Engineer



# Gethsemane Gardens Development



# Indian Hills Storage



# Project Timeline

- ♦ Engineering and Planning Fall 2020
- ♦ Lot Development – Winter/Spring 2021
- ♦ Phase 1 Home Build – Spring/ Summer 2021
- ♦ Phase 1 Home Sales – Winter 2022
- ♦ Phase 2 Home Build – Winter/ Spring 2022
- ♦ Phase 2 Home Sales – Fall 2020 / Winter 2023
- ♦ Phase 3 Home Build – Winter / Spring 2023
- ♦ Phase 3 Completion – Fall 2023 / Winter 2024



September 14, 2020

To Whom It May Concern:

My name is Josh Berry and I am a Vice President of Premier Bank in Omaha, Nebraska. I have been Neal's banker for more than five years. It is my experience that Neal has the financial wherewithal and knowledge necessary to complete the College Road and Railroad Avenue project. Over the years, Neal and I have worked together on several projects that were successfully completed.

With questions, please contact me directly at the phone number or email address listed below.

**Josh Berry**

*Vice President*

*Commercial Lending*


16802 Burke Street

Omaha, NE 68118

Phone: 402.715.4692

Cell: 402.917.0111

[jberry@premierbankne.com](mailto:jberry@premierbankne.com)

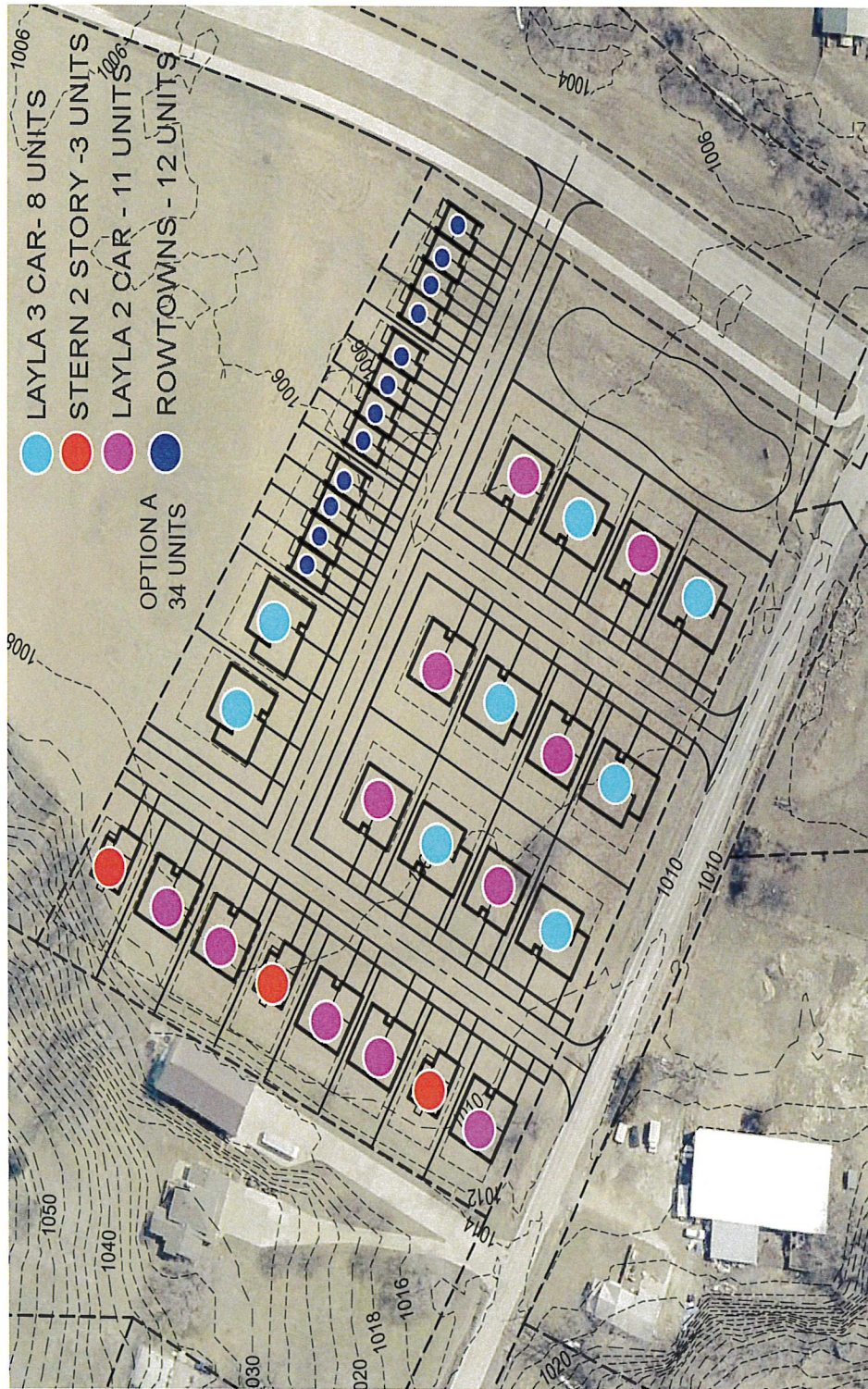


Vice President

# Requested City Based Incentives

- TIF
  - Developer will receive tax incremental financing assistance from the City of Council Bluffs for this project. City will pay developer 50% the projects annual tax revenue increase for a period of 10 years. The payments will begin the year following project completion (See TIF Worksheet for estimated annual payments)
  - Developer will fund project privately and will pay \$200,000 to city for purchase of the current property.
  - Down payment assistance through Neighbor Works Home Solutions for Row Houses.

# Option A



# Option A – Pro Forma without TIF

Item	Pro Forma Option A		Per Unit	% of total
	# of Units	Total		
<b>Lot Development</b>				
Sanitary Sewer		\$ 175,400	\$ 5,159	17%
Paving Interior		\$ 233,467	\$ 6,867	22%
Water Distribution		\$ 137,650	\$ 4,049	13%
Underground electrical		\$ 66,400	\$ 1,953	6%
Storm Sewer		\$ 51,150	\$ 1,504	5%
Grading		\$ 103,900	\$ 3,056	10%
Land Purchase		\$ 200,000	\$ 5,882	19%
Fees		\$ 72,500	\$ 2,132	7%
<b>Total</b>		<b>\$ 1,040,467</b>	<b>\$ 30,602</b>	
<b>Home</b>				
Layla 2 Car	8	\$ 1,536,000	\$ 192,000	25%
Layla 3 Car	11	\$ 2,200,000	\$ 200,000	36%
Stern 2 Story	3	\$ 573,075	\$ 191,025	9%
Row House	12	\$ 1,802,220	\$ 150,185	29%
<b>Total</b>	<b>34</b>	<b>\$ 6,111,295</b>		
<b>Home Sales</b>				
Layla 2 Car	8	\$ 1,960,000	\$ 245,000	26%
Layla 3 Car	11	\$ 2,915,000	\$ 265,000	39%
Stern 2 Story	3	\$ 630,000	\$ 210,000	8%
Row House	12	\$ 1,919,988	\$ 159,999	26%
<b>Total</b>	<b>34</b>	<b>\$ 7,424,988</b>		
<b>Soft Cost</b>				
Project Develop / Overhead		\$ 715,176	\$ 21,035	10%
Financing Expense		\$ 457,603	\$ 13,459	6%
Sales Expense		\$ 556,874	\$ 16,379	7.5%
<b>Total</b>		<b>\$ 1,729,653</b>	<b>\$ 50,872</b>	
<b>Project Loss</b>		<b>\$ (1,456,427)</b>	<b>\$ (42,836)</b>	

# Option A – Lot Development Est

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : COLLEGE RD & RAILROAD AVE. ZONING: RESIDENTIAL  
DEVELOPER: NEAL DRICKEY JURISDICTION: COUNCIL BLUFFS, IA  
JOB NO. 2020.240.001 LOTS 34  
ESTIMATED BY: WESTERGARD DATE: September 9, 2020

### COLLEGE RD. & RAILROAD AVE. - OPTION "A"

ITEM	CONSTRUCT.	PER LOT	PER LOT
SANITARY SEWER	175,400	\$5,159	
PAVING INTERIOR	233,467	\$6,867	
WATER DISTRIBUTION	137,650	\$4,049	
UNDERGROUND ELECTRICAL	66,400	\$1,953	
STORM SEWER	51,150	\$1,504	
GRADING & EROSION CONTROL	103,900	\$3,056	
LAND ACQUISITION	180,000	\$5,294	
FEES	72,500	\$2,132	
<b>TOTALS</b>	<b>\$1,020,467</b>	<b>\$30,014</b>	

Notes:

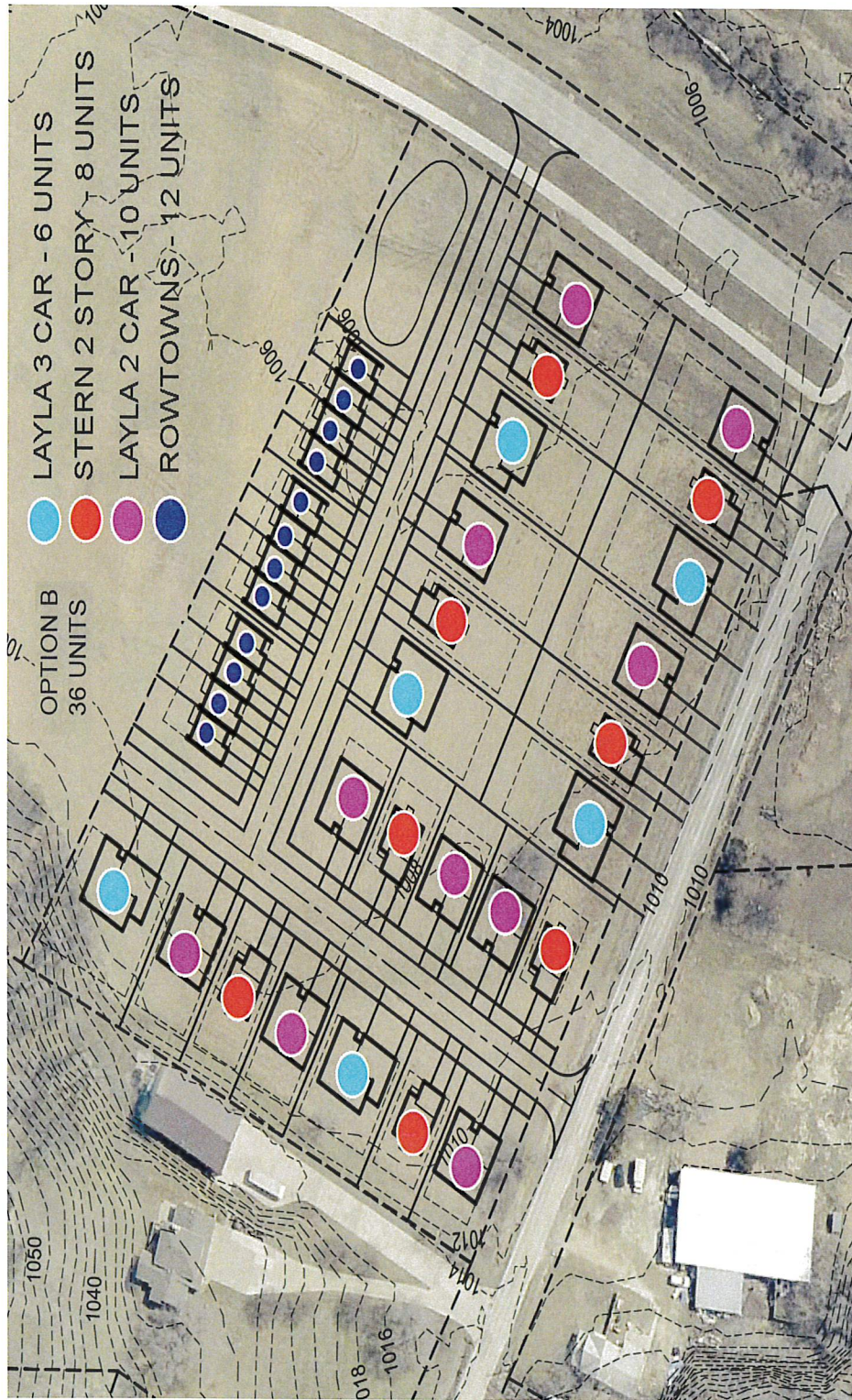
Assumed no sewer, capital facility, park fees would be due on development  
Assumed existing detention basin was sized for both Phase I and Phase II. Phase II flows do go to existing basin via existing storm sewer.  
No costs were included for gas or cable TV/internet.  
Assumed dirt available on site is sufficient to raise entire site above flood plain elevation. No haul in dirt is in estimate.  
Connection to the existing sanitary sewer is on College Road just west of Railroad Avenue  
Connection to the existing storm sewer is on Railroad Avenue at the approximate location of the proposed street

# Option A TIF Worksheet

## Developers' Estimate Worksheet

1)	Date Of preparation	9/15/2020			
2)	Assessed Taxable Valuation of Property per agreement	\$ 200,000.00			
3)	Base Taxable Valuation of Property estimated at trigger	\$ 7,365,000.00		Number of lots	34
4)	Incremental Taxable Valuation of Property (2 minus 3)	\$ 7,165,000.00		Estimated Assessed Value	216,600.00
5)	Current City fiscal year consolidated property tax levy rate for purposed of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate)	45.10	Based on 2019 Levy. Future levy unknown	Year 2021 Roll Back	55.07%
6)	The TIF value (4) factored by the Adjusted Levy Rate (5)	\$ 332,161.50			
7)	TIF Estimate (6) x 50%= Developers Estimate	\$ 166,080.75		(per year TIF payment after fully sold)	

# Option B



# Option B – Pro Forma without TIF

Item	# of Units	Pro Forma Option B		Per Unit	% of total
		Total	Lot Development		
Sanitary Sewer		\$ 159,950		\$ 4,443	17%
Paving Interior		\$ 181,417		\$ 5,039	19%
Water Distribution		\$ 122,950		\$ 3,415	13%
Underground electrical		\$ 69,400		\$ 1,928	7%
Storm Sewer		\$ 36,750		\$ 1,021	4%
Grading		\$ 103,900		\$ 2,886	11%
Land Purchase		\$ 200,000		\$ 5,555	21%
Fees		\$ 72,500		\$ 2,014	8%
<b>Total</b>		<b>\$ 946,867</b>		<b>\$ 26,301</b>	
			Home		
Layla 2 Car	10	\$ 1,920,000		\$ 192,000	30%
Layla 3 Car	6	\$ 1,200,000		\$ 200,000	19%
Stern 2 Story	8	\$ 1,528,200		\$ 191,025	24%
Row House	12	\$ 1,802,220		\$ 150,185	28%
<b>Total</b>	<b>36</b>	<b>\$ 6,450,420</b>			
			Home Sales		
Layla 2 Car	10	\$ 2,450,000		\$ 245,000	32%
Layla 3 Car	6	\$ 1,590,000		\$ 265,000	21%
Stern 2 Story	8	\$ 1,680,000		\$ 210,000	22%
Row House	12	\$ 1,919,988		\$ 159,999	25%
<b>Total</b>	<b>36</b>	<b>\$ 7,639,988</b>			
			Soft Cost		
Project Develop / Overhead		\$ 739,729		\$ 20,548	10%
Financing Expense		\$ 512,789		\$ 14,244	7%
Sales Expense		\$ 572,999		\$ 15,917	7.5%
<b>Total</b>		<b>\$ 1,825,517</b>		<b>\$ 50,709</b>	
<b>Project Loss</b>		<b>\$ (1,582,816)</b>		<b>\$ (43,967)</b>	

# Option B – Lot Development Est

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : COLLEGE RD & RAILROAD AVE. ZONING: RESIDENTIAL  
DEVELOPER: NEAL DRICKEY JURISDICTION: COUNCIL BLUFFS, IA  
JOB NO. 2020,240,001 LOTS 36  
ESTIMATED BY: WESTERGARD DATE: September 9, 2020

### COLLEGE RD. & RAILROAD AVE. - OPTION "B"

ITEM	CONSTRUCT.	PER LOT
SANITARY SEWER	159,950	\$4,443
PAVING INTERIOR	181,417	\$5,039
WATER DISTRIBUTION	122,950	\$3,415
UNDERGROUND ELECTRICAL	69,400	\$1,928
STORM SEWER	36,750	\$1,021
GRADING & EROSION CONTROL	103,900	\$2,886
LAND ACQUISITION	180,000	\$5,000
FEES	72,500	\$2,014
<b>TOTALS</b>	<b>\$926,867</b>	<b>\$25,746</b>

Notes:

Assumed no sewer, capital facility, park fees would be due on development.  
Assumed existing detention basin was sized for both Phase I and Phase II. Phase II flows do go to existing basin via existing storm sewer.  
No costs were included for gas or cable TV/Internet.  
Assumed dirt available on site is sufficient to raise entire site above flood plain elevation. No haul in dirt is in estimate.  
Connection to the existing sanitary sewer is on College Road just west of Railroad Avenue  
Connection to the existing storm sewer is on Railroad Avenue at the approximate location of the proposed street

# Option B TIF Worksheet

## Developers' Estimate Worksheet

1)	Date Of preparation	9/15/2020			
2)	Assessed Taxable Valuation of Property per agreement	\$ 200,000.00			
3)	Base Taxable Valuation of Property estimated at trigger	\$ 7,640,000.00		Number of lots	34
4)	Incremental Taxable Valuation of Property (2 minus 3)	\$ 7,440,000.00		Estimated Assessed Value	216,600.00
5)	Current City fiscal year consolidated property tax levy rate for purposed of calculating Incremental Property Tax Revenues ( the "Adjusted Levy Rate)	45.10	Based on 2019 Levy. Future levy unknown	Year 2021 Roll Back	55.07%
6)	The TIF value (4) factored by the Adjusted Levy Rate (5)	\$ 344,564.00			
7)	TIF Estimate (6) x 50%= Developers Estimate	\$ 172,282.00		(per year TIF payment after fully sold)	

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

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**RESOLUTION NO. 20-247**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED LOT 2, ARBOR CREEK 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 Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**WHEREAS,** a public hearing has been held in this matter on October 12, 2020 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:

Neal Drickey, and all successors in interest; legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$200,000.00. Closing and the property closing must occur within 120 days. The Buyer shall be required to enter a development agreement that will be approved by City Council.

**BE IT FURTHER RESOLVED**

The applicant shall sign an agreement to combine the subject properties under one parcel number, and to not sell the subject properties separately without prior City approval; and

**BE IT FURTHER RESOLVED**

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

ADOPTED  
AND  
APPROVED: November 9, 2020.

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

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

**Council Communication**

<p>Department: Community Development</p> <p>CASE # OTB-20-015</p> <p>Applicant: Neal Drickey 2023 S 181 Circle Omaha, NE 68130</p>	<p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. _____</p>	<p>Public Hearing: 10-12-2020</p>
<p align="center"><b>Subject/Title</b></p> <p>Resolution to dispose of City property legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to Neal Drickey. The property is generally located at the Northwest corner of College Road and Railroad Avenue.</p>		
<p align="center"><b>Background/Discussion</b></p> <p>In July, City Council directed Community Development staff to release a Request for Proposals (RFP) for the property generally located at the corner of College Road and Railroad Highway as an alternative plan to the offer to buy submitted by the Midlands Humane Society (MHS) (OTB-20-010).</p> <p>The City received one response to the RFP published. Neal Drickey and his development team submitted a proposal for two alternatives with 34 and 36 housing units respectively. Both options are projected to increase the taxable value to over \$7 million. Each option will have a combination of attached single family row houses and single family units with the row houses marketed to households at or below 80% of the median family income. Estimated sales prices range from \$160,000 for the row houses to \$245,000 for the detached single family units. The total project cost is approximately \$7.4 to \$7.6 million.</p> <p>Drickey is requesting the City create an Urban Renewal Plan and Area and a tax increment financing (TIF) district for the parcel. The request for TIF is 50% of the eligible tax for ten (10) years. This totals approximately \$1.6 million, which would pay for the cost of infrastructure. A change of zone to R-2 and a Planned Residential Overlay would also be required.</p> <p>As stated in the MHS offer, the property is classified as “transitional preserve” and “buildable”. The Information Technology Department indicated that there is City Fiber infrastructure underneath the trail that runs along Railroad Avenue. The Public Works Department confirmed that over \$2 million in infrastructure improvements and site work on and around the subject property has been completed with the goal of promoting future development and generating property tax. The Community Development Department acknowledges that the site’s proximity to two public streets, access to infrastructure (e.g. water, sewer, gas, electricity), location on an existing bus route, location within walking distance from a school, walking distance to commercial uses, and being adjacent to a bike path makes it well suited for a variety of residential development types.</p> <p align="center"><b>***Amended Proposals***</b></p> <p>The applicant has submitted amended proposals for a 35-unit (16 townhomes/19 single-family) development, and a 26-unit (12 townhomes/14 single-family) development for Council consideration. Both proposals include the applicant paying \$200,000.00 for the property and receiving tax increment financing. With these submittals, City Council now has three options to consider for selling the property, as summarized below:</p> <ul style="list-style-type: none"> <li>• Option 1: Midlands Humane Society’s offer to purchase the property for \$188,745.00. Approval of this request allows Midlands to expand their operation in the future and will generate \$0 tax dollars.</li> </ul>		

## Council Communication

- Option 2: Neal Drickey’s offer to purchase the property for \$200,000.00 and build 35 residential dwellings units, which includes 16 townhomes for workforce housing, and 19 single-family detached dwellings. Total estimated taxable valuation for the entire development is \$7,284,984. The townhomes will be sold for \$159,999.00, and the other 19 single-family homes will be sold at market rate in the range of \$210,000.00 - \$265,000.00. Total site infrastructure construction and land costs are \$1,040,467. Average construction costs per lot are \$29,727.00 and the developer is requesting \$1,894,395.81 in TIF assistance (48% over 12 years) with a maximum cap of \$2,099,452.25 to off-set inflation costs. The layout of this subdivision includes one access point onto Railroad Highway, two access points onto College Road, and a “stub road” to the north that could be used to access Midlands Humane Society or facilitate development of properties to the north.
  
- Option 3: Neal Drickey’s offer to purchase the property for \$200,000.00 and build 26 residential dwellings units, which includes 12 townhomes for workforce housing, and 14 single-family detached dwellings. Total estimated taxable valuation for the entire development is \$5,069,988. The townhomes will be sold for \$159,999.00, and the other 19 single-family homes will be sold at market rate in the range of \$210,000.00 - \$265,000.00. Total site infrastructure construction and land costs are \$830,133. Average construction costs per lot are \$31,928.00, and the developer is requesting \$1,609,321.44 in TIF assistance (58.5% over 12 years) with a maximum cap of \$1,783,520.38 to off-set inflation costs. The layout of this subdivision proposal includes one access point onto Railroad Highway and College Road, along with a large acreage remnant parcel for future development or to sell to Midlands Humane Society.

After reviewing all three proposals the Community Development Department prefers Option #2 as it maximizes the subject property’s development potential, consists of 34 new residential dwellings that provide housing for a mixture of incomes in the community, provides a greater return to the City’s tax base, and is designed in a manner that allows for access to the Midlands Humane Society and potentially to properties to the north.

**Recommendation**

The Community Development Department recommends the disposal of the property legally Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa to Neal Drickey for the purchase price of \$200,000.

**Attachment A:** Location map

**Attachment B:** Drickey Development Proposal

**Prepared By:** Courtney Harter, Housing & Economic Development Manager



# RESPONSE TO PROPOSAL City of Council Bluffs

## Redevelopment Project College Rd & Railroad Ave.

Presented By Neal Drickey

Created 11/13/2020

# 35 UNIT PROPOSAL

**Attachment E**  
**Proposal Cover Page**

**Project Information**

Project Name College and Railroad

**Organization Information**

Name of Developer Neal Drickey

Mailing Address 2023 S 181 Circle Omaha Ne 68130

Contact Person Neal Drickey

Telephone 402-598-7270 Fax \_\_\_\_\_

Email Address ndrickey@yahoo.com

Employer Identification Number \_\_\_\_\_ Entity will be formed if awarded this project MBE/WBE Owned? NO

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

**Partners**

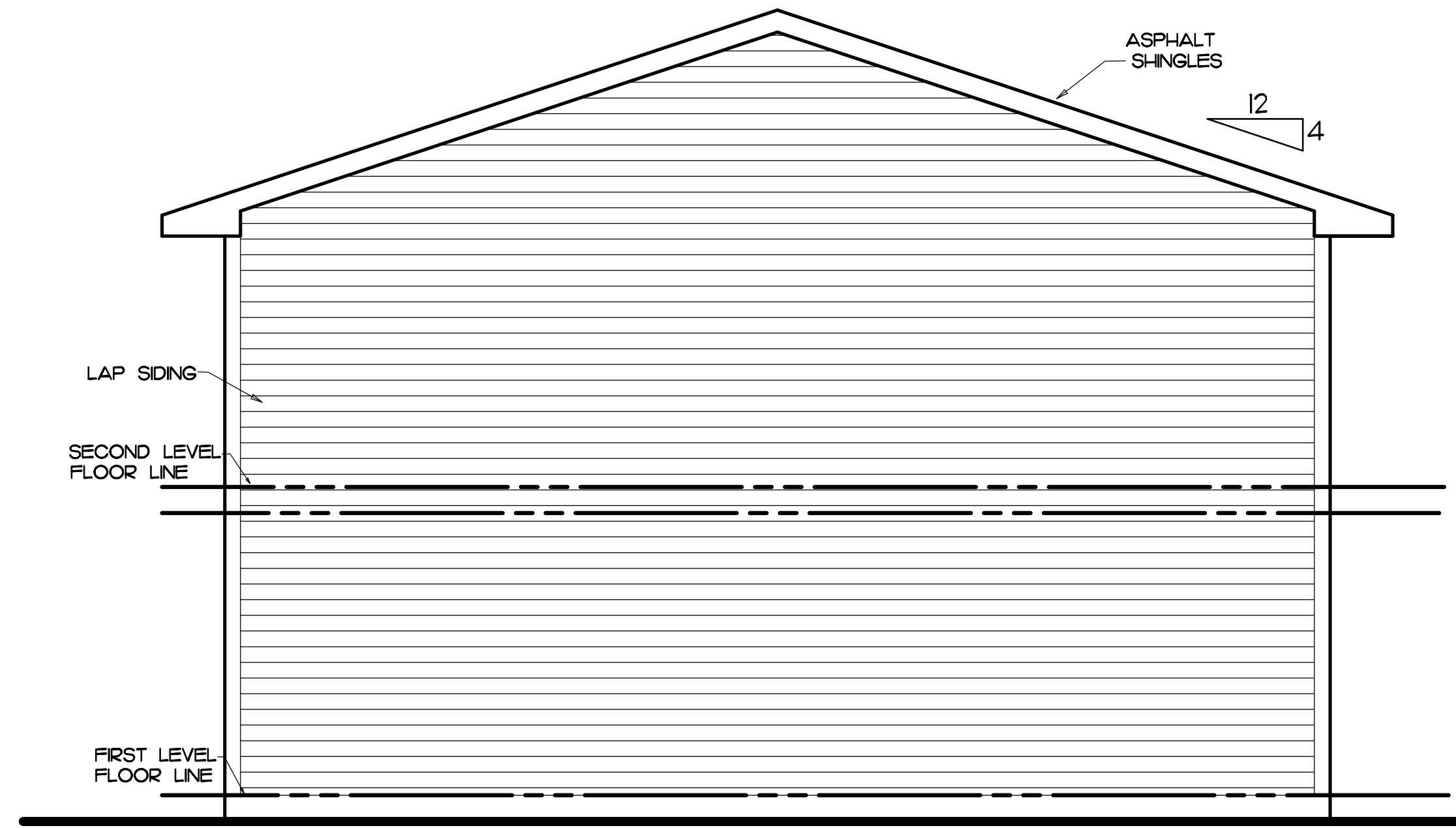
Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm	E&A	Mark Westergard
Lender	Preliminary approval by Premier Bank	Josh Berry
Other (specify)		
Other (specify)		



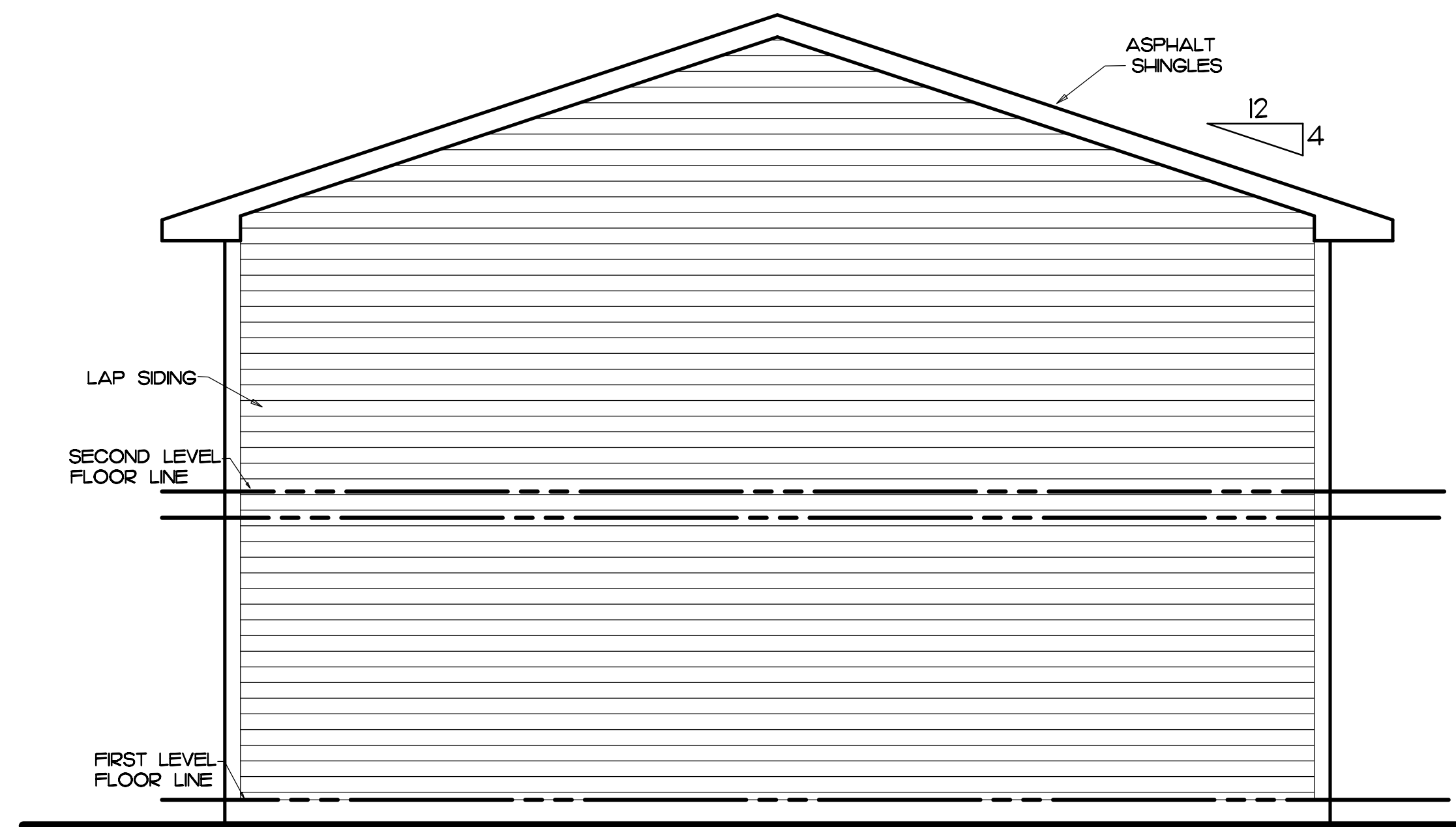
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



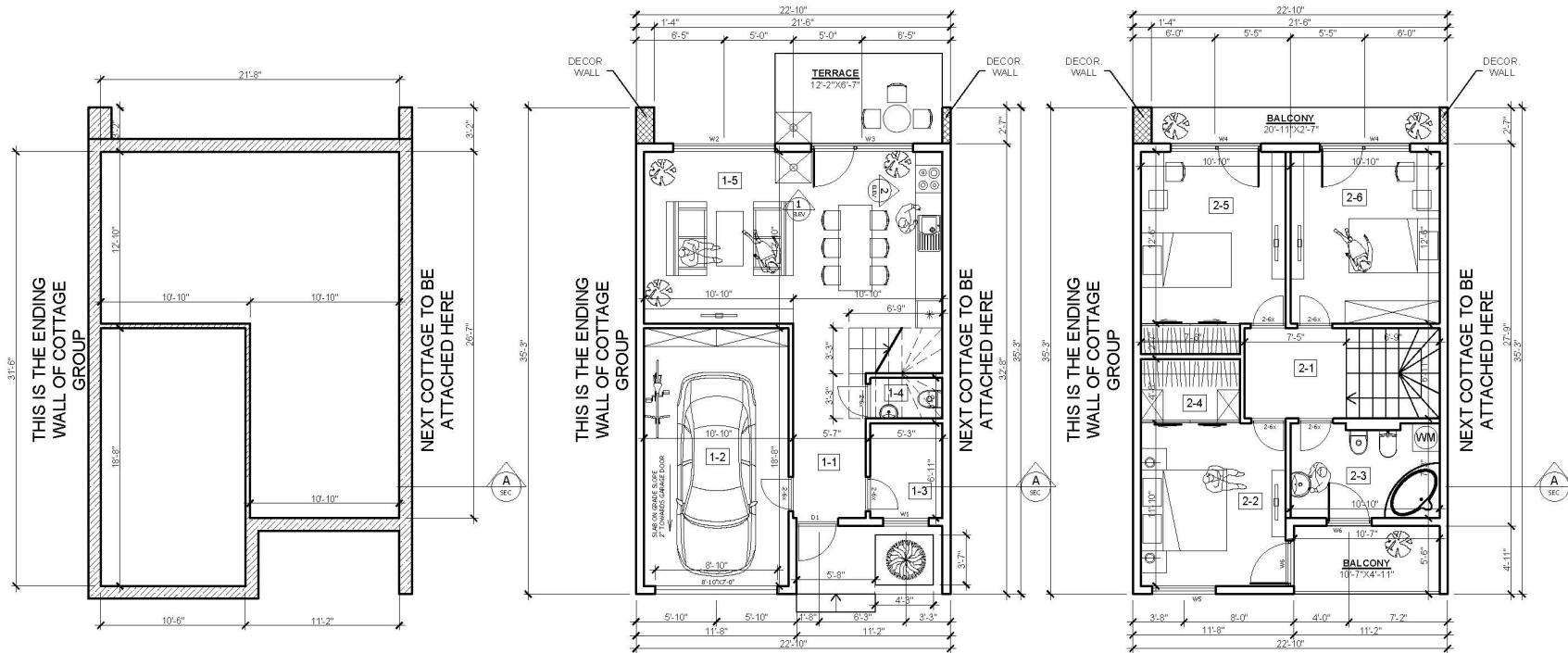
**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"

DESIGNED BY AN ARCHITECT OR ENGINEER  
SITE CONDITIONS MAY VARY. DESIGNER CANNOT  
WARRANT THE SUITABILITY OF THESE PLANS FOR  
PROFESSIONAL TO DETERMINE THE QUALITY OF  
THESE PLANS FOR YOUR SPECIFIC SITE.

# Row House



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

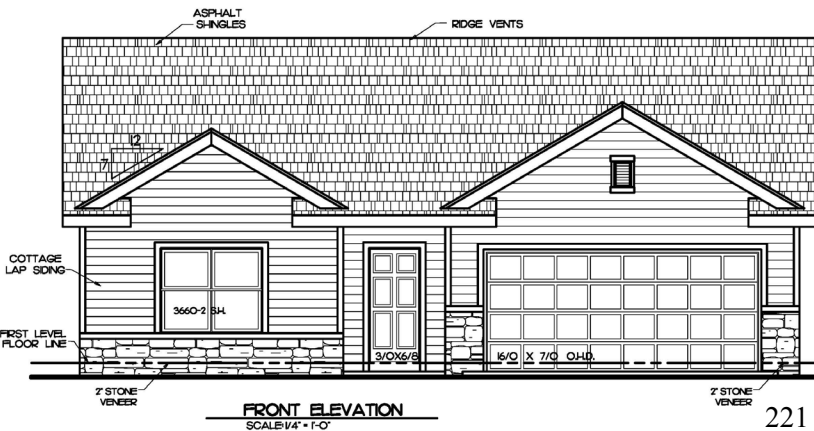
MAIN LEVEL :		
NO.	NAME	SQ.F.
1-1	HALL	69
1-2	GARAGE	196
1-3	WARDROBE	36
1-4	BATH	15
1-5	GREAT ROOM / KITCHEN / DINING	273
<b>TOTAL</b>		<b>589</b>

ENTRY LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

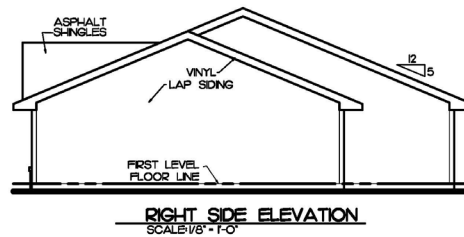
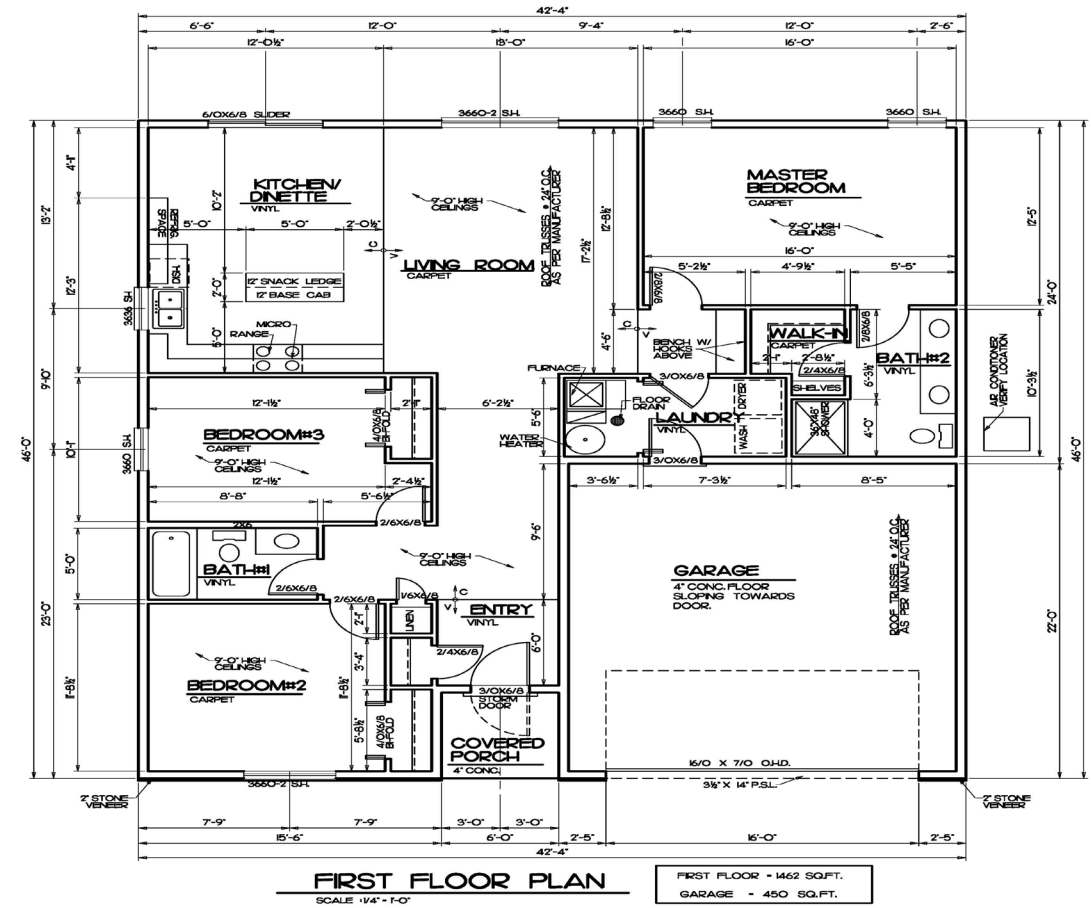
UPPER LEVEL :		
NO.	NAME	SQ.F.
2-1	HALL	48
2-2	MASTER BEDROOM	123
2-3	BATH	74
2-4	WARDROBE	34
2-5	BEDROOM	146
2-6	BEDROOM	134
<b>TOTAL</b>		<b>559</b>

UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

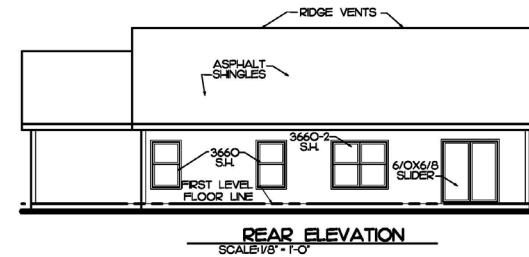
# Layla 2/3 Car Garage



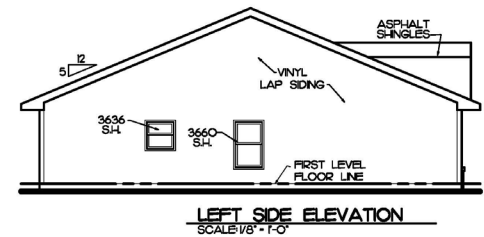
221



**RIGHT SIDE ELEVATION**  
SCALE 1/8" = 1'-0"

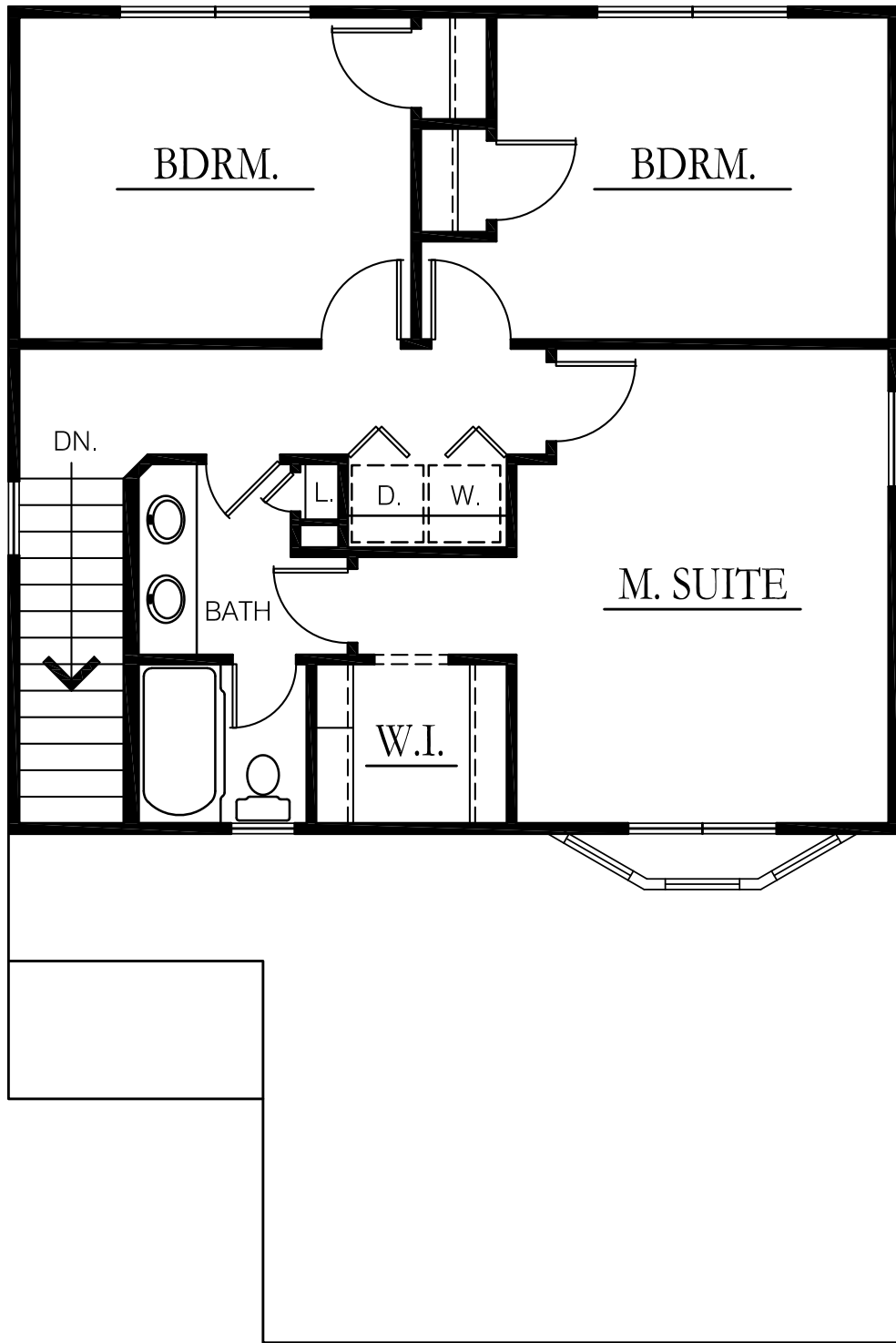


**REAR ELEVATION**  
SCALE 1/8" = 1'-0"

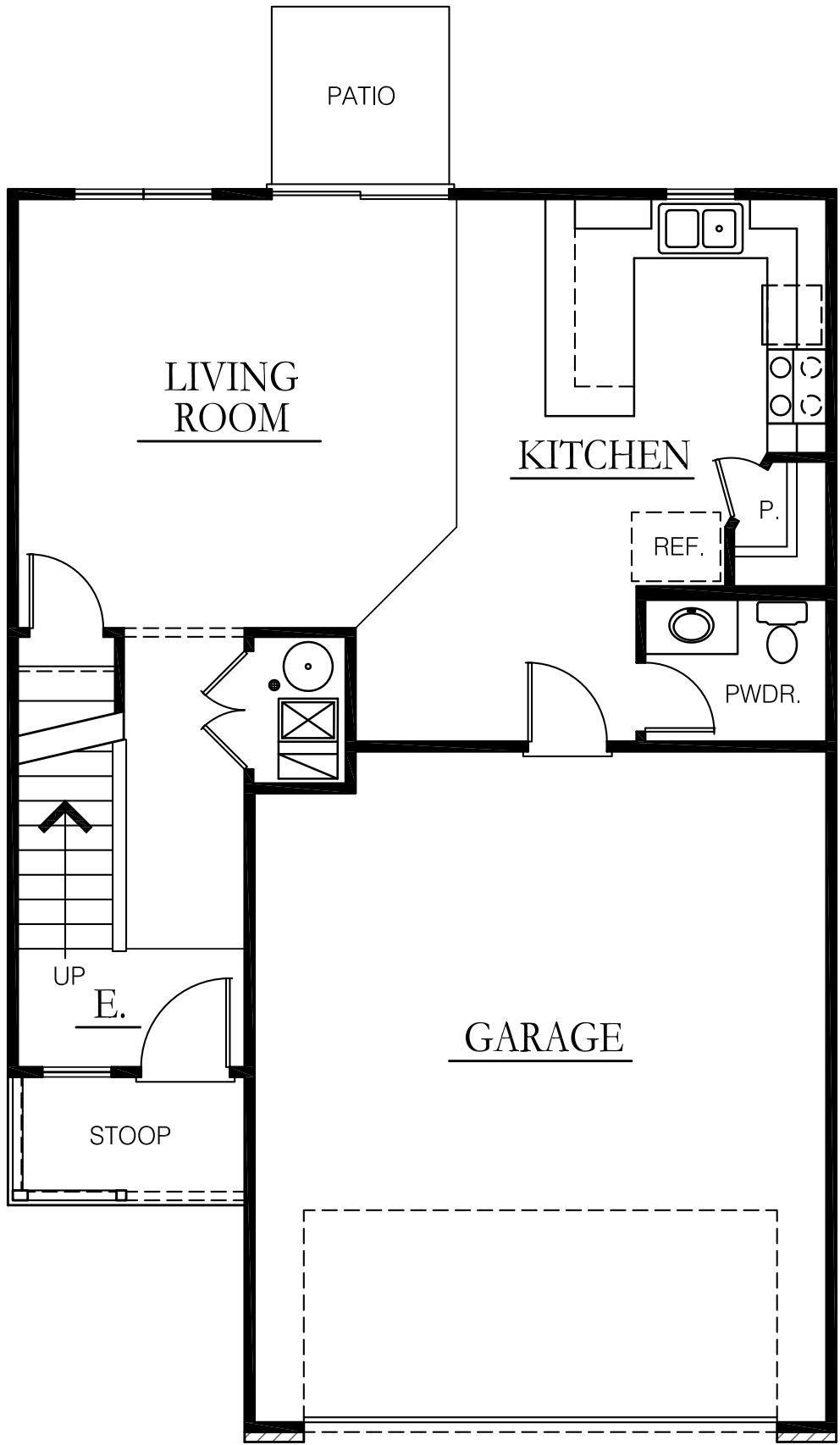


**LEFT SIDE ELEVATION**  
SCALE 1/8" = 1'-0"





SECOND LEVEL



MAIN LEVEL

# Developer Resume

- ◆ Completed Projects –

- ◆ Gethsemane Gardens Development in Lake Manawa.

- ◆ 25 Homes built in last 2 years and brought to certificate of occupancy without partnership or borrowed money.
- ◆ Development increased taxable value of property over \$5,000,000

- ◆ Indian Hills Storage Redevelopment

- ◆ Purchased and redeveloped former nursing home into a 65,000sqft climate controlled indoor storage complex. Creating jobs, increasing taxable value of property over 300% and meeting community needs for more storage options.

- ◆ Current Projects –

- ◆ Golden Hills Phase 2 in Crescent Iowa

- ◆ Bringing 29 new homes to Crescent increasing taxable value over \$9,000,000 while utilizing similar TIF agreement.

## NEAL DRICKEY

- 25 Years Excavation, Site Prep, Heavy Equipment Operation
  - 25 Years Utilities Installation
  - 20 Years Pipeline Work
- Projects Completed Around U.S.  
Iowa, Nebraska, Kansas, Minnesota, Wisconsin, Missouri, Oklahoma, Texas

## JPR ENTERPRISES / JOE RAYMOND

- 25 Years Custom Home Builder, Up To 2.5 Million
- Extensive Home Remodeling Throughout the Metro
- Commercial Buildouts  
River Front Tower, Rustic Cuts, Indian Hills Storage
- Primary Builder of most of Gethsemane Gardens

## CLINT BRUNOW, REALTOR - HEARTLAND PROPERTIES

- 24 Years' Experience in Listing/Selling Hundreds of Homes
- Involvement from Inception to Completion of Gethsemane Gardens House Construction

## LAMSON DUGAN & MURRAY LLP

- Legal Council

## E & A Consulting Group

- Mark Westergard, Engineer

# Gethsemane Gardens Development



# Indian Hills Storage






September 14, 2020

To Whom It May Concern:

My name is Josh Berry and I am a Vice President of Premier Bank in Omaha, Nebraska. I have been Neal's banker for more than five years. It is my experience that Neal has the financial wherewithal and knowledge necessary to complete the College Road and Railroad Avenue project. Over the years, Neal and I have worked together of several projects that were successfully completed.

With questions, please contact me directly at the phone number or email address listed below.

 Vice President

**Josh Berry**

*Vice President*

*Commercial Lending*

16802 Burke Street

Omaha, NE 68118

Phone: 402.715.4692

Cell: 402.917.0111

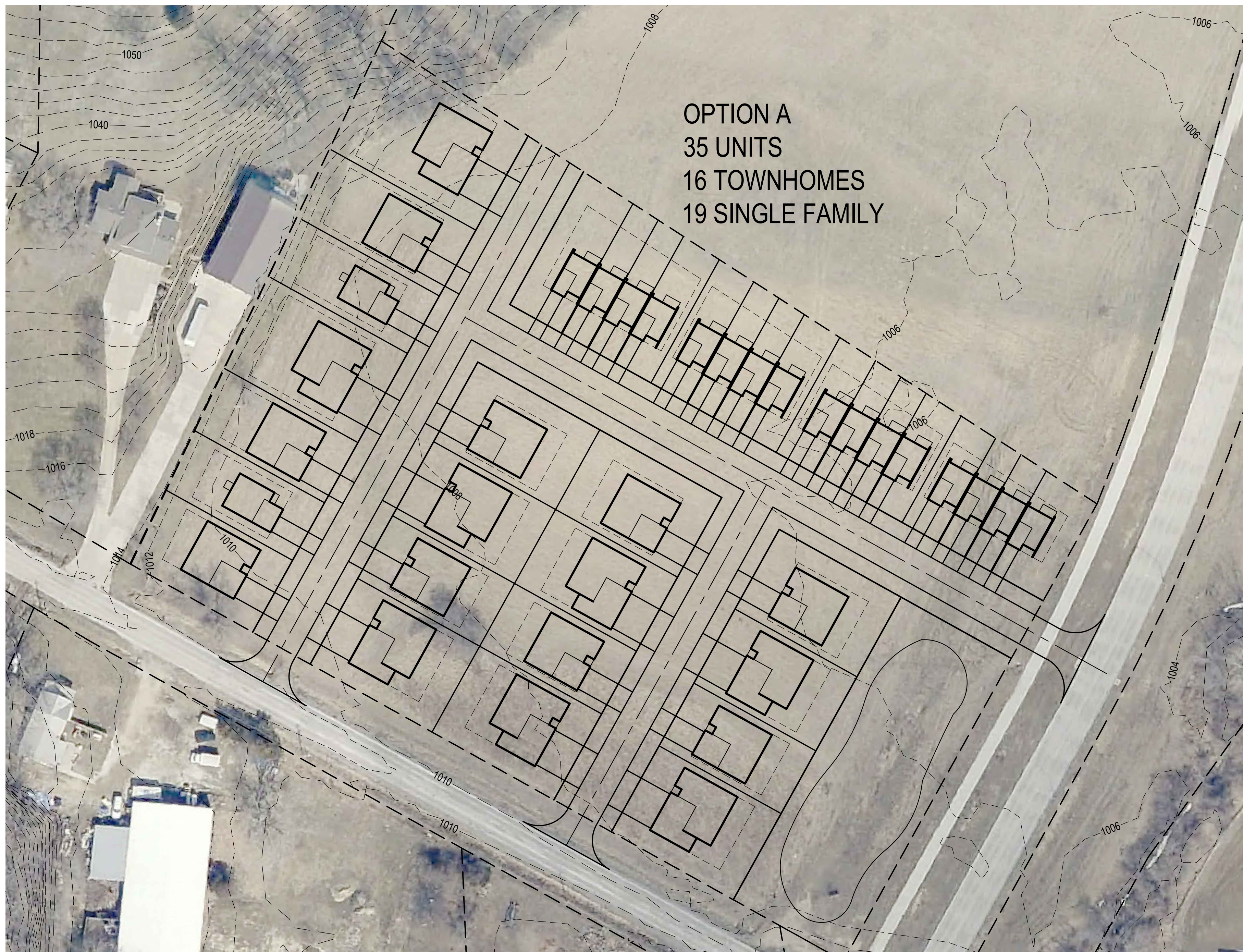
[jberry@premierbankne.com](mailto:jberry@premierbankne.com)

# Project Plan / Summary

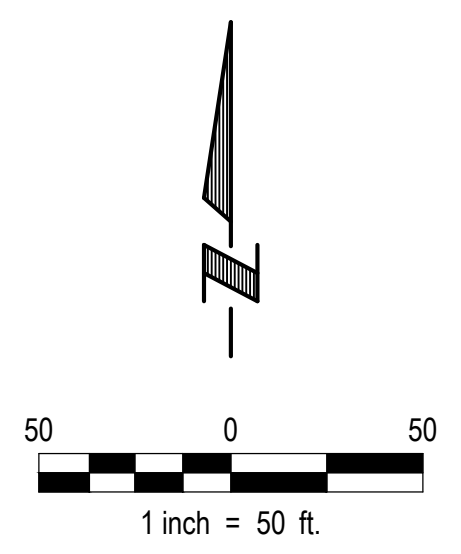
- Option of development idea to meet the demands of the city and community needs.
  - 35 Total units (16 Row House, 17 Ranch Home 2 car garage, 2- 2 Story Home).
- ◆ **Unit finish options to meet different levels of owner requirements.**

# Project Timeline

- ♦ Engineering and Planning Fall 2020
- ♦ Lot Development – Winter/ Spring 2021
- ♦ Phase 1 Home Build – Spring/ Summer 2021
- ♦ Phase 1 Home Sales – Winter 2022
- ♦ Phase 2 Home Build – Winter/ Spring 2022
- ♦ Phase 2 Home Sales – Fall 2020 / Winter 2023
- ♦ Phase 3 Home Build – Winter / Spring 2023
- ♦ Phase 3 Completion – Fall 2023/ Winter 2024



OPTION A  
 35 UNITS  
 16 TOWNHOMES  
 19 SINGLE FAMILY



Proj No:	2020.240.001
Date:	09/10/2020
Designed By:	KH
Drawn By:	EHN
Scale:	1" = 50'
Sheet:	1 of 1

Revisions	
No.	Description

CONCEPT LAYOUT

COLLEGE ROAD  
 COUNCIL BLUFFS, IOWA



**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154  
 Phone: 402.895.4700 • Fax: 402.895.3599  
 www.eacg.com



# Lot Development Est – 35 Unit

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	COLLEGE RD & RAILROAD AVE,	ZONING:	RESIDENTIAL
DEVELOPER:	NEAL DRICKEY	JURISDICTION:	COUNCIL BLUFFS, IA
JOB NO.	2020.240.001	LOTS	35
ESTIMATED BY:	WESTERGARD	DATE:	September 9, 2020

### COLLEGE RD. & RAILROAD AVE. - 35 Unit

ITEM	CONSTRUCT.	PER LOT			
SANITARY SEWER	175,400	\$5,159			
PAVING INTERIOR	233,467	\$6,867			
WATER DISTRIBUTION	137,650	\$4,049			
UNDERGROUND ELECTRICAL	66,400	\$1,953			
STORM SEWER	51,150	\$1,504			
GRADING & EROSION CONTROL	103,900	\$3,056			
LAND ACQUISITION	200,000	\$5,714			
FEES	72,500	\$2,132			
<b>TOTALS</b>	<b>\$1,040,467</b>	<b>\$29,727</b>			

Notes:

Assumed no sewer, capital facility, park fees would be due on development.

Assumed existing detention basin was sized for both Phase I and Phase II. Phase II flows do go to existing basin via existing storm sewer.

No costs were included for gas or cable TV/Internet.

Assumed dirt available on site is sufficient to raise entire site above flood plain elevation. No haul in dirt is in estimate.

Connection to the existing sanitary sewer is on College Road just west of Railroad Avenue

Connection to the existing storm sewer is on Railroad Avenue at the approximate location of the proposed street

# Requested City Based Incentives

- ♦ TIF
  - ♦ Developer will receive tax incremental financing assistance from the City of Council Bluffs for this project. City will pay developer percentage the projects annual tax revenue increase for a set period of time. The payments will begin the year following project completion (See TIF Worksheets for 3 estimated annual payment options)
- ♦ Developer will fund project privately and will pay \$200,000 to city for purchase of the current property.
- ♦ Down payment assistance through Neighbor Works Home Solutions for Row Houses.

# TIF Worksheet – 85% TIF for 15 Years

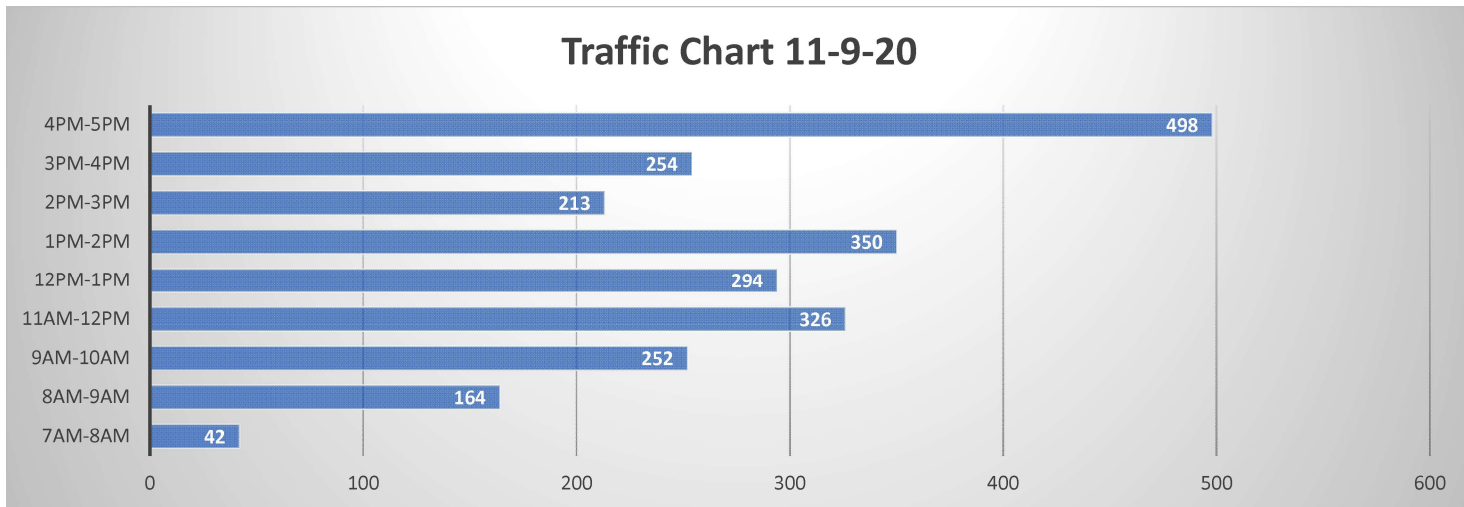
Developers's Estimate Worksheet 85% TIF for 15 Years			
1)	Date Of perperation		
2)	Assessed Taxable Valuation of Property per agreement	\$ 188,000.00	
3)	Base Taxable Valuation of Property estimated at trigger	\$ 4,011,840.69	(number of lots * assessed value * roll back)
4)	Incremental Taxable Valuation of Property (2 minus 3)	\$ 3,823,840.69	
5)	Current City fiscal year consolidated property tax levy rate for purposed of calculating Incremenatl Property Tax Revenues ( the "Adjusted Levy Rate)		37.36% Based on 2019 Levy. Future levy unknown
6)	The TIF value (4) factored by the Adjusted Levy Rate (5)	\$ 149,898.42	
7)	TIF Payments Per Year Average	\$ 127,413.65	
		Tif Amount \$ 1,911,204.80	

# TIF Worksheet – TIF cap amount explanation

## Developers's Estimate Worksheet 85% TIF for 15 Years

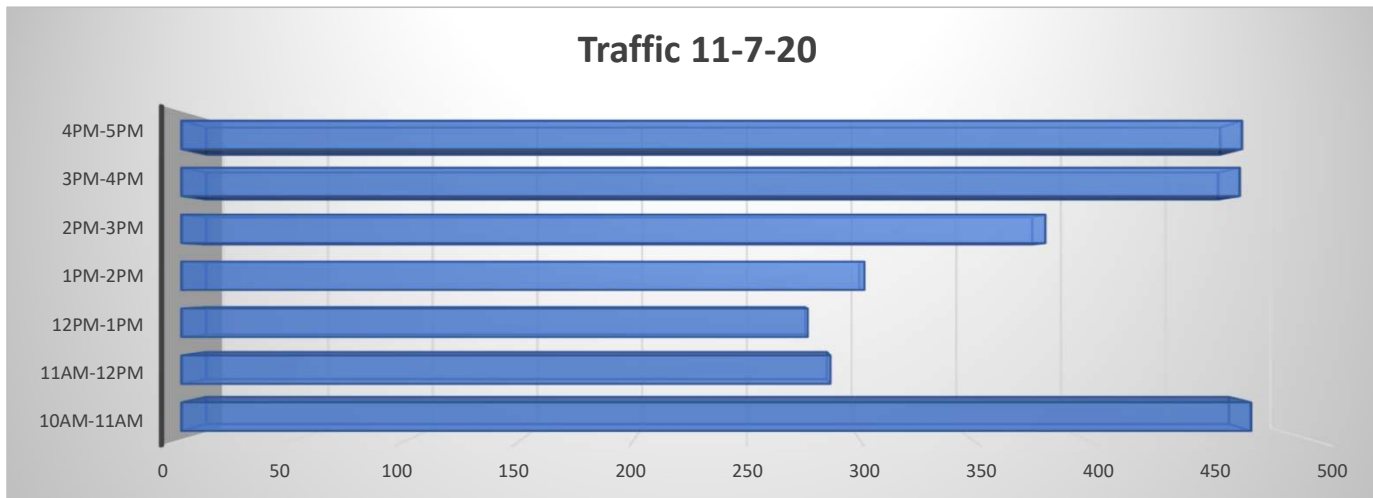
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6)	The TIF value (4) factored by the Adjusted Levy Rate (5)	\$ 149,898.42		
7)	TIF Payments Per Year Average	\$ 127,413.65		
	TIF Cap Amount (to offset inflation over 15 year payout)	\$ 1,911,204.80	<b>TIF Cap is \$2,107,500</b>	
		1 \$ 127,413.65		1.89%
		2 \$ 125,005.54		1.89%
	TIF Cap is only calculated by reducing annual payments for average inflation per year.	3 \$ 122,642.93		1.89%
		4 \$ 120,324.98		1.89%
		5 \$ 118,050.84		1.89%
		6 \$ 115,819.68		1.89%
	TIF Cap is only a factor if assessed house value increases.	7 \$ 113,630.68		1.89%
		8 \$ 111,483.06		1.89%
		9 \$ 109,376.03		1.89%
		10 \$ 107,308.83		1.89%
		11 \$ 105,280.69		1.89%
		12 \$ 103,290.89		1.89%
		13 \$ 101,338.69		1.89%
		14 \$ 99,423.39		1.89%
		15 \$ 97,544.28		1.89%
		\$ 1,677,934.16	Future Value of TIF	
	237	\$ 145,500.00	TIF Needed to Offset Inflation Annually	

Time	Car count per hour	In Humane Society	Out Humane Society	Humane Society Combined	Humane Society Percentage of Traffic
7am-8am	42	3	2	5	11%
8am-9am	164	0	0	0	0%
9am-10am	252	4	3	7	2.80%
11am-12pm	326	7	4	11	3.40%
12pm-1pm	294	8	5	13	4.40%
1pm-2pm	350	5	6	11	3.10%
2pm-3pm	213	3	3	6	2.80%
3pm-4pm	254	3	5	8	3.10%
4pm-5pm	498	10	5	15	3%
9 hour car total	2393	43	33	76	
Average cars per hour	265.9	4.8	3.7	8.4	4%



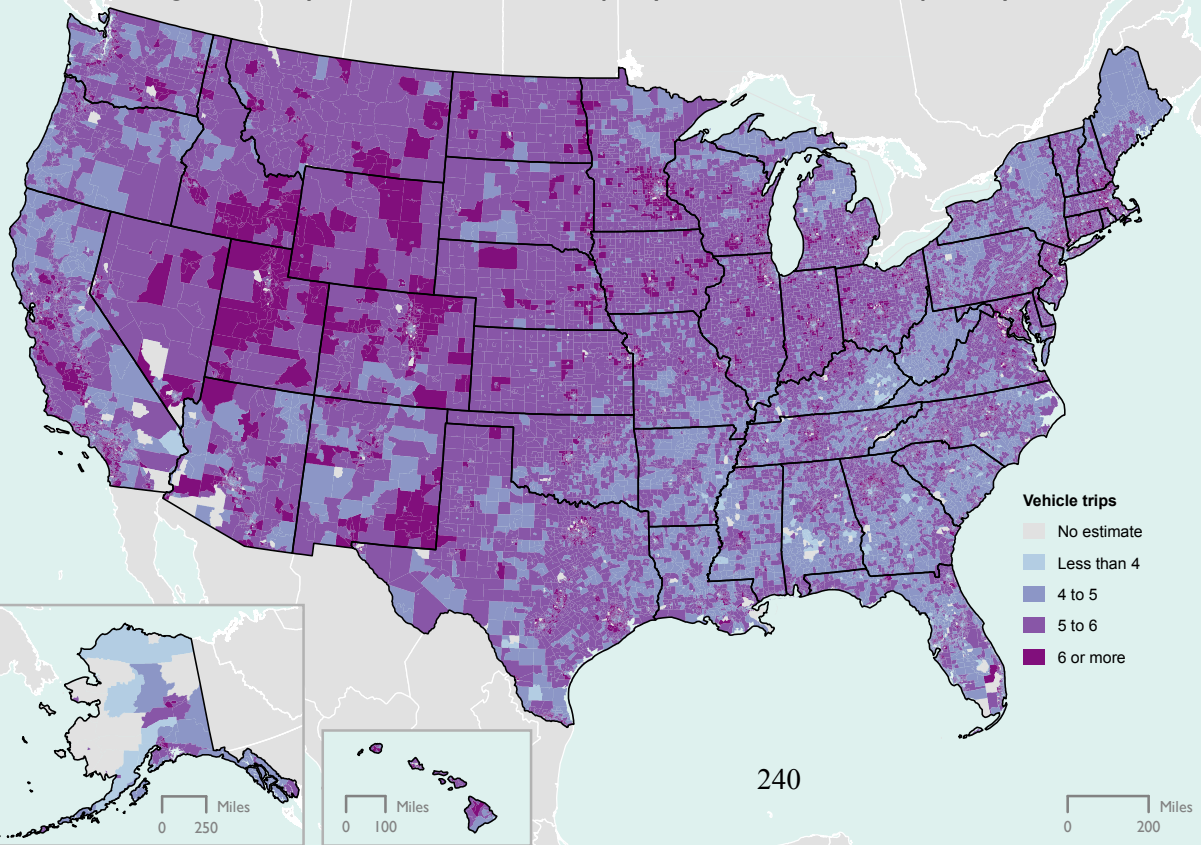
US Census Bureau Indicates Pottawattamie Households average motor vehicle 5-6 trips per day.  
 35 houses projected to increase traffic 192.5 cars per day or about 5.9% per daytime hour  
 total

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US Census Bureau Indicates Pottawattamie Households average motor vehicle 5-6 trips per day. 35 houses projected to increase traffic 192.5 cars per day or about 4% per daytime hour total

# Average weekday household vehicle trips by U.S. Census Tract per day



# RESPONSE TO PROPOSAL City of Council Bluffs

## Redevelopment Project College Rd & Railroad Ave.

Presented By Neal Drickey

Created 11/13/2020



**Attachment E**  
**Proposal Cover Page**

**Project Information**

Project Name College and Railroad

**Organization Information**

Name of Developer Neal Drickey

Mailing Address 2023 S 181 Circle Omaha Ne 68130

Contact Person Neal Drickey

Telephone 402-598-7270 Fax \_\_\_\_\_

Email Address ndrickey@yahoo.com

Employer Identification Number \_\_\_\_\_ Entity will be formed if awarded this project MBE/WBE Owned? NO

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

**Partners**

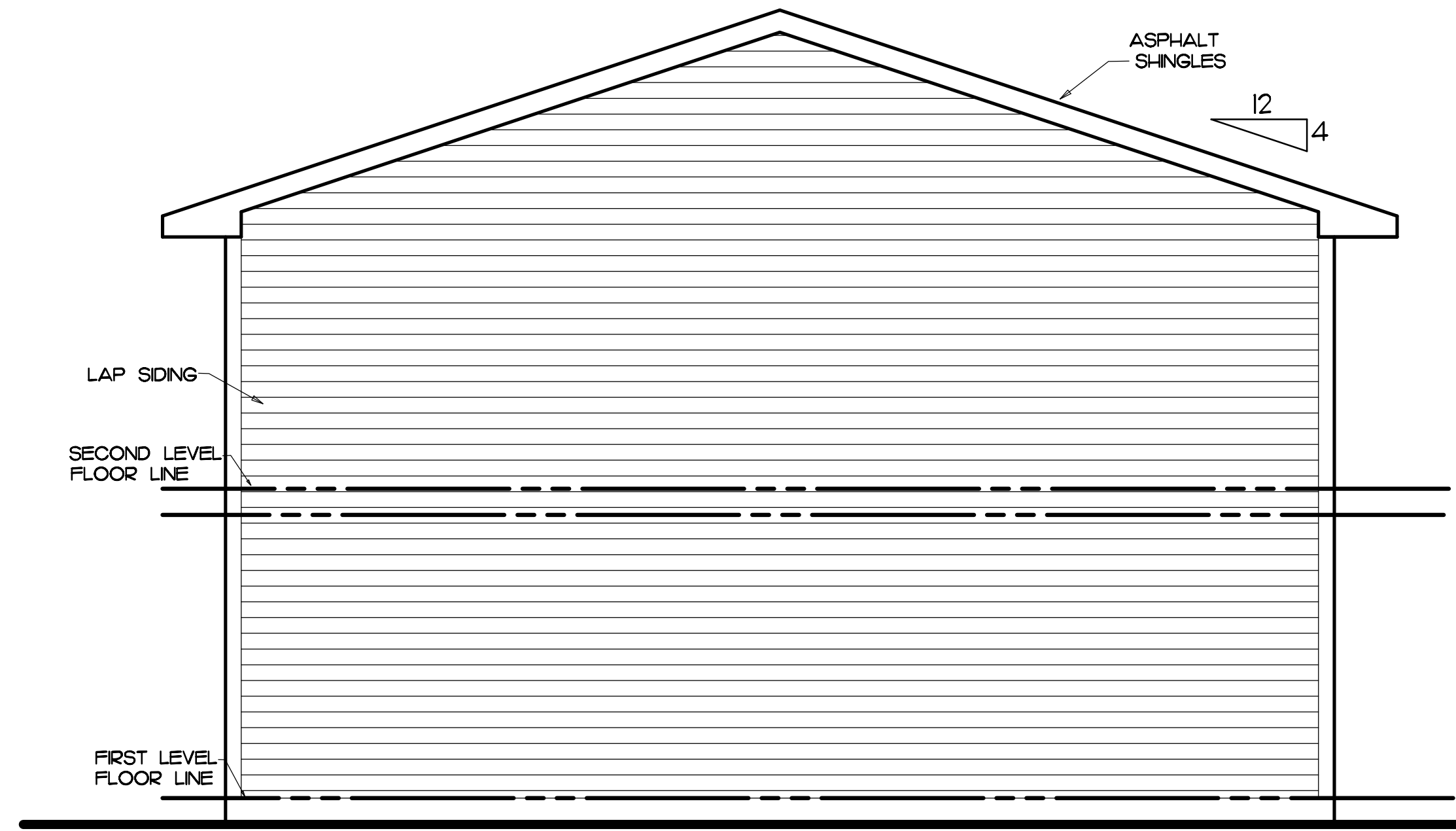
Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm	E&A	Mark Westergard
Lender	Preliminary approval by Premier Bank	Josh Berry
Other (specify)		
Other (specify)		



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



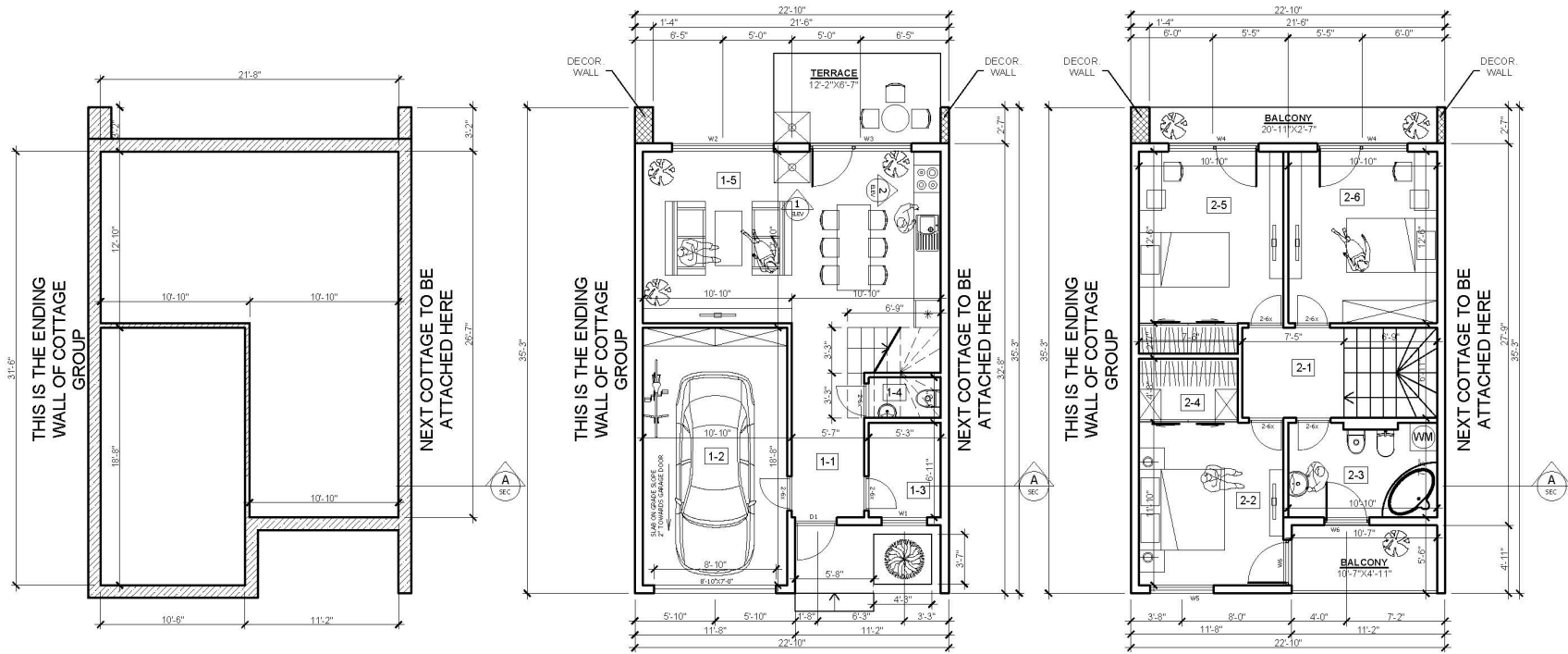
**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"

DESIGNED BY AN ARCHITECT OR ENGINEER  
SITE CONDITIONS MAY VARY. DESIGNER CANNOT  
WARRANT THE SUITABILITY OF THESE PLANS FOR  
PROFESSIONAL TO DETERMINE THE QUALITY OF  
THESE PLANS FOR YOUR SPECIFIC SITE.

# Row House



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

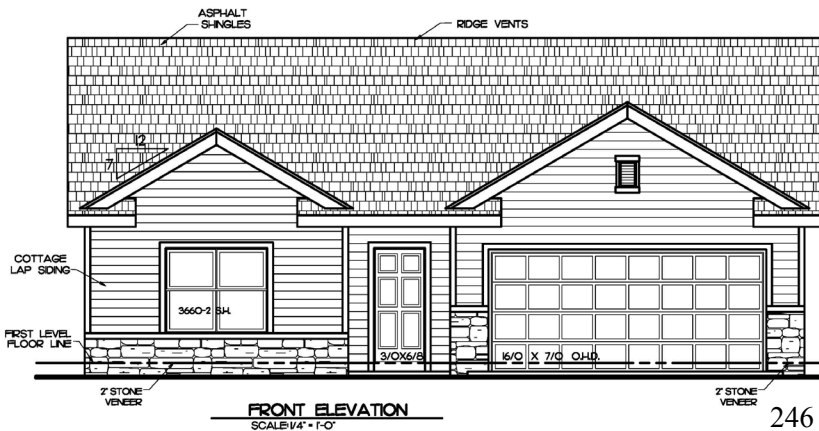
MAIN LEVEL :		
NO.	NAME	SQ.F.
1-1	HALL	69
1-2	GARAGE	196
1-3	WARDROBE	36
1-4	BATH	15
1-5	GREAT ROOM / KITCHEN / DINING	273
<b>TOTAL</b>		<b>589</b>

ENTRY LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

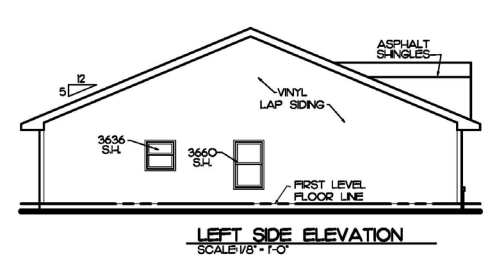
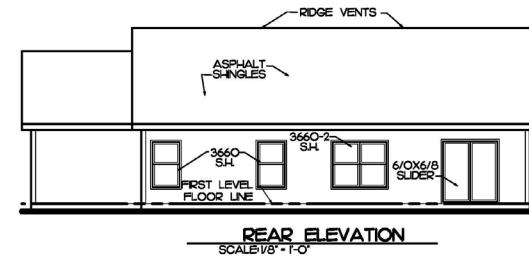
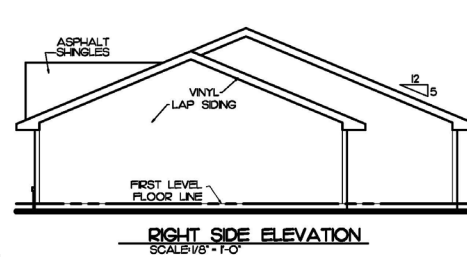
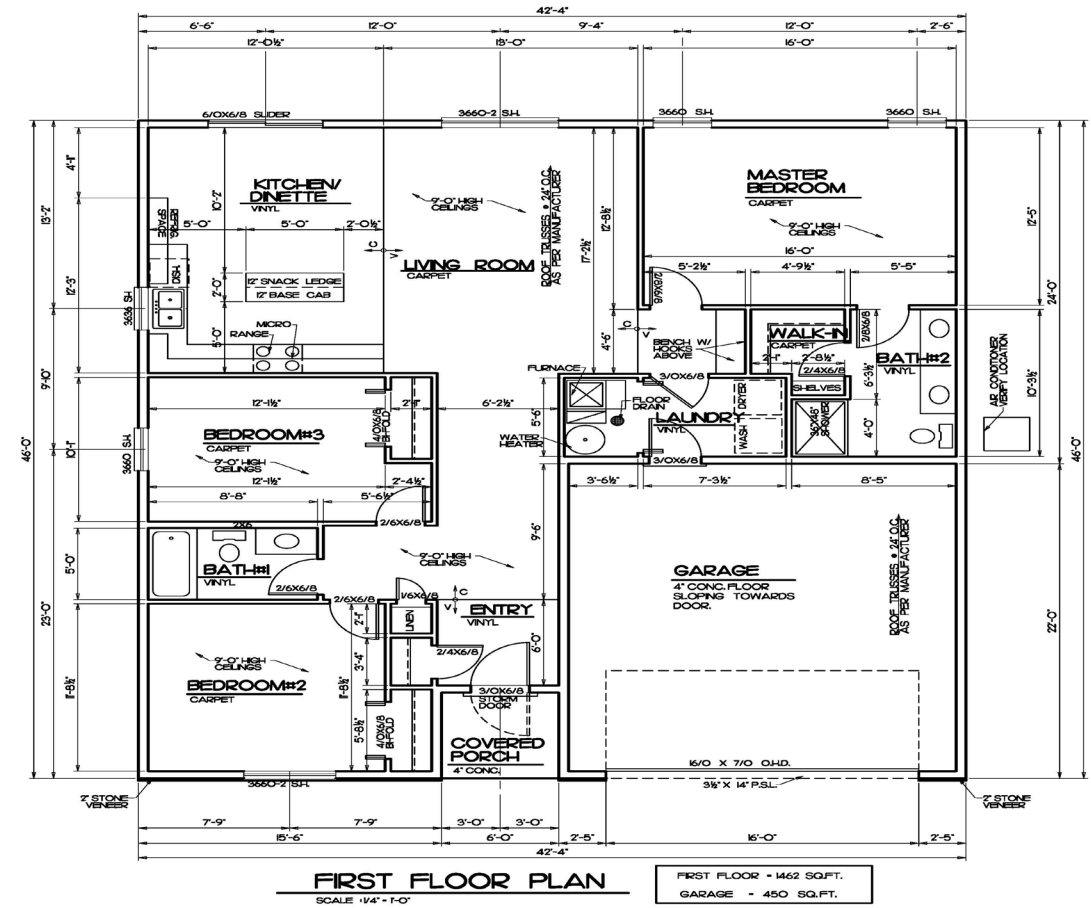
UPPER LEVEL :		
NO.	NAME	SQ.F.
2-1	HALL	48
2-2	MASTER BEDROOM	123
2-3	BATH	74
2-4	WARDROBE	34
2-5	BEDROOM	146
2-6	BEDROOM	134
<b>TOTAL</b>		<b>559</b>

UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

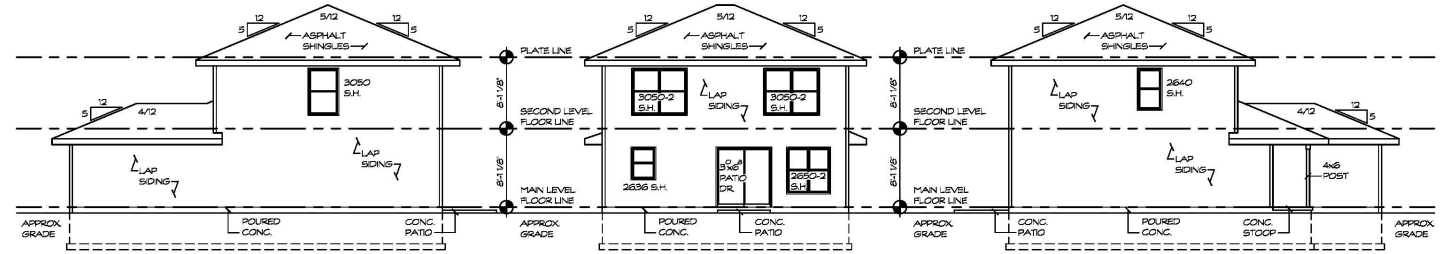
# Layla 2/3 Car Garage



246



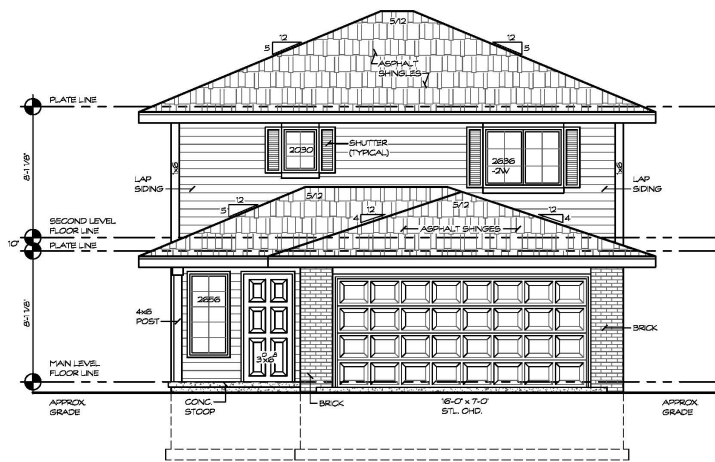
# Stern 2 Story



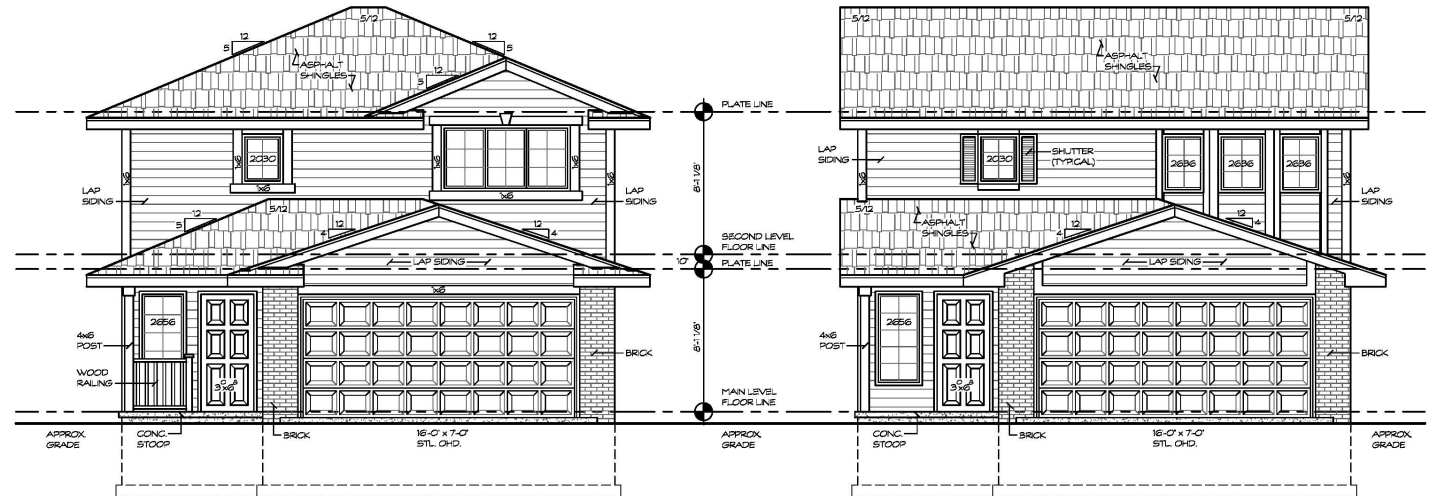
① RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

② REAR ELEVATION  
SCALE: 1/8" = 1'-0"

③ LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

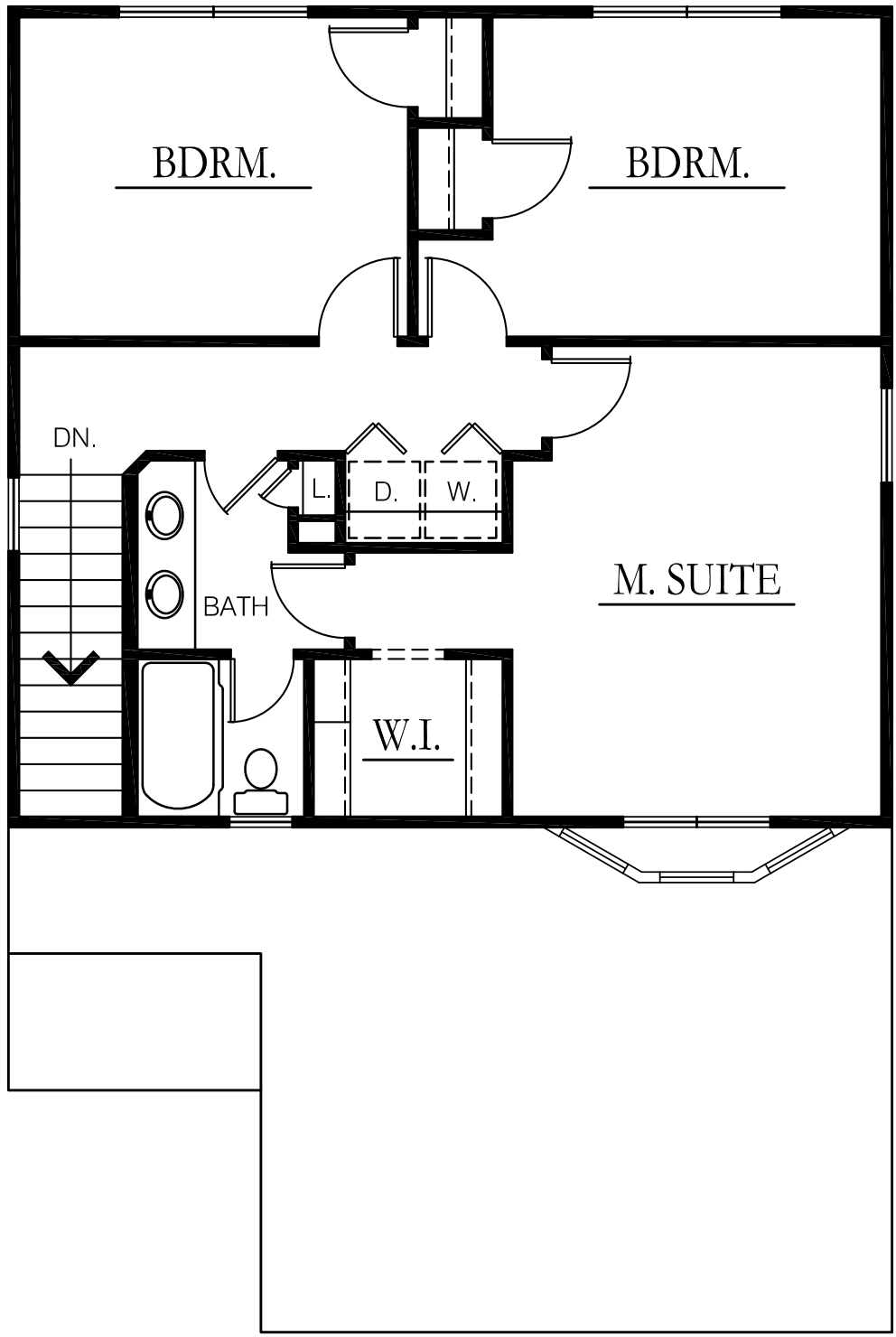


② "OPTION A"  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

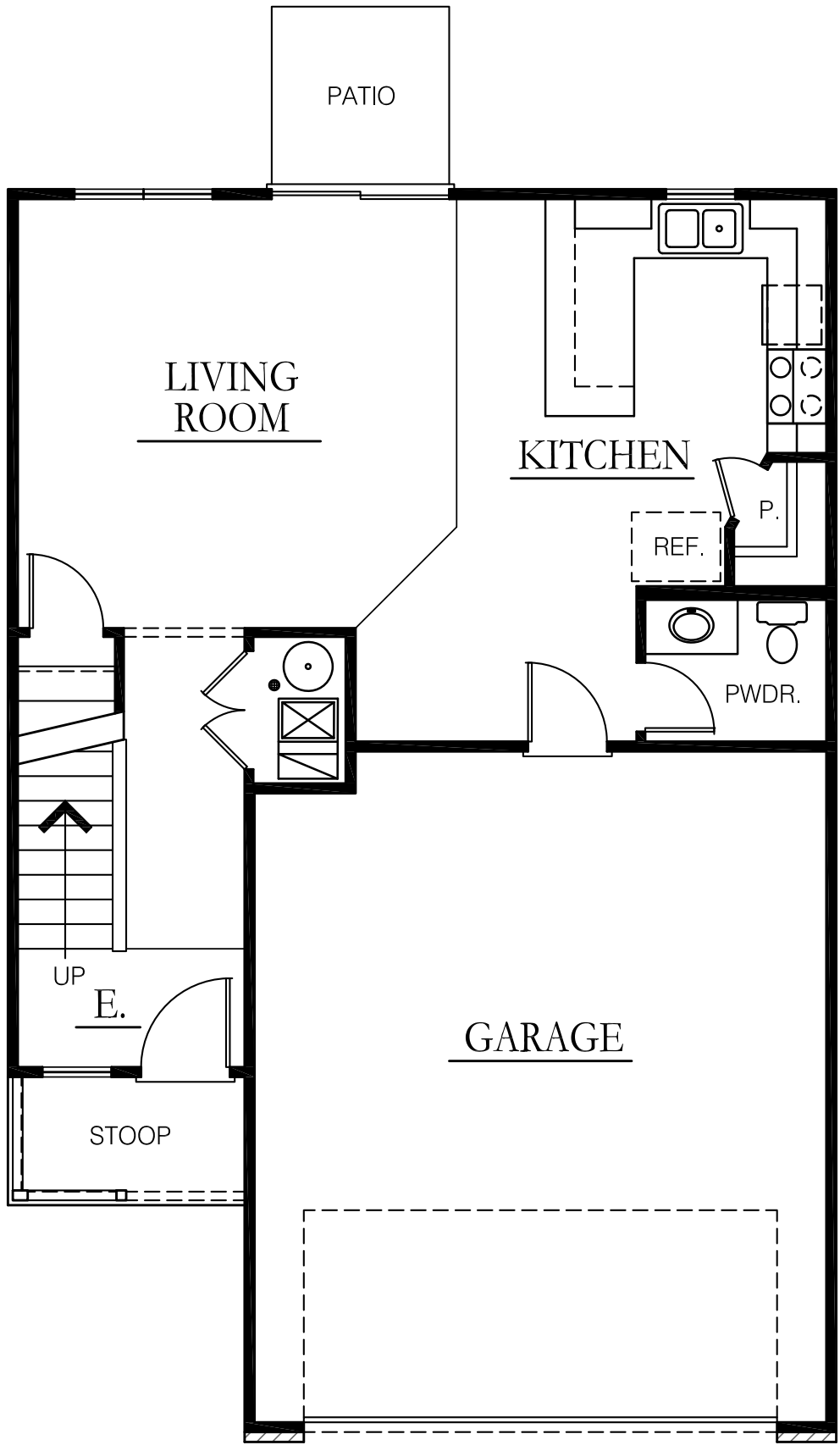


④ "OPTION B"  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

⑤ "OPTION C"  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



SECOND LEVEL



MAIN LEVEL

# Developer Resume

- ◆ Completed Projects –

- ◆ Gethsemane Gardens Development in Lake Manawa.

- ◆ 25 Homes built in last 2 years and brought to certificate of occupancy without partnership or borrowed money.
- ◆ Development increased taxable value of property over \$5,000,000

- ◆ Indian Hills Storage Redevelopment

- ◆ Purchased and redeveloped former nursing home into a 65,000sqft climate controlled indoor storage complex. Creating jobs, increasing taxable value of property over 300% and meeting community needs for more storage options.

- ◆ Current Projects –

- ◆ Golden Hills Phase 2 in Crescent Iowa

- ◆ Bringing 29 new homes to Crescent increasing taxable value over \$9,000,000 while utilizing similar TIF agreement.

## NEAL DRICKEY

- 25 Years Excavation, Site Prep, Heavy Equipment Operation
  - 25 Years Utilities Installation
  - 20 Years Pipeline Work
- Projects Completed Around U.S.  
Iowa, Nebraska, Kansas, Minnesota, Wisconsin, Missouri, Oklahoma, Texas

## JPR ENTERPRISES / JOE RAYMOND

- 25 Years Custom Home Builder, Up To 2.5 Million
- Extensive Home Remodeling Throughout the Metro
- Commercial Buildouts  
River Front Tower, Rustic Cuts, Indian Hills Storage
- Primary Builder of most of Gethsemane Gardens

## CLINT BRUNOW, REALTOR - HEARTLAND PROPERTIES

- 24 Years' Experience in Listing/Selling Hundreds of Homes
- Involvement from Inception to Completion of Gethsemane Gardens House Construction

## LAMSON DUGAN & MURRAY LLP

- Legal Council

## E & A Consulting Group

- Mark Westergard, Engineer

# Gethsemane Gardens Development



# Indian Hills Storage






September 14, 2020

To Whom It May Concern:

My name is Josh Berry and I am a Vice President of Premier Bank in Omaha, Nebraska. I have been Neal's banker for more than five years. It is my experience that Neal has the financial wherewithal and knowledge necessary to complete the College Road and Railroad Avenue project. Over the years, Neal and I have worked together of several projects that were successfully completed.

With questions, please contact me directly at the phone number or email address listed below.

 Vice President

**Josh Berry**

*Vice President*

*Commercial Lending*

16802 Burke Street

Omaha, NE 68118

Phone: 402.715.4692

Cell: 402.917.0111

[jberry@premierbankne.com](mailto:jberry@premierbankne.com)

# Project Plan / Summary

- Option of development idea to meet the demands of the city and community needs.
  - 26 Total units (12) Row House, (6) Ranch Home 2 car garage, (8)- 2 Story Home).
- **Unit finish options to meet different levels of owner requirements.**

# Project Timeline

- ♦ Engineering and Planning Fall 2020
- ♦ Lot Development – Winter/ Spring 2021
- ♦ Phase 1 Home Build – Spring/ Summer 2021
- ♦ Phase 1 Home Sales – Winter 2022
- ♦ Phase 2 Home Build – Winter/ Spring 2022
- ♦ Phase 2 Home Sales – Fall 2020 / Winter 2023
- ♦ Phase 3 Home Build – Winter / Spring 2023
- ♦ Phase 3 Completion – Fall 2023/ Winter 2024

# Layout / Design



Proj No: 2020.240.001 Date: 10/28/2020 Designed By: KH Drawn By: MMN Scale: 1" = 50' Sheet: 1 of 1	<table border="1"> <thead> <tr> <th colspan="2">Revisions</th> </tr> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Revisions		Date	Description			257 CONCEPT LAYOUT	COLLEGE ROAD COUNCIL BLUFFS, IOWA	 <b>E &amp; A CONSULTING GROUP, INC.</b> Engineering Answers	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 10609 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3559 www.eacg.com
Revisions											
Date	Description										

# Pro Forma 26 Unit

26 Units

Type of Home	Lot Construction	Home Construction	Sales Price	Sales Expense	Net House	Oty	Total
Row House	\$ 31,928.19	\$ 150,185.00	\$ 159,999.00	\$ 11,999.93	\$ (34,114.12)	12	\$ (409,369.41)
2 Story	\$ 31,928.19	\$ 191,025.00	\$ 210,000.00	\$ 15,750.00	\$ (28,703.19)	8	\$ (229,625.54)
Ranch 2 Car	\$ 31,928.19	\$ 192,000.00	\$ 245,000.00	\$ 18,375.00	\$ 2,696.81	6	\$ 16,180.85
Ranch 3 Car	\$ 31,928.19	\$ 200,000.00	\$ 265,000.00	\$ 19,875.00	\$ 13,196.81	0	\$ -
				Developer Fee	\$ 20,432.90		\$ (531,255.30)
				Financing Expense	\$ 8,173.16		\$ (212,502.12)
						Net Project	\$ (1,366,571.52)
						TIF	\$ 1,564,828.08
		258				ROI	3.9%

# Lot Development Est – 26 Unit

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

## SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	COLLEGE RD & RAILROAD AVE,	ZONING:	RESIDENTIAL
DEVELOPER:	NEAL DRICKEY	JURISDICTION:	COUNCIL BLUFFS, IA
JOB NO.	2020.240.001	LOTS	26
ESTIMATED BY:	WESTERGARD	DATE:	October 27, 2020

### COLLEGE RD. & RAILROAD AVE. - 26 UNIT LAYOUT

ITEM	CONSTRUCT.	PER LOT			
SANITARY SEWER	124,400	\$4,785			
PAVING INTERIOR	135,583	\$5,215			
WATER DISTRIBUTION	107,300	\$4,127			
UNDERGROUND ELECTRICAL	52,200	\$2,008			
STORM SEWER	34,250	\$1,317			
GRADING & EROSION CONTROL	103,900	\$3,996			
LAND ACQUISITION	200,000	\$7,692			
FEES	72,500	\$2,788			
<b>TOTALS</b>	<b>\$830,133</b>	<b>\$31,928</b>			

**Notes:**

Assumed no sewer, capital facility, park fees would be due on development.  
 Detention basin was sized for both this development and the Humane Society  
 No costs were included for gas or cable TV/internet.  
 Assumed dirt available on site is sufficient to raise entire site above flood plain elevation. No haul in dirt is in estimate.  
 Connection to the existing sanitary sewer is on College Road just west of Railroad Avenue  
 Connection to the existing storm sewer is on Railroad Avenue at the approximate location of the proposed street

# Requested City Based Incentives

- ♦ TIF
  - ♦ Developer will receive tax incremental financing assistance from the City of Council Bluffs for this project. City will pay developer percentage the projects annual tax revenue increase for a set period of time. The payments will begin the year following project completion (See TIF Worksheets for 3 estimated annual payment options)
- ♦ Developer will fund project privately and will pay \$200,000 to city for purchase of the current property.
- ♦ Down payment assistance through Neighbor Works Home Solutions for Row Houses.

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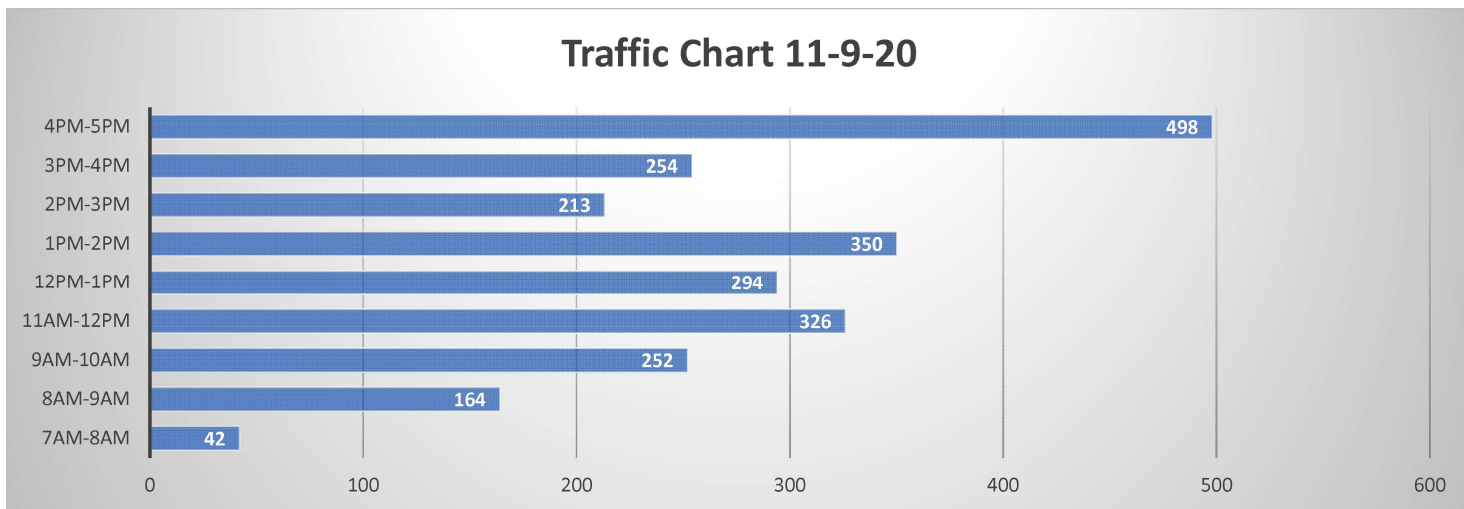
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4)	Incremental Taxable Valuation of Property (2 minus 3)	\$ 4,881,988.00	
5)	Current City fiscal year consolidated property tax levy rate for purposed of calculating Incremenatl Property Tax Revenues ( the "Adjusted Levy Rate)	\$ 37.36%	Based on 2019 Levy Adjusted for State TIF Rate
6)	The TIF value (4) factored by the Adjusted Levy Rate (5)	\$ 104,321.87	
7)	TIF Payments Per Year Average	\$ 104,321.87	
		TIF Amount \$ 1,564,828.08	

# TIF Worksheet – TIF cap amount explanation

## Developers's Estimate Worksheet 100% TIF for 15 Years

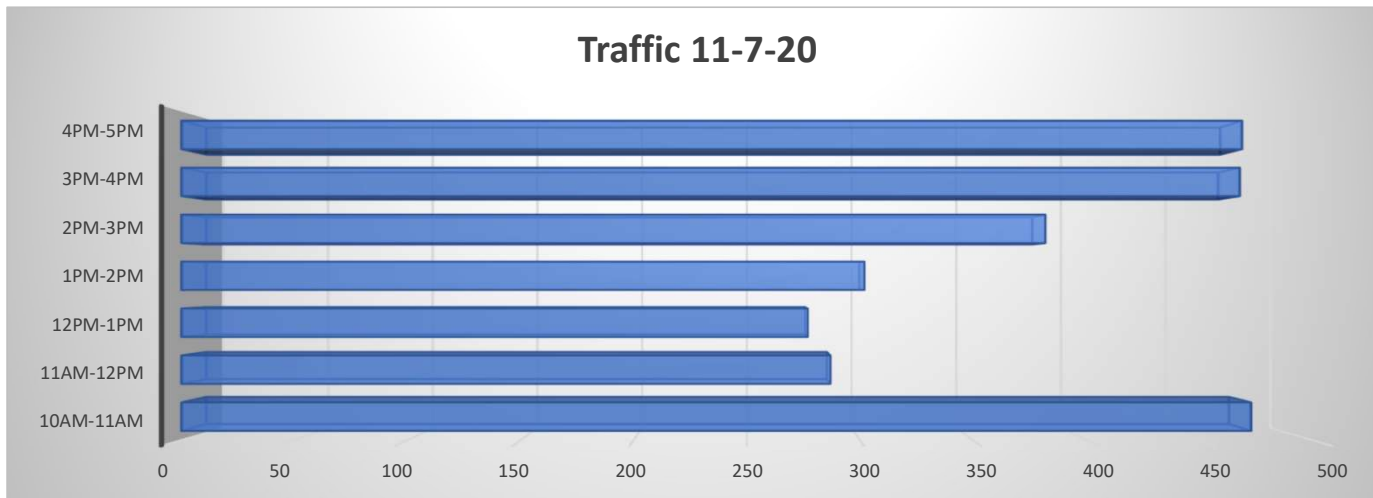
1)	Date Of perperation			
2)	Assessed Taxable Valuation of Property per agreement	\$	188,000.00	
3)	Base Taxable Valuation of Property estimated at trigger	\$	2,792,042.39	(number of lots * assessed value * roll back)
4)	Incremental Taxable Valuation of Property (2 minus 3)	\$	2,604,042.39	
5)	Current City fiscal year consolidated property tax levy rate for purposed of calculating Incremenatl Property Tax Revenues ( the "Adjusted Levy Rate)			37% Based on 2019 Levy. Future levy unknown
6)	The TIF value (4) factored by the Adjusted Levy Rate (5)	\$	104,321.87	
7)	TIF Payments Per Year Average	\$	104,321.87	
	TIF Cap Amount (to offset inflation over 15 year payout)	\$	1,564,828.08	TIF Cap of \$1,800,000.00
		1 \$	104,321.87	1.89%
		2 \$	102,350.19	1.89%
	TIF Cap is only calculated by reducing annual payments for average inflation per year.	3 \$	100,415.77	1.89%
		4 \$	98,517.91	1.89%
		5 \$	96,655.92	1.89%
		6 \$	94,829.13	1.89%
		7 \$	93,036.86	1.89%
		8 \$	91,278.46	1.89%
	TIF Cap is only a factor if assessed house values increase.	9 \$	89,553.30	1.89%
		10 \$	87,860.74	1.89%
		11 \$	86,200.17	1.89%
		12 \$	84,570.99	1.89%
		13 \$	82,972.60	1.89%
		14 \$	81,404.41	1.89%
		15 \$	79,865.87	1.89%
		\$	1,373,834.18	Future Value of TIF
	262	\$	120,000.00	TIF Needed to Offset Inflation Annually

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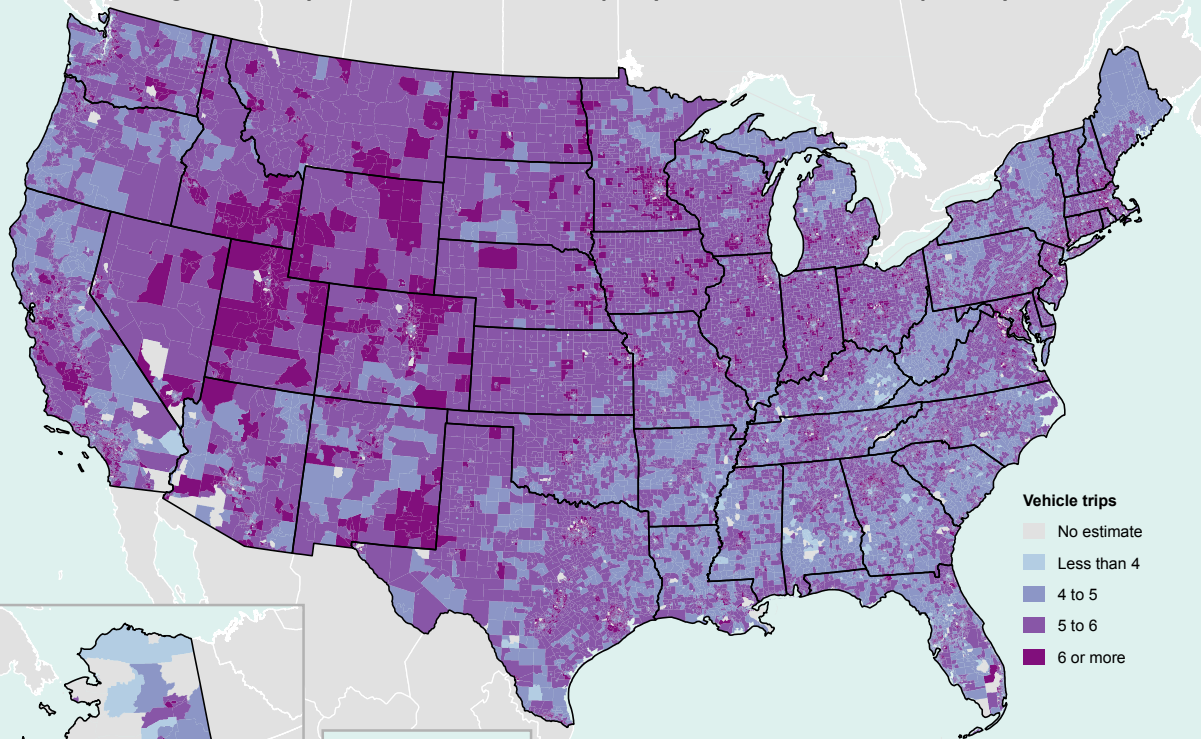
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US Census Bureau Indicates Pottawattamie Households average motor vehicle 5-6 trips per day. 35 houses projected to increase traffic 192.5 cars per day or about 4% per daytime hour total

# Average weekday household vehicle trips by U.S. Census Tract per day



## Vehicle trips

- No estimate
- Less than 4
- 4 to 5
- 5 to 6
- 6 or more

265

0 250 Miles

0 100 Miles

0 200 Miles

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

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**RESOLUTION NO. 20-247 Amended**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED LOT 2, ARBOR CREEK 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 Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**WHEREAS,** a public hearing has been held in this matter on October 12, 2020 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:

Neal Drickey, and all successors in interest; legally described as Lot 2, Arbor Creek Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$200,000.00. Closing and the property closing must occur within 120 days. The Buyer shall be required to enter a development agreement that will be approved by City Council.

**BE IT FURTHER RESOLVED**

The applicant shall sign an agreement and is allowed to convey the agreed portion to the Midlands Humane Society. Conveyance to any other entity must be approved by City Council; and

**BE IT FURTHER RESOLVED**

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

ADOPTED  
AND  
APPROVED: \_\_\_\_\_, 2020.

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

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

**Council Communication**

Department: Public Works Admin  
Case/Project No.: PW21-13  
Submitted by: Matthew Cox, Public Works  
Director

Resolution 20-279  
ITEM 5.B.

Council Action: 11/23/2020

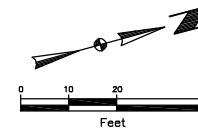
**Description**  
Resolution approving the authorization for right-of-way in connection with the No. Broadway Bridge over Indian Creek. Project #PW21-13

**Background/Discussion**  
The Competitive Highway Bridge Program (CHBP) funding was made available by Division L of the Consolidated Appropriations Act of 2018 by the federal government. The North Broadway Bridge over Indian Creek was selected to receive the CHBP funds.  
The North Broadway Bridge over Indian Creek (FHWA Structure 043960) ranked high enough among other bridges in the state to qualify for participation in the program.  
The CHBP funds allow for funding of 55% of the construction cost of the bridge up to a maximum of \$1,256,260. The remaining construction costs will be paid using Federal-Aid SWAP funds per agreement No. 4-19-HBP-SWAP-10. The preliminary estimate for construction is \$1,900,000.  
The existing bridge will be replaced with a box culvert section along Indian Creek. A new three-lane roadway with a trail on the east side and sidewalk on the west side will be constructed over the box culvert. To accommodate this roadway section with trail and sidewalk will require property acquisitions and temporary easements adjacent to North Broadway.  
The engineering and right-of-way acquisition costs associated with the project will be paid by the City. The cost for engineering services and right-of-way is estimated to be \$375,000.  
The project was included in the FY21 CIP with a budget of \$2,300,000 in Federal and State funding with a local contribution of \$437,000 in Road Use funds.

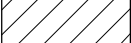

**Recommendation**  
Approval of this resolution to proceed with acquisitions. The additional right-of-way will allow for construction of the improved roadway section and new trail crossing.

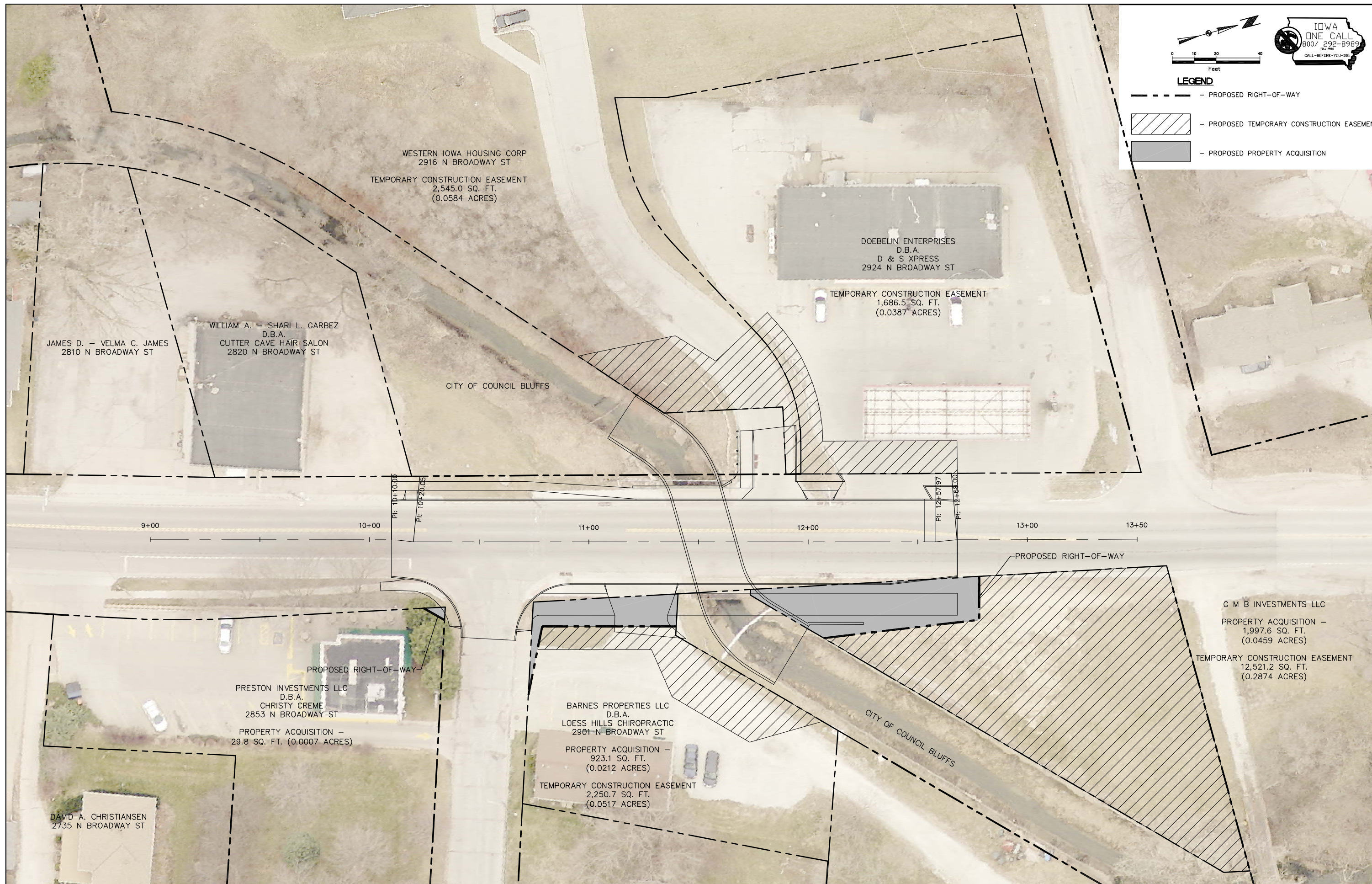
**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Map</a>	Map	11/12/2020
<a href="#">Resolution 20-279</a>	Resolution	11/18/2020



**LEGEND**

- - - PROPOSED RIGHT-OF-WAY
-  - PROPOSED TEMPORARY CONSTRUCTION EASEMENT
-  - PROPOSED PROPERTY ACQUISITION



\\SRV16\Shared\Blue\_Team\Projects\750020 NORTH BROADWAY Engineering\Drawings\Design\750020 DESIGN - NO RISE ALT GAS EASEMENT.dwg, 10/28/2020 11:59:57 AM, 300 Adobe PDF.pd3

**3 R E S O L U T I O N**  
**NO 20-279**

**RESOLUTION APPROVING THE  
AUTHORIZING OF THE RIGHT-OF-WAY PROCESS  
IN CONNECTION WITH THE  
NORTH BROADWAY BRIDGE OVER INDIAN CREEK  
PROJECT #PW21-13**

- WHEREAS, the city wishes to make improvements known as the North Broadway Bridge over Indian Creek within the City, as therein described; and
- WHEREAS, right-of-way acquisition is required for the construction and maintenance of said improvements; and
- WHEREAS, the city council deems approval of said improvements to be in the best interest of the City of Council Bluffs; and
- WHEREAS, a notice of Public Hearing was published as required by law, and a public hearing was held on November 23, 2020.

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

That the authorization for the right-of-way process is approved for the North Broadway Bridge over Indian Creek project.

ADOPTED  
AND  
APPROVED

November 23, 2020

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

ATTEST:

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

**Council Communication**

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

Resolution 20-280  
ITEM 5.C.

Council Action: 11/23/2020

**Description**  
Resolution approving the City of Council Bluffs FY22-FY26 Capital Improvement Program (CIP).

**Background/Discussion**  
The City of Council Bluffs has established this time and place for a public hearing on the approval of the FY22-FY26 CIP.  
The purpose of the CIP is to provide the City Council with a framework upon which to base improvement decisions, provide the City staff with direction as to its work effort, and provide the citizens with information about the City's future intentions as it relates to the capital improvement program.

**Recommendation**  
The Planning Commission found that the proposed FY22-FY26 CIP was consistent with the Bluffs Tomorrow: 2030 Plan. The City is requesting approval of the FY22-FY26 CIP plan with the understanding the primary focus is FY22 CIP and the subsequent years will be re-evaluated on an annual basis, determined by future financial availability, strategic needs and timing.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">FY22-FY26 CIP</a>	Other	11/13/2020
<a href="#">Resolution 20-280</a>	Resolution	11/18/2020



# City of Council Bluffs

## Capital Improvement Program

Fiscal Years

FY22 through FY26

Public Hearing: November 23, 2020

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR  
MATTHEW MARDESEN, CHIEF OF STAFF

CITY COUNCIL

MELISSA HEAD  
ROGER SANDAU  
CHAD HANNAN  
JOE DISALVO  
MIKE WOLF

CITY DEPARTMENTS

JODI QUAKENBUSCH, CITY CLERK  
KATHY KNOTT, DIRECTOR OF FINANCE  
JUSTIN JAMES, FIRE CHIEF  
DICK WADE, CITY ATTORNEY  
VINCENT MARTORELLO, DIRECTOR OF PARKS AND RECREATION  
OPEN, DIRECTOR OF HUMAN RESOURCES  
BRANDON GARRETT, DIRECTOR OF COMMUNITY DEVELOPMENT  
TIM CARMODY, POLICE CHIEF  
MATT COX, DIRECTOR OF PUBLIC WORKS  
MARK HOWARD, CHIEF INFORMATION OFFICER  
KATHY RIEGER, LIBRARY DIRECTOR

## SECTION I – INTRODUCTION

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

### 1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital expenditure decisions represent some of the most significant policy choices made by the City of Council Bluffs. Almost all departments within the City face the need for capital expenditures. Capital improvement programming and budgeting involves the development of a long-term plan for capital expenditures for the City. The Capital Improvement Program includes expenditures that are of significant value and have a long-term useful life such as, streets, sewers, land and major equipment.

The Capital Improvements Program (CIP) lists each proposed project to be undertaken, the year in which it will be started, the amount expected to be expended for the project, and the proposed method of financing these expenditures. Based on this information, summaries of capital projects by department can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general/special revenue funds required.

The CIP identifies the City's most critical capital improvement needs and the general policies under which decisions are made. The CIP was developed for the following purposes:

- To address and prioritize the City's improvements needs in a comprehensive manner;
- To permit careful consideration, design, and scheduling of individual projects through advanced planning;
- To allow for financial planning over a long period; and
- To provide continuity in improvement programs with changes in City Council and Staff.

The development of CIP is the process of deciding what capital projects should be done, when they should be done, and how they will be financed. In its simplest form, CIP is a listing of improvement projects by priority, including a cost estimate and funding source. The adoption of the CIP by the City Council does not, by itself, guarantee or commit the City to a given set of projects. It is however, a critical step in the general obligation bonding process. Major improvement projects are authorized on an individual basis in accordance with state laws and municipal ordinances. However, the plan does provide the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions. The latter is particularly important because of the impact public facilities can have on business and development decisions. FY23-FY26 CIP is re-evaluated based on strategic needs, funding availability and timing.

## 2. CAPITAL IMPROVEMENT DEFINED

The term capital improvements normally refer to expenditures for capital items of long-term in nature. Minor capital needs and repairs and maintenance, which occur from time to time, are best handled through the annual operating budgets.

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

## 3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical improvements in a manner consistent with the City's overall goals. These goals are expressed in a number of different fashions, including the comprehensive plan, neighborhood plans, and many other less formal expressions of community policy. These goals established over the years, define the basic functions the City has decided to undertake, set minimum levels of service, and determine financing methods. More specifically, the goals of this process include establishing an improvement program which:

- Defines a realistic level of financial resources which can be committed to the City's improvement needs;
- Prioritizes the City's need for allocation of limited resources;
- Addresses the basic facility needs of the community in the most cost effective manner (basic service being defined as streets, sewers, drainage, and water);
- Recognizes the role the City facilities in the development process and the need for the City to make improvements which promote the economic stability and orderly growth of the community;
- Recognizes the total scope of City services and allocates a portion of the City resources to those amenities which improve the quality of life and public safety;
- Encourages acquisition of outside funding to supplement City resources.

## SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS

### 1. OVERALL GOALS OF CIP

The FY22 – FY26 Capital Improvement Program was based on the following goal statements:

#### Planning and Community Growth

The City will use the CIP process to establish a five-year program that is consistent with the Comprehensive Plan and shall function as a major tool for implementing its adopted goals and policies.

The CIP shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in priority areas of the community including the Missouri River levee system, West Broadway/1<sup>st</sup> Avenue Corridor, River's Edge, East Beltway, and the Entertainment District.

The City will use the CIP process to construct new and preserve existing components of infrastructure systems that provide the level of service expectations of the public in an efficient and effective manner, recognizing the limited resources available.

The City will use the CIP to construct infrastructure that attracts additional economic activity into the community.

#### Public Safety

Priority will be placed on activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

### Fiscal Considerations

CIP will support the long-range economic and fiscal stability of Council Bluffs. The CIP will structure annual debt service payments consistent within anticipated revenues.

Sales tax proceeds and Road use funds will be used in compliance with State Code and City ordinance.

General obligation bond proceeds will be utilized by projects that provide revitalization, result in additional tax base, or enhance community protection.

### Operational Considerations

CIP projects will be evaluated for effects on annual operational and maintenance budgets.

New construction shall be designed to emphasize sustainability and constructed to a quality that minimizes maintenance and operational costs.

## 2. CIP CATEGORICAL GOALS

Five specific categories were identified by the Capital Improvements Program. These include public facilities, parks and recreation, public safety, utilities, transportation, and community development. The goals, policies and capital improvement efforts by category are outlined as follows:

### a. Utilities and Environment

Objective – Provide sanitary and storm sewer systems and levee system improvements that meet the needs of the public and comply with state and federal regulations.

#### Capital Improvement Efforts

- Update the City's sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Implement improvements to the City's levee system to meet FEMA accreditation and the USACE standards for federal levees.
- Implement storm water management practices and projects to comply with the requirements of the EPA NPDES Phase II permit.
- Maintain and improve existing public facilities and develop new facilities based upon need.

b. Transportation

Objective – Proactively preserve and upgrade our existing transportation system throughout the City for the safe and efficient movement of people, goods, and services.

Objective – Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other transportation means, public utilities, community facilities, and commercial and industrial areas.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street, pedestrian and bicycle system within the community through reconstruction, combined with other utility improvements to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.

c. Public Safety

Objective – Provide for the equitable distribution of community facilities to meet the public safety needs of the community.

Objective – Provide adequate safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.

- Maintain a program to plan and purchase Fire Department equipment to ensure current and future levels of service and take advantage of technological advances.
- Upgrade the firing range to meet public safety needs.

d. Information Technology

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

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

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

Objective – Focus efforts on continuous improvement.

Goal – Support emerging IT areas

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

Capital Improvement Efforts

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

e. Community Development

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

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

Goal – The City shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Objective – Remove or redevelop dilapidated structures and sites requiring environmental remediation in the community. Encourage infill development and redevelopment of existing developed areas of the community.

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

Capital Improvement Efforts

- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Continue the multi-year effort to redevelop West Broadway and 1<sup>st</sup> Avenue.
- Continue development of River’s Edge and the Entertainment District.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Provide public facility improvements to ongoing neighborhood improvement efforts.

f. Parks and Recreation

Goal – Provide and maintain an equitable system of parks, open spaces, trails and recreational facilities to meet the cultural, educational, social, and recreational needs of the community and pursue opportunities to provide public facilities that attract regional use and function as economic generators.

Objective – Provide, renovate and maintain parks and open spaces that uniquely relate to the City’s environment, history, and art/culture, or represent new trends and non-traditional leisure interests.

Capital Improvement Efforts

- Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- Continue Implementation of the Parks System and Recreation Facilities Master Plan.
- Develop the Missouri River Riverfront.
- Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- Optimize grant funding opportunities for trails by programming annual City funding for trail renovation and the construction of new trails.
- Continue implementation of the Council Bluffs Recreational Trail and Bikeway Plan.

g. Public Facilities

Goal – Provide and maintain the City’s buildings and associated amenities to service the needs of the community and employees.

Objective – Construct, renovate and maintain the City’s buildings utilized for maintenance, public safety, operations and administrative functions.

### Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Maintain and upgrade the City's maintenance, public safety, operational and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).

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

### Capital Improvement Efforts

- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center, the Entertainment District parking lot and the Entertainment District signage.

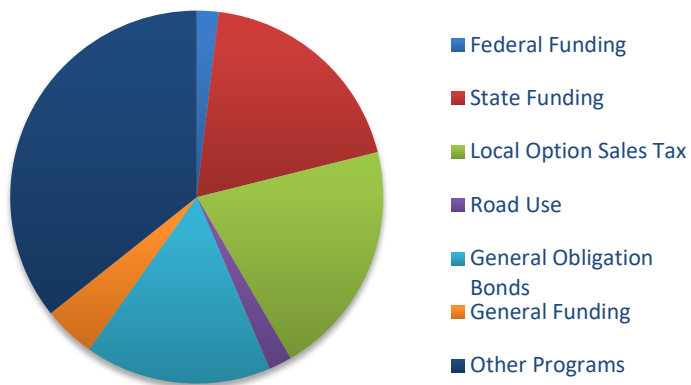
### REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

	FY22	FY23	FY24	FY25	FY26	Totals
Federal Funding	\$2,896,800	\$475,000	\$50,000	\$50,000	\$750,000	\$4,221,800
State Funding	\$7,375,951	\$7,375,000	\$2,375,000	\$12,900,000	\$12,875,000	\$42,900,951
Local Option Sales Tax	\$8,400,000	\$8,500,000	\$8,600,000	\$8,750,000	\$11,470,000	\$45,720,000
Road Use	\$0	\$1,000,000	\$0	\$2,500,000	\$1,000,000	\$4,500,000
General Obligation Bonds	\$7,000,000	\$13,981,219	\$4,638,000	\$2,975,000	\$7,535,000	\$36,129,219
General Funding	\$2,126,511	\$2,185,000	\$2,445,000	\$1,615,000	\$1,675,000	\$10,046,511
Other Programs	\$11,118,000	\$25,350,000	\$13,200,000	\$4,525,000	\$25,480,000	\$79,673,000
<b>Totals</b>	<b>\$38,917,262</b>	<b>\$58,866,219</b>	<b>\$31,308,000</b>	<b>\$33,315,000</b>	<b>\$60,785,000</b>	<b>\$223,191,481</b>

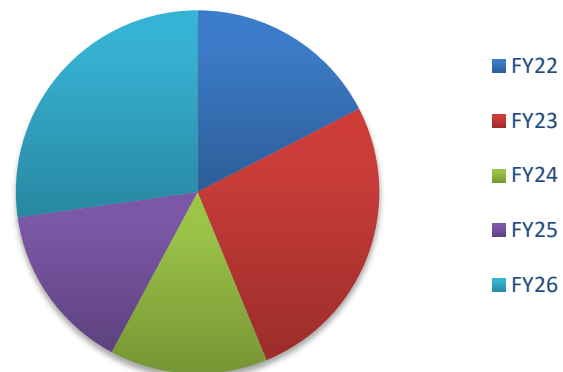
\*Road Use funds are primarily used for road maintenance and improvement. Utilization of Road Use funds increases in FY23 and FY26 due to the planned Gifford Road Reconstruction/Pavement improvement project and increases in FY25 due to the planned N. 16<sup>th</sup> St Pavement improvement project.

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

#### Revenue Summary By Funding Source



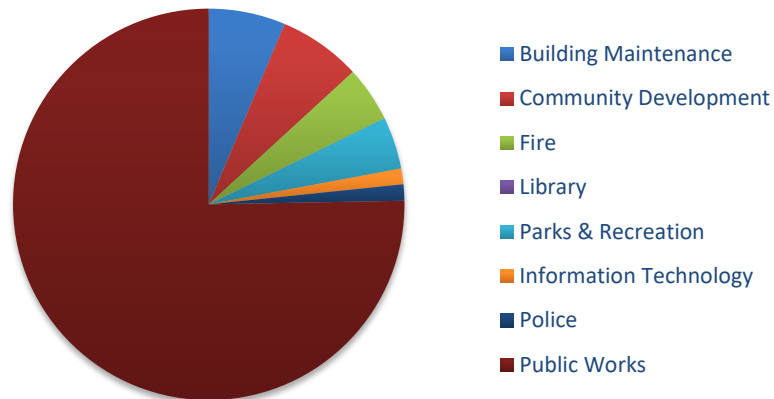
#### Revenue Summary By Fiscal Year



### EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY22	FY23	FY24	FY25	FY26	Totals
Building Maintenance	\$1,830,000	\$7,860,000	\$2,295,000	\$1,240,000	\$950,000	\$14,175,000
Community Development	\$5,550,000	\$2,875,000	\$2,100,000	\$1,900,000	\$2,800,000	\$15,225,000
Fire	\$225,000	\$8,450,000	\$500,000	\$750,000	\$300,000	\$10,225,000
Library	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$2,712,262	\$2,481,219	\$2,163,000	\$1,025,000	\$1,235,000	\$9,616,481
Information Technology	\$700,000	\$700,000	\$500,000	\$500,000	\$500,000	\$2,900,000
Police	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
Public Works	\$24,900,000	\$36,500,000	\$23,750,000	\$27,900,000	\$55,000,000	\$168,050,000
Totals	\$38,917,262	\$58,866,219	\$31,308,000	\$33,315,000	\$60,785,000	\$223,191,481

### Expenditures By Department



PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources													Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other			
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000		
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II	
BM-22-02	MAC Roof Relpacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	Gaming	
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	Gaming	
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming	
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming	
<b>Community Development Department</b>			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000		
CD-22-01	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M	
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG	
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000		
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000		
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance	
<b>II</b>			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000		
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000		
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000		
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000		
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000		
<b>Parks, Recreation and Public Property Department</b>			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262		
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnsen, Pirate Cove					\$250,000								\$250,000		
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint on budget	
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint on budget	
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000		
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation	
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment.							\$40,000						\$40,000		
PR-22-07	Park monument sign replacement	replace existing monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint on budget	
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot							\$55,000						\$55,000		
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant	
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000		
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000		
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000		
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint on budget	
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500		
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design	\$696,800				\$129,200						\$45,000		\$871,000	MAPA 80%; 2019A and 2020B bonds	
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive					\$276,811								\$276,811		
PR-22-17	Briarwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000		
<b>Police Department</b>			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000		
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund	
<b>Public Works Department</b>			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000		
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000		
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000		
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000		
PW-22-06	Levee Certification Projects				\$0										\$0		
	Program Management	Consultant Services			\$250,000										\$250,000		
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000	\$275,000			
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000	\$1,500,000		FMP	
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000									\$300,000	\$2,650,000			
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee											\$2,250,000	\$2,250,000			
	Geotech MC_1	Stability improvements to Mosquito Creek Levee											\$1,000,000	\$1,000,000			
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee											\$1,600,000	\$1,600,000			
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000		

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources											Current Year Project Cost	Notes/Further information		
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations			Other	
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000											\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000											\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000		RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000		
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion												\$175,000	\$175,000		Other = Sewer
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000		STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000		STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000		Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000		Moved from FY21 to FY22
<b>Total</b>			<b>\$2,896,800</b>	<b>\$7,375,951</b>	<b>\$8,400,000</b>	<b>\$0</b>	<b>\$7,000,000</b>	<b>\$1,132,000</b>	<b>\$844,511</b>	<b>\$150,000</b>	<b>\$1,000,000</b>	<b>\$100,000</b>	<b>\$200,000</b>	<b>\$9,818,000</b>	<b>\$38,917,262</b>		

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$1,860,000	\$0	\$0	\$0	\$6,000,000	\$7,860,000	
BM-23-01	MAC Parking Lot Rehab - Phase IV	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming
BM-22-03	MAC Arena Upgrades - Phase I	Replace south retractable seating						\$660,000					\$660,000	
BM-23-03	UP Museum Exterior Handrails & Fire Escapes	Replace, repair, and paint exterior handrails and fire escapes						\$200,000					\$200,000	Gaming
BM-23-04	City Hall Mechanical Upgrade	Replacement and rehabilitation of building mechanical systems										\$6,000,000	\$6,000,000	
<b>Community Development Department</b>			\$475,000	\$0	\$0	\$0	\$1,700,000	\$200,000	\$500,000	\$0	\$0	\$0	\$2,875,000	
CD-23-01	River's Edge	Utility extension and site development					\$250,000						\$250,000	delete if water main is covered
CD-23-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$500,000				\$1,400,000	
CD-23-03	Power Drive	North/south street connection (pays for part of project)					\$250,000						\$250,000	How much should we program, if any?
CD-23-04	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-23-05	22nd Avenue/South 6th Street	Infrastructure	\$400,000					\$200,000					\$600,000	CDBG
CD-23-06	Analysis of Impediments	required study for Federal CDBG program	\$75,000				\$100,000						\$175,000	CDBG
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$8,450,000	\$0	\$0	\$0	\$0	\$0	\$8,450,000	
FD-23-01	New Station	Station 7					\$8,000,000						\$8,000,000	
FD-23-02	Rescue 30	Replacement of Regional Hazmat Apparatus					\$450,000						\$450,000	
<b>IT</b>			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-23-01	IT Software and Hardware	Computer Equipment					\$700,000						\$700,000	
<b>Parks and Recreation Department</b>			\$0	\$175,000	\$0	\$0	\$2,131,219	\$125,000	\$0	\$50,000	\$0	\$0	\$2,481,219	
PR-23-01	City wide parking lot upgrades	Recreation Center (parking lot A&C), Robert's					\$615,719						\$615,719	
PR-23-02	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-23-03	City wide site furnishings	Replace site furnishings through park system					\$25,000	\$25,000					\$50,000	
PR-23-04	Aquatics Modernization and Repair	Repair, replacement, and upgrades of equipment, water features, etc.					\$50,000						\$50,000	
PR-23-05	Sunset Park sports court rehabilitation	Repair, resurface existing courts					\$43,500						\$43,500	
PR-23-06	Kirn Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$206,000		\$50,000				\$431,000	
PR-23-07	Park monument sign replacement	Replace existing monument/ entry signs in the parks					\$25,000	\$25,000					\$50,000	
PR-23-08	Prospect Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$418,000						\$418,000	
PR-23-09	Manawa City Park upgrade playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$398,000						\$398,000	
PR-23-10	Bayliss Park Restroom	Construct/ install new restroom to replace the portable restrooms in the park					\$275,000						\$275,000	
<b>Public Works Department</b>			\$0	\$7,200,000	\$8,500,000	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$18,800,000	\$36,500,000	
PW-23-01	Infrastructure Maintenance	Citywide street and sidewalk repairs			\$500,000								\$500,000	
PW-23-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-23-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000								\$100,000	
PW-23-06	Levee Certification Program													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Geotech MC_3	Stability improvements to Mosquito Creek Levee			\$1,250,000								\$1,250,000	
	Freeboard MC_1	Freeboard improvements to Mosquito Creek Levee									\$14,300,000		\$16,500,000	FMP
PW-23-08	30th Ave Sewer Rehab - Phase I	San. Sewer - Indian Creek to S. 11th St									\$750,000		\$750,000	Other = Sewer
PW-23-09	E Manawa Sewer Rehab - Phase XI	Pavement, sewer			\$800,000						\$450,000		\$1,250,000	Other = Sewer
PW-23-10	Gifford Road Reconstruction - Phase I	Pavement resurfacing, S. 35th St south of Vets Hwy, 55th Ave					\$1,000,000						\$1,000,000	
PW-23-11	28th St Storm Sewer Rehab - Phase III	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-23-12	S. 23rd St Sewer Rehab - Phase I	Pavement, sewer - 6th Ave to 3rd Ave			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-23-13	Benton Street Bridge over Indian Creek	Anticipated IDOT bridge funds		\$1,000,000	\$650,000								\$1,650,000	
PW-23-14	Sewer Rehab - Insitu Lining	Sanitary Sewer									\$1,000,000		\$1,000,000	Other = Sewer
PW-23-15	Sewer Extension	Sanitary sewer improvements to support growth					\$1,000,000				\$1,000,000		\$2,000,000	Extension to Airport or other, Other = Sewer
PW-23-17	Pump Station Rehab	Air Scrubber upgrades at 21st & K and 6th Ave San			\$500,000								\$500,000	
PW-23-18	WPCP Flood Protection	Risk reduction for critical infrastructure		\$4,000,000	\$1,000,000								\$5,000,000	SRF ?,
PW-23-19	Land Acquisition for Recycling Center	Purchase additional land for facility expansion									\$550,000		\$550,000	Recycling and Solid Waste
PW-23-21	IDOT Payment for N.28th St Storm	Payment 2 of 3			\$900,000								\$900,000	
PW-23-22	IDOT Payment for UPRR Bridge	Payment 2 of 5			\$500,000								\$500,000	
PW-23-23	IDOT Payment for Nebraska Ave Storm	Payment 1 of 1			\$200,000								\$200,000	
<b>Total</b>			\$475,000	\$7,375,000	\$8,500,000	\$1,000,000	\$13,981,219	\$2,185,000	\$500,000	\$50,000	\$0	\$24,800,000	\$58,866,219	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other			
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$2,295,000	\$0	\$0	\$0	\$0	\$2,295,000		
BM-24-01	MAC Parking Lot Rehab - Phase V	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming	
BM-23-02	MAC Arena Upgrades - Phase II	Replace north retractable seating						\$660,000					\$660,000		
BM-24-03	MAC Folding Chair Replacement							\$120,000					\$120,000	Gaming	
BM-24-04	MAC Two-Way Radios							\$40,000					\$40,000	Gaming	
BM-24-05	MAC Concession Stands	Remodel existing concession areas						\$300,000					\$300,000	Gaming	
BM-24-06	Dodge Park Clubhouse Exterior Doors	Replace exterior doors on Clubhouse						\$75,000					\$75,000	Gaming	
BM-24-07	Fire Stations Vehicle Exhaust Systems	Replace Plymovent vehicle exhaust systems at all stations						\$100,000					\$100,000	Gaming	
<b>Community Development Department</b>			\$50,000	\$0	\$0	\$0	\$1,400,000	\$50,000	\$600,000	\$0	\$0	\$0	\$2,100,000		
CD-24-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site	\$50,000					\$50,000					\$100,000		
CD-24-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000	IWF	
CD-24-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000		
CD-24-04	Comp Plan Update	Studies					\$300,000						\$300,000		
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000		
FD-24-01	Engine 21	Replacement of Engine					\$500,000						\$500,000		
<b>IT</b>			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000		
IT-24-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000		
<b>Parks and Recreation Department</b>			\$0	\$175,000	\$0	\$0	\$1,838,000	\$100,000	\$0	\$50,000	\$0	\$0	\$2,163,000		
PR-24-01	City wide parking lot upgrades	Recreation Center (parking lot A&C), Robert's					\$333,000						\$333,000		
PR-24-02	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000		
PR-24-03	City wide site furnishings	Replace site furnishings through park system					\$25,000	\$25,000					\$50,000		
PR-24-04	Roberts Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$350,000						\$525,000		
PR-24-05	Roberts Park restroom replacement/upgrade	Install new restroom and shelter with storage area.					\$225,000						\$225,000		
PR-24-06	Bahnsen Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$535,000		\$50,000				\$585,000		
PR-24-07	Bahnsen Park restroom replacement/upgrade	Install new restroom and shelter with storage area.					\$295,000						\$295,000		
<b>Public Works Department</b>			\$0	\$2,200,000	\$8,600,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$12,550,000	\$23,750,000		
PW-24-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000		
PW-24-04	Infrastructure Management	Evaluation study / analysis TBD			\$125,000								\$125,000		
PW-24-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$250,000								\$250,000		
PW-24-06	Levee Certification Projects														
	Program Management	Consultant Services			\$250,000								\$250,000		
	Tub D Project	Geotech and Freeboard improvements to Mosquito Creek Levee		\$2,200,000								\$8,800,000	\$11,000,000	FMP	
PW-24-08	30th Ave Sewer Rehab - Phase II	Sewer										\$750,000	\$750,000	Other = Sewer	
PW-24-09	E Manawa Sewer Rehab - Phase XII	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer	
PW-24-10	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to South			\$1,400,000							\$200,000	\$1,600,000	Other = Sewer	
PW-24-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer	
PW-24-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer	
PW-24-13	30th Avenue Reconstruction	Pavement - Entrance to Power Center at South Expressway			\$450,000								\$450,000		
PW-24-14	SCADA Upgrade - Phase III	Pump station communication			\$525,000								\$525,000		
PW-24-16	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$1,250,000								\$1,250,000		
PW-24-17	Greenview Trail Extension	Longview to Forrest Glen/Whispering Oaks					\$400,000						\$400,000		
PW-24-18	WPCP Centrifuge Replacement	Replace two units for biosolids separation											\$750,000	\$750,000	Other = Sewer
PW-24-20	Valley View Sewer Rehab	Sanitary sewer											\$1,000,000	\$1,000,000	Other = Sewer
PW-24-21	IDOT Payment for N.28th St Storm	Payment 3 of 3			\$900,000								\$900,000		
PW-24-22	IDOT Payment for UPRR Bridge	Payment 3 of 5			\$500,000								\$500,000		
<b>Total</b>			\$50,000	\$2,375,000	\$8,600,000	\$0	\$4,638,000	\$2,445,000	\$600,000	\$50,000	\$0	\$12,550,000	\$31,308,000		

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$1,240,000	\$0	\$0	\$0	\$0	\$1,240,000	
BM-25-01	MAC Parking Lot Lighting	Convert to LED fixtures						\$90,000					\$90,000	Gaming
BM-25-02	MAC Stage Replacement	Replace existing stage						\$100,000					\$100,000	Gaming
BM-25-03	MAC Banquet Furniture	Replace chairs, soft seating, tables and bar furniture for prefunction areas						\$190,000					\$190,000	Gaming
BM-25-04	MAC Ballroom/Prefunction Lighting	New lighting and dimmer controller						\$180,000					\$180,000	Gaming
BM-25-05	UP Museum Roof Top Unit Replacement	Replace two roof top units						\$100,000					\$100,000	Gaming
BM-25-06	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$580,000					\$580,000	
<b>Community Development Department</b>			\$50,000	\$0	\$0	\$0	\$1,200,000	\$50,000	\$600,000	\$0	\$0	\$0	\$1,900,000	
CD-25-01	Mid City	Property Improvements: bike trails/open space, property acquis	\$50,000					\$50,000					\$100,000	
CD-25-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$900,000		\$600,000				\$1,500,000	
CD-25-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-25-04	East Manawa Housing Study	Acquisitions/infrastructure/studies					\$100,000						\$100,000	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$500,000	\$250,000	\$0	\$0	\$0	\$0	\$750,000	
FD-25-01	Engine 41 Replacement	Apparatus Replacement					\$500,000						\$500,000	
FD-25-02	Medic 5	Apparatus Replacement						\$250,000					\$250,000	
<b>IT</b>			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-25-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
<b>Parks and Recreation Department</b>			\$0	\$175,000	\$0	\$0	\$775,000	\$75,000	\$0	\$0	\$0	\$0	\$1,025,000	
PR-25-01	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-25-02	City wide site furnishings	Replace site furnishings through park system					\$75,000						\$75,000	
PR-25-03							\$25,000						\$25,000	
PR-25-04	Twin City Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$290,000						\$465,000	
PR-25-05	Valley View Park layground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$310,000						\$310,000	
<b>Public Works Department</b>			\$0	\$12,725,000	\$8,750,000	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$3,925,000	\$27,900,000	
PW-25-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-25-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-25-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-25-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Project	TBD		\$2,200,000									\$2,200,000	FMP
PW-25-07	N. 16th Street Reconstruction	Pavement - Ave G to Nash Blvd		\$4,825,000		\$1,875,000							\$6,700,000	STBG-SWAP
PW-25-08	30th Ave Sewer Rehab - Phase III	Sewer			\$750,000								\$750,000	
PW-25-09	E Manawa Sewer Rehab - Phase XIII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-25-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-25-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-25-13	N 17th St Sewer Rehab-Phase I	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-25-15	West Graham Reconstruction	Pavement, sewer		\$2,500,000		\$625,000						\$625,000	\$3,750,000	STBG-SWAP, Other = Sewer
PW-25-16	Sewer Rehab - Insitu Lining	Sanitary Sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-25-17	State Orchard Road Reconstruction	EHD to Steven Rd			\$2,200,000								\$2,200,000	
PW-25-18	WPCP Admin Building	Facility Replacement for Admin and Lab		\$3,200,000								\$800,000	\$4,000,000	Other = Sewer
PW-25-21	IDOT Payment for Madison Avenue Storm	Payment 1 of 1			\$750,000								\$750,000	
PW-25-22	IDOT Payment for UPRR Bridge	Payment 4 of 5			\$500,000								\$500,000	
<b>Total</b>			\$50,000	\$12,900,000	\$8,750,000	\$2,500,000	\$2,975,000	\$1,615,000	\$600,000	\$0	\$0	\$0	\$3,925,000	\$33,315,000

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
<b>Building Maintenance</b>			\$0	\$0	\$0	\$0	\$0	\$950,000	\$0	\$0	\$0	\$0	\$950,000	
BM-26-01	City Hall Exterior Repair	Repair window lintels, clean and seal exterior walls						\$200,000					\$200,000	Gaming
BM-26-02	UP Museum Exterior Repair	Clean and seal exterior walls and capstones						\$120,000					\$120,000	Gaming
BM-26-03	UP Museum Windows and Doors	Replace all windows and doors						\$450,000					\$450,000	Gaming
BM-26-04	Central Fire Station Exterior Repair	Clean and seal exterior walls						\$80,000					\$80,000	Gaming
BM-26-05	MAC Project	TBD						\$100,000					\$100,000	Gaming
<b>Community Development Department</b>			\$750,000	\$0	\$0	\$0	\$1,100,000	\$350,000	\$600,000	\$0	\$0	\$0	\$2,800,000	
CD-26-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site prep	\$50,000					\$50,000					\$100,000	
CD-26-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$900,000		\$600,000				\$1,500,000	
CD-26-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-26-04	25th Ave and S. 17th Block	Acquisitions/infrastructure	\$700,000					\$300,000					\$1,000,000	
													\$0	
<b>Fire Department</b>			\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000	
FD-26-01	Aerial Refurbish	Refurb of Standby Aerial						\$300,000					\$300,000	
<b>IT</b>			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-26-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
<b>Parks, Recreation and Public Property Department</b>			\$0	\$175,000	\$0	\$0	\$935,000	\$75,000	\$0	\$0	\$0	\$50,000	\$1,235,000	
PR-26-01	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-26-02	City wide site furnishings	Replace site furnishings through park system					\$25,000						\$25,000	
PR-26-03	City wide site furnishings	Replace site furnishings through park system					\$50,000						\$50,000	
PR-26-04	Twin City Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$415,000				\$50,000		\$465,000	
PR-25-05	Valley View Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$370,000						\$545,000	
<b>Public Works Department</b>			\$0	\$12,700,000	\$11,470,000	\$1,000,000	\$5,000,000	\$0	\$0	\$0	\$0	\$24,830,000	\$55,000,000	
PW-26-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-26-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-26-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure	\$2,700,000		\$1,300,000								\$4,000,000	FMP
PW-26-07	Sewer Rehab - Insitu Lining	Sanitary Sewer									\$1,000,000		\$1,000,000	Other = Sewer
PW-26-08	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$1,500,000								\$1,500,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-26-10	Gifford Road Reconstruction - Phase II	Pavement resurfacing				\$1,000,000							\$1,000,000	
PW-26-11	28th Street Storm Rehab - Phase VII	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-26-12	3rd Avenue Sewer Rehab	Pavement, sewer - 2500 Block			\$420,000						\$180,000		\$600,000	Other = Sewer
PW-26-13	N 17th St Sewer Rehab-Phase II	Pavement, sewer			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-26-14	Pump Station Rehab	TBD			\$750,000								\$750,000	
PW-26-15	Sewer Extension	Sanitary sewer improvements to support growth					\$1,000,000				\$1,000,000		\$2,000,000	
PW-26-16	Richard Downing Blvd Reconstruction	Pavement, storm sewer					\$2,000,000						\$2,000,000	
PW-26-17	W. Pierce Street Reconstruction	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	
PW-26-18	Avenue B	Pavement, sewer - 8th St. to 13th St.			\$1,400,000						\$600,000		\$2,000,000	
PW-26-19	College Road Rehab	Pavement, sewer					\$2,000,000						\$2,000,000	
PW-26-20	Kanesville Blvd Reconstruction	Reconstruct T.J'd roadway		\$10,000,000							\$20,000,000		\$30,000,000	IDOT payment for TJ
PW-26-21	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$950,000						\$400,000		\$1,350,000	Other = Sewer
PW-26-22	IDOT Payment for UPRR Bridge	Payment 5 of 5			\$500,000								\$500,000	
<b>Total</b>			\$750,000	\$12,875,000	\$11,470,000	\$1,000,000	\$7,535,000	\$1,675,000	\$600,000	\$0	\$0	\$24,880,000	\$60,785,000	

**Resolution 20-280**

A Resolution approving the City of Council Bluffs FY22-FY26 Capital Improvement Program (CIP)

- WHEREAS, the Capital Improvement Program (CIP) provides the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions,
- WHEREAS, the City of Council Bluffs is required to hold a public hearing on the proposed FY22-FY26 CIP prior to the adoption of the CIP schedule, and
- WHEREAS, the City of Council Bluffs is required to publish and post the proposed budget at least ten and no more than twenty days from the public hearing.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

Approval of the City of Council Bluffs FY22-FY26 Capital Improvement Program (CIP).

ADOPTED  
AND  
APPROVED

November 23, 2020

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

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

**Council Communication**

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

Ordinance 6436  
ITEM 6.A.

Council Action: 11/23/2020

**Description**  
An Ordinance adopting the 2020 Municipal Code of Council Bluffs, Iowa.

**Background/Discussion**  
The Code of Iowa §380.8 provides that a city shall compile a code of ordinances containing all of the city ordinances in effect, except grade ordinances, bond ordinances, zoning map ordinances, ordinances vacating streets and alleys, and ordinances containing legal descriptions of urban revitalization areas and urban renewal areas. The City of Council Bluffs, Iowa, has compiled a code of ordinances containing all the city ordinances in effect, with the exceptions set forth above and the code contains only existing ordinances edited and compiled without change in substance.  
The update for the municipal code shall be adopted at least once every five years and this adoption will replace the 2015 Municipal Code of Council Bluffs, Iowa.

**Recommendation**  
It is recommended that this ordinance be approved.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Ordinance 6436</a>	Ordinance	11/18/2020

**ORDINANCE NO. 6436**

**AN ORDINANCE ADOPTING THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA.**

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

**SECTION 1.** That the 2020 ordinances of the City of Council Bluffs, Iowa, entitled “Municipal Code of Council Bluffs, Iowa” as codified, revised, edited and indexed by the Municipal Code Corporation, Tallahassee, Florida, and select personnel for the City, are ordained as general ordinances and are hereby adopted. A complete copy is available online at [https://library.municode.com/ia/council\\_bluffs](https://library.municode.com/ia/council_bluffs) or through the Council Bluffs City Clerk.

**SECTION 2. REPEALER.** Ordinance No. 6252 or any other ordinances or parts of ordinance in conflict with the provision of this ordinance shall be and are hereby repealed upon passage, approval, and publication of this ordinance.

**SECTION 3. SEVERABILITY CLAUSE.** If any of the provisions of this ordinances 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.** That this ordinance shall be in full force and effect from and after its passage, approval, and publication, as by law provided.

PASSED  
AND  
APPROVED

December 14, 2020.

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

Approved:

\_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 11-23-20  
Second Consideration: 12-14-20  
Public Hearing: n/a  
Third Consideration: \_\_\_\_\_

**Council Communication**

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

Ordinance 6437  
ITEM 6.B.

Council Action: 11/23/2020

**Description**  
An Ordinance to amend Chapter 4.20 "Animal Control" of the Municipal Code, by amending Section 4.20.020 "Definitions-Animal Control."

**Background/Discussion**  
City Legal met with the Council Bluffs Animal Control division in order to determine what updates were needed to give Council Bluffs the flexibility to guard against dangerous animals, particularly dogs, from endangering both the public as well as other animals. After previously amending multiple sections of Chapter 4.20 of the CBMC, it is no longer necessary to have the dangerous dog language in Chapter 4.20.020, as it is now addressed in greater detail in other sections of Chapter 4.20. The removal of this language will also limit confusion when it comes to enforcement and interpretation of this Chapter.

**Recommendation**  
Approval of this Ordinance is recommended.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Redline Version</a>	Other	11/18/2020
<a href="#">Ordinance 6437</a>	Ordinance	11/18/2020

**4.20.020 Definitions - Animal Control**

For use in this chapter, the following terms shall have the following meanings:

Administrative authority: The director of community development or his/her designee. The chief animal control officer or his/her designee, or anyone else duly authorized by the mayor.

Animal: Every wild, tame or domestic member of the animal kingdom other than the genus and species Homo sapiens.

Animal shelter: The premises and/or building which the mayor or his or her designee may from time to time designate as the location for the impoundment of animals.

At large, running at large, or being at large: Any licensed or unlicensed animal found off the premises of its owner and either:

- A. Not on a leash;
- B. Not restrained within a vehicle so as to prevent it leaving the vehicle; or
- C. Not housed in a veterinary hospital or kennel.

Bite: Any puncture, laceration, abrasion, scratch or any other break in the skin of a human, caused by an animal.

Board of review: Shall be an ad hoc board made up of the mayor or his/her designee, the police chief or his/her designee and the fire chief or his/her designee. This board will only meet as needed and will conduct its hearings pursuant to Robert's Rules of Order and in compliance with Iowa's open meeting law.

Cat: Both male and female animals of the feline species, whether neutered or not.

Dangerous animal, per se:

~~A. Any animal which is not naturally tame or gentle, and which is of a wild nature or disposition, and which is capable of killing, inflicting serious injury upon, or causing disease among human beings or domestic animals and having known tendencies as a species to do so;~~

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~~B. Any animals declared to be dangerous by the board of review or the mayor or his or her designee;~~

~~C. The following animals which shall be deemed to be dangerous animals, per se:~~

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Artiodactyla of the family Antilocapridae, which includes pronghorns;

Artiodactyla of the family Cervidae, which includes moose and caribou;

Artiodactyla of the family Suidae and the genus and species Sus scrofa (domestic swine and wild boar), which includes all male and female wild boars;

Bovidae-males only (bulls);

Carnivora of the family Canidae, which includes wolves, foxes, and hybrids, but excludes domestic dogs;

Carnivora of the family Felidae, which includes lions, lynx, bobcats, and hybrids, but excludes domestic cats;

Carnivora of the family Mustelidae, which includes badgers, wolverines, weasels and skunks, except ferrets;

Carnivora of the family Procyonidae, which includes raccoons;

Carnivora of the family Ursidae, which includes bears;

Chelonia of the family Chelydridae (snapping turtles);

Crocodylia which includes crocodiles and alligators;

Chiroptera (bats);

Proboscidae elephants;

Rodentia of the family Cricetidae (mice), except white mice kept as household pets;

Rodentia of the family Muridae (rats), except white rats kept as household pets;

Scorpiones of the family Buthidae scorpions;

Squamata of the suborder Ophidia (snakes) which are venomous or constrictors, not to include any nonvenomous snake indigenous to the state of Iowa.

**Dangerous dog:**

~~A. — Any dog with a propensity, tendency, or disposition to attack, to cause injury to, or to otherwise endanger the safety of humans or other domestic animals;~~

~~B. — Any dog that has been cited for running at large three times in one year; or~~

~~C. — Any dog that has attacked another animal once while at large.~~

~~A dangerous dog is "unconfined" as the term is used in this section if such dog is not securely confined indoors or confined in a securely enclosed and locked pen or structure upon the premises which shall be set back at least ten (10) feet from the nearest property line of the person described in CBMC 4.20.110 Paragraph B. Such pen or structure must have secure sides and a secure top. The sides must be embedded into the ground no less than one foot or secured into a concrete slab.~~

Dart: The process whereby a drug of a sedative nature is delivered to and injected into an animal by means of a projectile shot from a rifle, gun, or blowgun, or from a bow or crossbow, for the purpose of subduing or rendering unconscious an animal for capture.

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Dog: Both male and female animals of the canine species, whether neutered or not.

Emergency: Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage or which demands immediate action to protect the public health, safety and/or welfare, or the safety or welfare of an animal.

Farm animal: Every wild, tame or domestic animal kept or raised for the purpose of meat, milk, breeding, furbearing, work, recreation, sport, hobby, experimentation, or income, excluding domestic dogs and cats; any and all animals of the following orders shall be deemed to be farm animals, per se:

Anseriforms, which includes ducks and geese;

Artiodactyla, which includes all members of the families Suidae (swine) and Bovidae (cattle, sheep and goats);

Carnivoras, which includes mink and skunks, but excluding domestic dogs and cats;

Columbiformes, which includes doves and pigeons;

Falconiformes, which includes hawks and falcons;

Galliformes, which includes chickens, turkeys and fowl-like birds;

Lagomorpha, which includes hares and rabbits;

Perissodactyla, which includes all members of the family Equidae (horses, ponies, asses, and mules);

Rodentia, which includes squirrels, rats and mice.

Hybrid: Any offspring produced by breeding a domestic cat or domestic dog to an animal listed as a "dangerous animal, per se."

Kennel: "Boarding kennel," "commercial kennel," as defined in Iowa Code Chapter 162.

Kennel dogs: Dogs which are kept or raised solely for the bona fide purpose of sale and which are kept under constant restraint in a kennel pursuant to Iowa Code Chapter 162.

Killer trap or conibear trap: A type of trap designed to apprehend and instantaneously kill an animal, but shall not include jaw, leghold or snare-type traps, regardless if set underwater.

Live trap: A process whereby an animal is apprehended alive and uninjured by means of a cage-type device, the door or entrance to which closes after the animal enters, preventing escape. Jaw, leghold, or snare-type traps, designed to pinch trap an animal's head or extremities, shall not be considered a live trap.

Noise disturbance": ~~means a~~ Any sound which:

A. Endangers or injures the safety or health of humans or animals;

- B. Annoys or disturbs a reasonable person of normal sensitivities; or
- C. Endangers or damages personal or real property.

Owner or owner of animal: Any person or persons, firm, association, or corporation owning, keeping, sheltering or harboring an animal with a current city pet license.

Owner or person or entity in lawful possession and control of any premises: The fee title owner of any property or premises, or the person or entity in actual possession or control of such premises under a lease or real estate contract.

Person: Any individual, association, partnership, or corporation, and includes any officer, employee, agent or agency thereof.

Service animals: Any animal which is owned by a person who is disabled, and that has been properly trained at a special school to guide its owner in going from place to place.

Vicious animal: Any animal, except for a dangerous animal, per se, as listed above, which has attacked or bitten any person without provocation or which has attacked or bitten any domestic animal or fowl on more than two occasions within a twelve-month period, any dog or other animal owned or harbored primarily or in part for the purpose of fighting or any dog trained for dog fighting, or which has been found to possess such a propensity by the Board of Review.

Meaning of Certain Words. Words used in the singular include the plural, and the plural the singular, the masculine gender includes the feminine and the feminine the masculine.

(Ord. No. 6304, § 1, 9-25-2017; Ord. No. 6357, § 1, 10-22-2018)

**ORDINANCE NO. 6437**

**AN ORDINANCE TO AMEND CHAPTER 4.20 “ANIMAL CONTROL” OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 4.20.020 “DEFINITIONS-ANIMAL CONTROL.”**

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

**SECTION 1.** That Chapter 4.20 “Animal Control” of the Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 4.20.020 “Definitions-Animal Control” as follows:

**4.20.020 Definitions - Animal Control**

For use in this chapter, the following terms shall have the following meanings:

Administrative authority: The director of community development or his/her designee. The chief animal control officer or his/her designee, or anyone else duly authorized by the mayor.

Animal: Every wild, tame or domestic member of the animal kingdom other than the genus and species Homo sapiens.

Animal shelter: The premises and/or building which the mayor or his or her designee may from time to time designate as the location for the impoundment of animals.

At large, running at large, or being at large: Any licensed or unlicensed animal found off the premises of its owner and either:

- A. Not on a leash;
- B. Not restrained within a vehicle so as to prevent it leaving the vehicle; or
- C. Not housed in a veterinary hospital or kennel.

Bite: Any puncture, laceration, abrasion, scratch or any other break in the skin of a human, caused by an animal.

Board of review: Shall be an ad hoc board made up of the mayor or his/her designee, the police chief or his/her designee and the fire chief or his/her designee. This board will only meet as needed and will conduct its hearings pursuant to Robert's Rules of Order and in compliance with Iowa's open meeting law.

Cat: Both male and female animals of the feline species, whether neutered or not.

Dangerous animal, per se: The following animals which shall be deemed to be dangerous animals, per se:

Artiodactyla of the family Antilocapridae, which includes pronghorns;

Artiodactyla of the family Cervidae, which includes moose and caribou;

Artiodactyla of the family Suidae and the genus and species Sus scrofa (domestic swine and wild boar), which includes all male and female wild boars;

Bovidae-males only (bulls);

Carnivora of the family Canidae, which includes wolves, foxes, and hybrids, but excludes domestic dogs;

Carnivora of the family Felidae, which includes lions, lynx, bobcats, and hybrids, but excludes domestic cats;

Carnivora of the family Mustelidae, which includes badgers, wolverines, weasels and skunks, except ferrets;

Carnivora of the family Procyonidae, which includes raccoons;

Carnivora of the family Ursidae, which includes bears;

Chelonia of the family Chelydridae (snapping turtles);

Crocodylia which includes crocodiles and alligators;

Chiroptera (bats);

Proboscidae elephants;

Rodentia of the family Cricetidae (mice), except white mice kept as household pets;

Rodentia of the family Muridae (rats), except white rats kept as household pets;

Scorpiones of the family Buthidae scorpions;

Squamata of the suborder Ophidia (snakes) which are venomous or constrictors, not to include any nonvenomous snake indigenous to the state of Iowa.

Dart: The process whereby a drug of a sedative nature is delivered to and injected into an animal by means of a projectile shot from a rifle, gun, or blowgun, or from a bow or crossbow, for the purpose of subduing or rendering unconscious an animal for capture.

Dog: Both male and female animals of the canine species, whether neutered or not.

Emergency: Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage or which demands immediate action to protect the public health, safety and/or welfare, or the safety or welfare of an animal.

Farm animal: Every wild, tame or domestic animal kept or raised for the purpose of meat, milk, breeding, furbearing, work, recreation, sport, hobby, experimentation, or income, excluding domestic dogs and cats; any and all animals of the following orders shall be deemed to be farm animals, per se:

Anseriforms, which includes ducks and geese;

Artiodactyla, which includes all members of the families Suida (swine) and Bovidae (cattle, sheep and goats);

Carnivoras, which includes mink and skunks, but excluding domestic dogs and cats;

Columbiformes, which includes doves and pigeons;

Falconiformes, which includes hawks and falcons;

Galliformes, which includes chickens, turkeys and fowl-like birds;

Lagomorpha, which includes hares and rabbits;

Perissodactyla, which includes all members of the family Equidae (horses, ponies, asses, and mules);

Rodentia, which includes squirrels, rats and mice.

Hybrid: Any offspring produced by breeding a domestic cat or domestic dog to an animal listed as a "dangerous animal, per se."

Kennel: "Boarding kennel," "commercial kennel," as defined in Iowa Code Chapter 162.

Kennel dogs: Dogs which are kept or raised solely for the bona fide purpose of sale and which are kept under constant restraint in a kennel pursuant to Iowa Code Chapter 162.

Killer trap or conibear trap: A type of trap designed to apprehend and instantaneously kill an animal, but shall not include jaw, leghold or snare-type traps, regardless if set underwater.

Live trap: A process whereby an animal is apprehended alive and uninjured by means of a cage-type device, the door or entrance to which closes after the animal enters, preventing escape. Jaw, leghold, or snare-type traps, designed to pinch trap an animal's head or extremities, shall not be considered a live trap.

Noise disturbance: Any sound which:

- A. Endangers or injures the safety or health of humans or animals;
- B. Annoys or disturbs a reasonable person of normal sensitivities; or
- C. Endangers or damages personal or real property.

Owner or owner of animal: Any person or persons, firm, association, or corporation owning, keeping, sheltering or harboring an animal with a current city pet license.

Owner or person or entity in lawful possession and control of any premises: The fee title owner of any property or premises, or the person or entity in actual possession or control of such premises under a lease or real estate contract.

Person: Any individual, association, partnership, or corporation, and includes any officer, employee, agent or agency thereof.

Service animals: Any animal which is owned by a person who is disabled, and that has been properly trained at a special school to guide its owner in going from place to place.

Vicious animal: Any animal, except for a dangerous animal, per se, as listed above, which has attacked or bitten any person without provocation or which has attacked or bitten any domestic animal or fowl on more than two occasions within a twelve-month period, any dog or other animal owned or harbored primarily or in part for the purpose of fighting or any dog trained for dog fighting, or which has been found to possess such a propensity by the Board of Review.

Meaning of Certain Words. Words used in the singular include the plural, and the plural the singular, the masculine gender includes the feminine and the feminine the masculine.

(Ord. No. 6304, § 1, 9-25-2017; Ord. No. 6357, § 1, 10-22-2018)

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

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

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

PASSED  
AND  
APPROVED

December 14, 2020.

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

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

First Consideration: 11-23-20  
Second Consideration: 12-14-20  
Public Hearing: n/a  
Third Consideration: \_\_\_\_\_

**Council Communication**

Department: City Clerk  
Case/Project No.:  
Submitted by: Jeremy Noel, Public Works  
Operations Manager

Ordinance 6432  
ITEM 7.A.

Council Action: 11/23/2020

**Description**  
Ordinance to amend Title 9 Traffic, Chapter 9.34 Emergency Snow Routes of the 2015 Municipal Code of Council Bluffs, Iowa, by amending Section 9.34.030 Emergency snow routes established.

**Background/Discussion**  
Emergency snow routes consist of major streets and main routes that facilitate access to public transportation, hospitals, schools, business areas, fire stations, police stations, and other public safety and critical infrastructure locations at times of snow and/or ice events.  
Emergency snow routes were last updated in 2017.  
Proposed changes to Title 9 are to update the emergency snow routes to account for new streets and route efficiency for the safety of the public.  
Other proposed changes include making minor corrections to street names and route limits to align with current operations.

**Recommendation**  
Approval of the ordinance changes.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Ordinance - redlined</a>	Ordinance	10/29/2020
<a href="#">Ordinance 6432</a>	Ordinance	11/4/2020

**9.34.030 - Emergency Snow Routes Established**

A. The following are hereby designated as the emergency snow routes:

Street	From	To
1st Avenue	South 8th Street	South 4th Street
2nd Avenue	South 8th Street	Dodge Riverside Drive
5th Avenue	Bluff Street	South 35th Street
9th Avenue	South 3rd Street	I-29
16th Avenue	High Street	South 16th Street
23rd Avenue	South Expressway	South 35th Street
32nd Avenue	South Expressway	South 11th Street
35th Avenue	South Expressway	Metro Drive
Adrian Avenue	Bennett Avenue	Wenwood Circle
Avenue A	North 16th Street	North 37th Street
Avenue B	North 8th Street	North 37th Street
Avenue G	North 68th Street	North 40th Street
Avenue K	North 28th Street	North 32nd Street
Avenue L	North 16th Street	North 21st Street
Bennett Avenue	Madison Avenue	McPherson Avenue
Big Lake Road	Nash Blvd.	Joslin Avenue
Bluff Street	9th Avenue	West Pierce Street
Bonham <del>Avenue</del> Street	Gleason Avenue	Bennett Avenue

<u>Cloverdale Drive</u>	<u>Franklin Avenue</u>	<u>West Ferndale Drive</u>
College Road	Kanesville <u>Boulevard-</u>	Highway 6
Comanche Street	Piute Street	Navajo Street
Council Pointe Road	Veterans Memorial <u>Highway</u>	55th Avenue
Delong Avenue	North 8th Street	<u>Grand</u> <del>Marshall</del> Avenue
Dodge Riverside Drive	2nd Avenue	I-480
East Broadway	South 1st Street	Kanesville <u>Boulevard-</u>
East Ferndale Drive	West Ferndale Drive	Cloverdale Drive
East Graham Avenue	South 1st Street	West Graham Avenue
East Manawa Drive	Veterans Memorial <u>Highway</u>	South Shore Drive
East Pierce Street	South 1st Street	McPherson Avenue
Eastern Hills Drive	<u>Highway 92</u> <del>State Orchard Road</del>	<u>Cedar Lane</u> <del>Dead End</del>
Elliott Street	Marshall Avenue	North Broadway
Elm Street	Frank Street	Morningside Avenue
<u>Forest Glen Drive</u>	<u>Greenview Road</u>	<u>Franklin Avenue</u>
Frank Street	Kanesville <u>Boulevard-</u>	Elm Street
Franklin Avenue	Lincoln Avenue	Valley View Park
Franklin Avenue	Valley View Drive	Greenview Road
Gleason Avenue	McPherson Avenue	Lincoln Avenue
<u>Grand Avenue</u>	<u>Delong Avenue</u>	<u>Warren Street</u>

Greenview Road	Valley View Drive	State Orchard Road
Harrison Street	<del>North 1st Street</del> <del>Kanesville Blvd.</del>	Morgan Street
<del>Harry Langdon Boulevard</del>	16th Avenue	Highway 92
<u>Kanesville Boulevard</u>	<u>6th Street</u>	<u>8th Street</u>
Lincoln Avenue	East Pierce Street	Gleason Avenue
Locust Lodge Avenue	North Broadway	North Avenue
Madison Avenue	South 1st Street	Valley View Drive
Marshall Avenue	<del>Warren Street</del> <del>DeLong Avenue</del>	Morgan Street
McKenzie Avenue	Simms Avenue	Kanesville <del>Boulevard</del>
McPherson Avenue	East Pierce Street	City Limits
Metro Drive	35th Avenue	<u>Highway</u> 275/92
Middle Ferry Road	Council Pointe Road	South 35th Street
<u>Morgan Street</u>	<u>Harrison Street</u>	<u>Marshall Avenue</u>
Morningside Avenue	Elm Street	Gleason Avenue
<del>Mount Vernon Avenue</del> <del>Street</del>	Trail Ridge <del>Street</del> <del>Drive</del>	Marshall Avenue
<del>Nash Boulevard</del>	North 25th Street	North 16th Street
Navajo Street	Comanche Street	East Manawa Drive
Nebraska Avenue	South 35th Street	River Road
<u>North 1st Street</u>	<u>Harrison Street</u>	<u>Broadway</u>
North 6th Street	Kanesville <del>Boulevard</del>	Avenue G

North 7th Street	Avenue G	Kanesville <u>Boulevard-</u>
North 8th Street	West Broadway	Delong Avenue
North 16th Street	West Broadway	Nash <u>Boulevard-</u>
North 21st Street	West Broadway	Avenue L
North 25th Street	West Broadway	Water Works
North 28th Street	West Broadway	Avenue K
North 32nd Street	West Broadway	Avenue K
North 35th Street	West Broadway	I-29
North 40th Street	<u>Rivers Edge Parkway</u> <del>480</del>	Avenue G
<u>North 41st Street</u>	<u>Rivers Edge Parkway</u>	<u>Dodge Riverside Drive</u>
North Avenue	Locust Lodge Avenue	East Pierce Street
North Broadway	Kanesville <u>Boulevard-</u>	North City Limits
North Main Street	West Broadway	Kanesville <u>Boulevard-</u>
Pearl Street	West Broadway	7th Avenue
Piute Street	Veterans Memorial <u>Highway</u>	Comanche Street
Railroad Avenue	College Road	Kanesville <u>Boulevard-</u>
Railroad <u>Highway</u>	Kanesville <u>Boulevard-</u>	City Limits
Richard Downing Avenue	Twin City Drive	South 24th Street
<u>Ridge Street</u>	<u>East Pierce Street</u>	<u>Kanesville Boulevard</u>
<u>Rivers Edge Parkway</u>	<u>North 40th Street</u>	<u>North 41st Street</u>

Service Road B	2nd Avenue	9th Avenue
Simms Avenue	McKenzie Avenue	Kanesville <u>Boulevard-</u>
South 1st Street	Broadway	Madison Avenue
South 3rd Street	9th Avenue	16th Avenue
South 6th Street	South Expressway	Kanesville <u>Boulevard-</u>
South 7th Street	Kanesville <u>Boulevard-</u>	South Expressway
South 8th Street	West Broadway	16th Avenue
South 11th Street	32nd Avenue	Veterans Memorial <u>Highway</u>
South 13th Street	16th Avenue	23rd Avenue
South 16th Street	23rd Avenue	West Broadway
South 19th Street	Veterans Memorial <u>Highway</u>	Gifford Road
South 21st Street	9th Avenue	West Broadway
South 24th Street	Veterans Memorial <u>Highway</u>	23rd Avenue
South 25th Street	9th Avenue	West Broadway
South 28th Street	9th Avenue	West Broadway
South 32nd Street	9th Avenue	West Broadway
South 35th Street	23rd Avenue	West Broadway
South Expressway	Veterans Memorial <u>Highway</u>	6th Avenue
South Main Street	16th Avenue	West Broadway
Spencer Avenue	North Broadway	Simms Avenue

Timbercrest Drive	Madison Avenue	Skyline Drive
Trail Ridge <del>Street</del> Drive	Grand Avenue	Mount Vernon <del>Avenue</del> Street
Twin City Drive	Veterans Memorial Highway	Richard Downing Avenue
Valley View Drive	Highway 92	College Road
Wedgewood Drive	Wenwood Circle	Bennett Avenue
Wenwood Circle	Adrian Avenue	Wedgewood Drive
<del>West Broadway</del>	<del>6th Street</del>	<del>35th Street</del>
West Broadway	<del>35th Street</del> Kanesville Blvd.	South 1st Street
West Ferndale Drive	McPherson Avenue	Cloverdale Drive
West Graham Avenue	East Graham Avenue	High Street
West Pierce Street	Bluff Street	South 1st Street
Willow Avenue	Bluff Street	South 8th Street
Woodbury Avenue	Harry Langdon <del>Boulevard</del>	Madison Avenue

The mayor is authorized, empowered, and directed to cause signs to be erected on the emergency snow routes to designate such streets as "Emergency Snow Routes". Upon declaration of such emergency situation by the mayor or his/her designated representative, as hereinbefore provided, parking will be prohibited on these streets for the period of such emergency.

(Ord. No. 6050, 2-22-2010; Ord. No. 6233, § 1, 6-8-2015; Ord. No. 6314, § 1, 11-27-2017)

**Editor's note**— Ord. No. 6050, adopted Feb. 22, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5834, 2005; Ord. No. 5029, § 2, 1991.

**ORDINANCE NO. 6432**

**ORDINANCE TO AMEND TITLE 9 TRAFFIC, CHAPTER 9.34 EMERGENCY SNOW ROUTES OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 9.34.030 - EMERGENCY SNOW ROUTES ESTABLISHED.**

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

**SECTION 1.** That Chapter 9.34 “Emergency Snow Routes” of the 2015 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 9.34.030 to read as follows:

**9.34.030 - Emergency Snow Routes Established.**

A. The following are hereby designated as the emergency snow routes:

Street	From	To
1st Avenue	South 8th Street	South 4th Street
2nd Avenue	South 8th Street	Dodge Riverside Drive
5th Avenue	Bluff Street	South 35th Street
9th Avenue	South 3rd Street	I-29
16th Avenue	High Street	South 16th Street
23rd Avenue	South Expressway	South 35th Street
32nd Avenue	South Expressway	South 11th Street
35th Avenue	South Expressway	Metro Drive
Adrian Avenue	Bennett Avenue	Wenwood Circle
Avenue A	North 16th Street	North 37th Street
Avenue B	North 8th Street	North 37th Street
Avenue G	North 6th Street	North 40th Street
Avenue K	North 28th Street	North 32nd Street
Avenue L	North 16th Street	North 21st Street
Bennett Avenue	Madison Avenue	McPherson Avenue
Big Lake Road	Nash Blvd.	Joslin Avenue
Bluff Street	9th Avenue	West Pierce Street
Bonham Avenue	Gleason Avenue	Bennett Avenue
Cloverdale Drive	Franklin Avenue	West Ferndale Drive
College Road	Kanesville Boulevard	Highway 6

Comanche Street	Piute Street	Navajo Street
Council Pointe Road	Veterans Memorial Highway	55th Avenue
Delong Avenue	North 8th Street	Grand Avenue
Dodge Riverside Drive	2nd Avenue	I-480
East Broadway	South 1st Street	Kanesville Boulevard
East Ferndale Drive	West Ferndale Drive	Cloverdale Drive
East Graham Avenue	South 1st Street	West Graham Avenue
East Manawa Drive	Veterans Memorial Highway	South Shore Drive
East Pierce Street	South 1st Street	McPherson Avenue
Eastern Hills Drive	Highway 92	Cedar Lane
Elliott Street	Marshall Avenue	North Broadway
Elm Street	Frank Street	Morningside Avenue
Forest Glen Drive	Greenview Road	Franklin Avenue
Frank Street	Kanesville Boulevard	Elm Street
Franklin Avenue	Lincoln Avenue	Valley View Park
Franklin Avenue	Valley View Drive	Greenview Road
Gleason Avenue	McPherson Avenue	Lincoln Avenue
Grand Avenue	Delong Avenue	Warren Street
Greenview Road	Valley View Drive	State Orchard Road
Harrison Street	North 1st Street	Morgan Street
Harry Langdon Boulevard	16th Avenue	Highway 92
Kanesville Boulevard	6th Street	8th Street
Lincoln Avenue	East Pierce Street	Gleason Avenue
Locust Lodge Avenue	North Broadway	North Avenue
Madison Avenue	South 1st Street	Valley View Drive
Marshall Avenue	Warren Street	Morgan Street
McKenzie Avenue	Simms Avenue	Kanesville Boulevard
McPherson Avenue	East Pierce Street	City Limits
Metro Drive	35th Avenue	Highway 275/92
Middle Ferry Road	Council Pointe Road	South 35th Street
Morgan Street	Harrison Street	Marshall Avenue
Morningside Avenue	Elm Street	Gleason Avenue
Mount Vernon Avenue	Trail Ridge Street	Marshall Avenue

Nash Boulevard	North 25th Street	North 16th Street
Navajo Street	Comanche Street	East Manawa Drive
Nebraska Avenue	South 35th Street	River Road
North 1st Street	Harrison Street	Broadway
North 6th Street	Kanesville Boulevard	Avenue G
North 7th Street	Avenue G	Kanesville Boulevard
North 8th Street	West Broadway	Delong Avenue
North 16th Street	West Broadway	Nash Boulevard
North 21st Street	West Broadway	Avenue L
North 25th Street	West Broadway	Water Works
North 28th Street	West Broadway	Avenue K
North 32nd Street	West Broadway	Avenue K
North 35th Street	West Broadway	I-29
North 40th Street	Rivers Edge Parkway	Avenue G
North 41st Street	Rivers Edge Parkway	Dodge Riverside Drive
North Avenue	Locust Lodge Avenue	East Pierce Street
North Broadway	Kanesville Boulevard	North City Limits
North Main Street	West Broadway	Kanesville Boulevard
Pearl Street	West Broadway	7th Avenue
Piute Street	Veterans Memorial Highway	Comanche Street
Railroad Avenue	College Road	Kanesville Boulevard
Railroad Highway	Kanesville Boulevard	City Limits
Richard Downing Avenue	Twin City Drive	South 24th Street
Ridge Street	East Pierce Street	Kanesville Boulevard
Rivers Edge Parkway	North 40th Street	North 41st Street
Service Road B	2nd Avenue	9th Avenue
Simms Avenue	McKenzie Avenue	Kanesville Boulevard
South 1st Street	Broadway	Madison Avenue
South 3rd Street	9th Avenue	16th Avenue
South 6th Street	South Expressway	Kanesville Boulevard
South 7th Street	Kanesville Boulevard	South Expressway
South 8th Street	West Broadway	16th Avenue
South 11th Street	32nd Avenue	Veterans Memorial Highway

South 13th Street	16th Avenue	23rd Avenue
South 16th Street	23rd Avenue	West Broadway
South 19th Street	Veterans Memorial Highway	Gifford Road
South 21st Street	9th Avenue	West Broadway
South 24th Street	Veterans Memorial Highway	23rd Avenue
South 25th Street	9th Avenue	West Broadway
South 28th Street	9th Avenue	West Broadway
South 32nd Street	9th Avenue	West Broadway
South 35th Street	23rd Avenue	West Broadway
South Expressway	Veterans Memorial Highway	6th Avenue
South Main Street	16th Avenue	West Broadway
Spencer Avenue	North Broadway	Simms Avenue
Timbercrest Drive	Madison Avenue	Skyline Drive
Trail Ridge Street	Grand Avenue	Mount Vernon Avenue
Twin City Drive	Veterans Memorial Highway	Richard Downing Avenue
Valley View Drive	Highway 92	College Road
Wedgewood Drive	Wenwood Circle	Bennett Avenue
Wenwood Circle	Adrian Avenue	Wedgewood Drive
West Broadway	35th Street	South 1st Street
West Ferndale Drive	McPherson Avenue	Cloverdale Drive
West Graham Avenue	East Graham Avenue	High Street
West Pierce Street	Bluff Street	South 1st Street
Willow Avenue	Bluff Street	South 8th Street
Woodbury Avenue	Harry Langdon Boulevard	Madison Avenue

The mayor is authorized, empowered, and directed to cause signs to be erected on the emergency snow routes to designate such streets as "Emergency Snow Routes". Upon declaration of such emergency situation by the mayor or his/her designated representative, as hereinbefore provided, parking will be prohibited on these streets for the period of such emergency.

(Ord. No. 6050, 2-22-2010; Ord. No. 6233, § 1, 6-8-2015; Ord. No. 6314, § 1, 11-27-2017)

**Editor's note**— Ord. No. 6050, adopted Feb. 22, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5834, 2005; Ord. No. 5029, § 2, 1991.

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

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

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

PASSED  
AND  
APPROVED

November 9, 2020

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

Attest:

\_\_\_\_\_  
JODI QUAKENBUSH City Clerk

First Consideration: 11/9/20  
Second Consideration: 11/23/20  
Public Hearing: n/a  
Third Consideration:

**Council Communication**

Department: Community Development  
Case/Project No.:  
Submitted by: Courtney Harter, Housing &  
Economic Development Manager

Resolution 20-281  
ITEM 8.A.

Council Action: 11/23/2020

**Description**  
Resolution approving the Annual Urban Renewal Report for fiscal year 2019-2020.

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Staff Report</a>	Other	11/12/2020
<a href="#">Attachment A - Annual Urban Renewal Report FY2019-2020</a>	Other	11/12/2020
<a href="#">Resolution 20-281</a>	Resolution	11/18/2020

## Council Communication

Departments: Community Development and Finance	Resolution No.: 20-	City Council: November 23, 2020
<b>Subject/Title</b>		
Annual Urban Renewal Report for Fiscal Year 2019-2019		
<b>Background/Discussion</b>		
<p>Since 2012, the City has been reporting on its urban renewal areas and providing information concerning active urban renewal areas and any associated tax increment financing (TIF) districts. The primary emphasis of this report is to provide more information about past use of TIF revenue and projected future use.</p> <p>Copies of plans, amendments, resolutions and ordinances have to be loaded into the state website for the urban renewal areas currently in effect. This year's report covers the period of July 1, 2019 to June 30, 2020.</p> <p>In addition, the report asks for the following information:</p> <ul style="list-style-type: none"><li>• all projects in progress and those that were completed in the prior fiscal year;</li><li>• all expenditures paid from TIF in the prior fiscal year;</li><li>• the amount of outstanding debt payable from TIF;</li><li>• the amount of new TIF debt incurred in the prior fiscal year;</li><li>• details of each TIF rebate agreement, including the names of recipients, amount of rebate paid in the prior fiscal year and the number of new jobs created and the amount of private investment;</li><li>• the total taxable valuation in the TIF area and the amount of that valuation claimed for TIF purposes;</li><li>• a Public Building Analysis of any new projects using TIF revenue to fund the improvement of public (tax exempt) property; and</li><li>• the amounts spent for improvements related to housing for low and moderate-income families and the amounts spent for direct assistance to housing for such families.</li></ul> <p>The report must be approved by the City Council before being considered complete. The report is due December 1, 2020. If the December 1<sup>st</sup> deadline is missed, the State will not certify the City budget.</p> <p>The Community Development and Finance Departments collaborated on the completion of this report and have provided it for your review.</p>		
<b>Staff Recommendation</b>		
The Community Development and Finance Departments recommend approval of the Annual Urban Renewal Report for Fiscal Year 2019-2020.		
<b>Attachment</b>		
The Annual Urban Renewal Report for Fiscal Year 2019-2020 is attached.		

**Annual Urban Renewal Report, Fiscal Year 2019 - 2020**

**Levy Authority Summary**

Local Government Name: COUNCIL BLUFFS  
 Local Government Number: 78G732

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	3
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	3
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL	78052	1
COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL	78053	1
COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL	78054	1

**TIF Debt Outstanding: 33,465,356**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>68,027</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	3,535,931
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,535,931</b>

Rebate Expenditures:	1,274,635
Non-Rebate Expenditures:	2,181,695
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>3,456,330</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>147,628</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 29,861,398**

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL  
 UR Area Number: 78001  
 UR Area Creation Date: 03/1969  
 UR Area Purpose: Removal of slum and blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	780144	780145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	780147	780148	3,251,009

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,574,776	36,532,678	0	0	-5,556	48,458,169	0	48,458,169
Taxable	0	2,603,872	32,879,414	0	0	-5,556	40,994,941	0	40,994,941
Homestead Credits									18

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **43,397** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 117,933  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 117,933**

Rebate Expenditures: 148,851  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 148,851**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **12,479** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

### Former NonPareil Building

Description:	117 Pearl Street
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Hughes-Irons Work

Description:	149 & 153 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Sawyer Building

Description:	125 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### The Rise on Broadway

Description:	103-115 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

### 10 YEAR - 80% Rebate - Nonpareil Bldg

Debt/Obligation Type:	Rebates
Principal:	27,069
Interest:	0
Total:	27,069
Annual Appropriation?:	Yes
Date Incurred:	11/24/2010
FY of Last Payment:	2020

### 15 Yr - 85% Rebate - MAX \$625,000- Hughes Iron Bldg

Debt/Obligation Type:	Rebates
Principal:	246,575
Interest:	0
Total:	246,575
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2027

### 15 yr 90% rebate, Max \$900,000 Sawyer Bldg

Debt/Obligation Type:	Rebates
Principal:	843,316
Interest:	0
Total:	843,316
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

### 15 year, 80% rebate, max of \$750,000 The Rise

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2035

### 15 year, 80% rebate, max of \$750,000

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes

Date Incurred: 07/11/2016  
FY of Last Payment: 2035

## Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	15 year, 80% rebate, max of \$750,000 The Rise
Tied To Project:	Former NonPareil Building

# Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

## Former NonPareil Building

TIF Expenditure Amount: 27,069  
 Rebate Paid To: AMERICAN NATIONAL BANK  
 Tied To Debt: 15 Yr - 85% Rebate - MAX  
 \$625,000- Hughes Iron Bldg  
 Tied To Project: Former NonPareil Building  
 Projected Final FY of Rebate: 2020

## Hughes-Irons Work

TIF Expenditure Amount: 50,284  
 Rebate Paid To: Pottawattamie County  
 Development  
 Tied To Debt: 15 yr 90% rebate, Max \$900,000  
 Sawyer Bldg  
 Tied To Project: Hughes-Irons Work  
 Projected Final FY of Rebate: 2027

## Sawyer Building

TIF Expenditure Amount: 31,076  
 Rebate Paid To: American National Bank  
 Tied To Debt: 15 yr 90% rebate, Max \$900,000  
 Sawyer Bldg  
 Tied To Project: Sawyer Building  
 Projected Final FY of Rebate: 2032

## The Rise

TIF Expenditure Amount: 40,422  
 Rebate Paid To: Pottawattamie County  
 Development  
 Tied To Debt: 15 year, 80% rebate, max of  
 \$750,000 The Rise  
 Tied To Project: The Rise on Broadway  
 Projected Final FY of Rebate: 2034

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

**TIF Taxing District Data Collection**

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS
UR TIF INCREM	
TIF Taxing District Inc. Number:	780145
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,688,134	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	COUNCIL BLUFFS (78G732)
Urban Renewal Area:	COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF
INCREM	
TIF Taxing District Inc. Number:	780148
TIF Taxing District Base Year:	1983
FY TIF Revenue First Received:	1985
Subject to a Statutory end date?	No

UR Designation	
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,574,776	36,532,678	0	0	-5,556	48,458,169	0	48,458,169
Taxable	0	2,603,872	32,879,414	0	0	-5,556	40,994,941	0	40,994,941
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	20,116,497	28,347,228	3,251,009	25,096,219	937,706

FY 2020 TIF Revenue Received: 117,933

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL  
 UR Area Number: 78029

UR Area Creation Date: 10/1987

UR Area Purpose: Removal of slum and blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	780149	780150	35,931,562
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	780351	780352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	780357	780358	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,091,270	84,777,663	331,100	0	-7,408	88,844,762	0	88,844,762
Taxable	0	1,759,493	76,299,896	297,990	0	-7,408	78,839,075	0	78,839,075
Homestead Credits									18

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **11,543**      **0**      **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	1,302,200
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,302,200</b>

Rebate Expenditures:	47,569
Non-Rebate Expenditures:	1,249,871
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,297,440</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **16,303**      **0**      **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

### West Broadway/Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### West Broadway/Echo Property

Description:	Site acquisition & demolition of Echo Property
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

### DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	343,683
Interest:	0
Total:	343,683
Annual Appropriation?:	Yes
Date Incurred:	04/07/2014
FY of Last Payment:	2026

### West Broadway/Bunge property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,915,062
Interest:	318,798
Total:	2,233,860
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2022

### West Broadway/Echo Property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,088,983
Interest:	0
Total:	1,088,983
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2021

### Echo Demo

Debt/Obligation Type:	Rebates
Principal:	119,502
Interest:	0
Total:	119,502
Annual Appropriation?:	No
Date Incurred:	01/01/2018
FY of Last Payment:	2020

## Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	316,202
Tied To Debt:	West Broadway/Bunge property
Tied To Project:	West Broadway/Bunge Property

TIF Expenditure Amount:	814,167
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property

TIF Expenditure Amount:	119,502
Tied To Debt:	Echo Demo
Tied To Project:	West Broadway/Echo Property

# Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

## DD West Broadway

TIF Expenditure Amount:	47,569
Rebate Paid To:	DD West Broadway LLC
Tied To Debt:	DD West Broadway LLC (22nd & Broadway)
Tied To Project:	DD West Broadway LLC (22nd & Broadway)
Projected Final FY of Rebate:	2026

**TIF Taxing District Data Collection**

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	
TIF Taxing District Inc. Number:	780150	
TIF Taxing District Base Year:	1987	<b>UR Designation</b>
FY TIF Revenue First Received:	2005	Slum 10/1987
Subject to a Statutory end date?	No	Blighted 10/1987
		Economic Development No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,091,270	84,777,663	331,100	0	-7,408	88,844,762	0	88,844,762
Taxable	0	1,759,493	76,299,896	297,990	0	-7,408	78,839,075	0	78,839,075
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	35,494,586	53,357,584	35,931,562	17,426,022	651,114

FY 2020 TIF Revenue Received: 1,302,200

**TIF Taxing District Data Collection**

Local Government Name:	COUNCIL BLUFFS (78G732)	
Urban Renewal Area:	COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)	
TIF Taxing District Name:	COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	
TIF Taxing District Inc. Number:	780352	
TIF Taxing District Base Year:	2014	<b>UR Designation</b>
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	23,686,242	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY  
 AMEND 2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 780358  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	343,806	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL  
 UR Area Number: 78030

UR Area Creation Date: 05/2001

UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780252	780253	10,322,712
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780254	780255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	780305	780306	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,735,300	0	0	0	38,735,300	0	38,735,300
Taxable	0	0	34,861,770	0	0	0	34,861,770	0	34,861,770
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **9,224** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 385,714  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 385,714**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 388,337  
 Returned to County Treasurer: 0  
**Total Expenditures: 388,337**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **6,601** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	787,458
Interest:	0
Total:	787,458
Annual Appropriation?:	Yes
Date Incurred:	06/29/2007
FY of Last Payment:	2020

## Non-Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

TIF Expenditure Amount:	388,337
Tied To Debt:	BASS PRO DEVELOPMENT
Tied To Project:	BASS PRO DEVELOPMENT

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS  
 MARCC UR TIF INCREM  
 TIF Taxing District Inc. Number: 780253  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,735,300	0	0	0	38,735,300	0	38,735,300
Taxable	0	0	34,861,770	0	0	0	34,861,770	0	34,861,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,614,045	34,861,770	10,322,712	24,539,058	916,888

FY 2020 TIF Revenue Received: 385,714

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS  
 MARCC UR TIF INCREM  
 TIF Taxing District Inc. Number: 780255  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2001

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,313	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS  
 MARCC AMENDED UR TIF INCREM  
 TIF Taxing District Inc. Number: 780306  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	26,000,000	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL  
 UR Area Number: 78043  
 UR Area Creation Date: 01/2005  
 UR Area Purpose: Removal of slum and blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	780297	780298	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS  
 MADISON LINDBERG AVE UR TIF INCREM  
 TIF Taxing District Inc. Number: 780298  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	01/2005
Blighted	01/2005
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	34,067	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL  
 UR Area Number: 78045

UR Area Creation Date: 04/2007

UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	780319	780320	19,987,202

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,508,300	0	0	0	29,508,300	0	29,508,300
Taxable	0	0	26,557,470	0	0	0	26,557,470	0	26,557,470
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **0** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	569,378
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>569,378</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	496,797
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>496,797</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **72,581** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### 60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million

Debt/Obligation Type:	Rebates
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2029

### Iowa Finance Authority Economic Dev Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	4,240,000
Interest:	2,049,450
Total:	6,289,450
Annual Appropriation?:	Yes
Date Incurred:	05/20/2015
FY of Last Payment:	2029

## Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

TIF Expenditure Amount:	496,797
Tied To Debt:	Iowa Finance Authority Economic Dev Bonds
Tied To Project:	Marketplace, LLC

## Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### 3271 MARKETPLACE DRIVE

TIF Expenditure Amount:	0
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million
Tied To Project:	Marketplace, LLC
Projected Final FY of Rebate:	2029

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)  
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS  
 MARKETPLACE UR TIF INCREM  
 TIF Taxing District Inc. Number: 780320  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2007

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,508,300	0	0	0	29,508,300	0	29,508,300
Taxable	0	0	26,557,470	0	0	0	26,557,470	0	26,557,470
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	37,940	26,557,470	19,987,202	6,570,268	227,362

FY 2020 TIF Revenue Received: 569,378

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL  
 UR Area Number: 78046

UR Area Creation Date: 06/2003

UR Area Purpose: Removal of slum and blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	780315	780316	7,052,591
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	780331	780332	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	780347	780348	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	557,612	0	0	0	17,821,400	0	17,821,400
Taxable	0	0	501,851	0	0	0	13,449,692	0	13,449,692
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 263,516  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 263,516**

Rebate Expenditures: 213,955  
 Non-Rebate Expenditures: 46,690  
 Returned to County Treasurer: 0  
**Total Expenditures: 260,645**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 2,871 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### Office Building

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Parking garage

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### BDC Apartments (Lot 1, Block 2)

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### 10 year, 60% rebate River Park Apartments

Debt/Obligation Type:	Rebates
Principal:	635,794
Interest:	0
Total:	635,794
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2022

### GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	600,019
Interest:	84,677
Total:	684,696
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

### 40 semi annual payments, 75%, Noddle Office Building

Debt/Obligation Type:	Rebates
Principal:	4,569,788
Interest:	0
Total:	4,569,788
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2039

### 40 semi annual payments, 75% Parking garage

Debt/Obligation Type:	Other Debt
Principal:	5,382,820
Interest:	0
Total:	5,382,820
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2039

### 18 year, 75% rebate (Lot 1, Blk 2)

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes

Date Incurred: 12/20/2016  
FY of Last Payment: 2038

## Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	46,690
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments

## Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### 113 S. 38TH STREET

TIF Expenditure Amount: 213,955  
Rebate Paid To: RIVER PARK APARTMENTS  
Tied To Debt: 10 year, 60% rebate River Park  
Apartments  
Tied To Project: Riverfront Apartments  
Projected Final FY of Rebate: 2022

### 4201 River's Edge Parkway

TIF Expenditure Amount: 0  
Rebate Paid To: River's Edge One, LLC  
Tied To Debt: 40 semi annual payments, 75%,  
Noddle Office Building  
Tied To Project: Office Building  
Projected Final FY of Rebate: 2039

### Parking garage

TIF Expenditure Amount: 0  
Rebate Paid To: River's Edge Parking, LLC  
Tied To Debt: 40 semi annual payments,  
75% Parking garage  
Tied To Project: Parking garage  
Projected Final FY of Rebate: 2039

### Lot 1, Block 2, Broadmoor Apartments

TIF Expenditure Amount: 0  
Rebate Paid To: River's Edge Apartments, LLC  
Tied To Debt: 18 year, 75% rebate (Lot 1, Blk 2)  
Tied To Project: BDC Apartments (Lot 1, Block 2)  
Projected Final FY of Rebate: 2038

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM  
 TIF Taxing District Inc. Number: 780316  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

	UR Designation
Slum	06/2003
Blighted	06/2003
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	557,612	0	0	0	17,821,400	0	17,821,400
Taxable	0	0	501,851	0	0	0	13,449,692	0	13,449,692
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	808,462	13,449,692	7,052,591	6,397,101	239,024

FY 2020 TIF Revenue Received: 263,516

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM  
 TIF Taxing District Inc. Number: 780332  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,495	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS  
 PLAYLAND PARK AMEND #3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 780348

TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	91,831	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL  
 UR Area Number: 78047  
 UR Area Creation Date: 02/2007  
 UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM	780317	780318	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

# Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

## Council Bluffs Retirement

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

## 10 YEAR 65% YEAR I - 50% YEAR 2-10

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/10/2007
FY of Last Payment:	2019

# Rebates For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

## PRIMROSE RETIREMENT COMMUNITY

TIF Expenditure Amount:	0
Rebate Paid To:	TSMC Management, LLC
Tied To Debt:	10 YEAR 65% YEAR I - 50% YEAR 2-10
Tied To Project:	Council Bluffs Retirement
Projected Final FY of Rebate:	2019

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS  
 HAWKEYE HEIGHTS UR TIF INCREM  
 TIF Taxing District Inc. Number: 780318  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	156,234	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL  
 UR Area Number: 78048

UR Area Creation Date: 06/1998

UR Area Purpose: Slum and blight

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	780321	780322	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### 10 YEAR 60% REBATE

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/22/2005
FY of Last Payment:	2019

## Rebates For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### PRIME SQUARE SENIOR LIVING

TIF Expenditure Amount:	0
Rebate Paid To:	CBIA LLLP
Tied To Debt:	10 YEAR 60% REBATE
Tied To Project:	Prime Square
Projected Final FY of Rebate:	2019

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS  
 SOUTH MAIN UR TIF INCREM  
 TIF Taxing District Inc. Number: 780322

	UR Designation
TIF Taxing District Base Year: 2007	Slum 06/1998
FY TIF Revenue First Received: 2010	Blighted 06/1998
Subject to a Statutory end date? No	Economic Development No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	30,295,901	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL  
 UR Area Number: 78049

UR Area Creation Date: 02/2006

UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780323	780324	0
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780329	780330	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **0** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** **0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** **0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **0** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

### Metro Crossing, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

## GO BONDS 2007B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/29/2007
FY of Last Payment:	2019

## Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GO BONDS 2007B
Tied To Project:	Metro Crossing, LLC

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)  
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT  
 UR TIF INCREM  
 TIF Taxing District Inc. Number: 780324  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,498,026	0	0	0	0

FY 2020 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)  
 TIF Taxing District Name: CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD  
 AIRPORT UR TIF INCREM  
 TIF Taxing District Inc. Number: 780330  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	819	0	0	0	0

FY 2020 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL  
 UR Area Number: 78052

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	780339	780340	4,422,914

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,790,200	0	0	0	-11,112	7,779,088	0	7,779,088
Taxable	0	4,434,026	0	0	0	-11,112	4,422,914	0	4,422,914
Homestead Credits									24

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **3,863** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	153,050
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>153,050</b>

Rebate Expenditures:	153,438
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>153,438</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **3,475** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

### FRANKLIN AVE

Description:	REBATE TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

### 100% TIF, 24 SEMI ANNUAL PMT

Debt/Obligation Type:	Rebates
Principal:	1,275,902
Interest:	0
Total:	1,275,902
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2027

## Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

### FRANKLIN AVE

TIF Expenditure Amount:	153,438
Rebate Paid To:	MCCARTHY CONSTRUCITON INC
Tied To Debt:	100% TIF, 24 SEMI ANNUAL PMT
Tied To Project:	FRANKLIN AVE
Projected Final FY of Rebate:	2027

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS  
 FRANKLIN AVE UR TIF INCREM

TIF Taxing District Inc. Number: 780340

TIF Taxing District Base Year: 2013

FY TIF Revenue First Received:

Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,790,200	0	0	0	-11,112	7,779,088	0	7,779,088
Taxable	0	4,434,026	0	0	0	-11,112	4,422,914	0	4,422,914
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	180,245	4,422,914	4,422,914	0	0

FY 2020 TIF Revenue Received: 153,050

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL  
 UR Area Number: 78053

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

Base No.	Increment No.	Increment Value Used
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COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	780341	780342	11,000,888
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**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,284,100	0	0	0	13,284,100	0	13,284,100
Taxable	0	0	11,955,690	0	0	0	11,955,690	0	11,955,690
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	411,049
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>411,049</b>

Rebate Expenditures:	411,049
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>411,049</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

# Projects For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

## BLUFFS NORTHWAY URBAN REVEWAL

Description:	REBATE TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

### 12 YR 100% REBATE

Debt/Obligation Type:	Rebates
Principal:	3,294,312
Interest:	0
Total:	3,294,312
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027

# Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

## WALMART N. 16TH ST

TIF Expenditure Amount:	411,049
Rebate Paid To:	WALMART REALESTATE TRUST
Tied To Debt:	12 YR 100% REBATE
Tied To Project:	BLUFFS NORTHWAY URBAN REVEWAL
Projected Final FY of Rebate:	2027

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS  
 BLUFFS NORTHWAY UR TIF INCREM  
 TIF Taxing District Inc. Number: 780342  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,284,100	0	0	0	13,284,100	0	13,284,100
Taxable	0	0	11,955,690	0	0	0	11,955,690	0	11,955,690
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,283,212	11,000,888	11,000,888	0	0

FY 2020 TIF Revenue Received: 411,049

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL  
 UR Area Number: 78054  
 UR Area Creation Date: 12/2015  
 UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM	780353	780354	8,914,400

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,926,600	0	0	0	15,926,600	0	15,926,600
Taxable	0	0	14,333,940	0	0	0	14,333,940	0	14,333,940
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **0**      **Amount of 07-01-2019 Cash Balance Restricted for LMI** **0**

TIF Revenue:	333,091
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>333,091</b>

Rebate Expenditures:	299,773
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>299,773</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **33,318**      **Amount of 06-30-2020 Cash Balance Restricted for LMI** **0**

# Projects For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

## MAC Ventures LLC

Description:	Fieldhouse and hotel development Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

### 15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	4,002,148
Interest:	0
Total:	4,002,148
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

## Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

### MAC Ventures

TIF Expenditure Amount:	299,773
Rebate Paid To:	MAC Ventures, LLC
Tied To Debt:	15 year, 90% rebate
Tied To Project:	MAC Ventures LLC
Projected Final FY of Rebate:	2034

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

**TIF Taxing District Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL (78054)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM  
 TIF Taxing District Inc. Number: 780354  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2018 for FY 2020**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,926,600	0	0	0	15,926,600	0	15,926,600
Taxable	0	0	14,333,940	0	0	0	14,333,940	0	14,333,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,012,200	8,914,400	8,914,400	0	0

FY 2020 TIF Revenue Received: 333,091

**RESOLUTION NO. 20-281**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2019-2020.**

**WHEREAS,** the Urban Renewal Reporting Act of 2012 (HF 2460) requires the preparation of an annual report on active urban renewal areas and associated tax increment financing districts; and

**WHEREAS,** this report must be approved the City Council before being considered complete; and

**WHEREAS,** the Community Development and Finance Departments worked together to complete and prepare this report in accordance with the requirements of state law; and

**WHEREAS,** this report is due to the Department of Management by December 1<sup>st</sup> of each year; and

**WHEREAS,** after review and consideration of the report, the City Council approves and hereby authorizes the submission of this report.

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

The Annual Urban Renewal Report for Fiscal Year 2019-2020 is hereby approved and City staff is authorized to submit this report to the Department of Management.

ADOPTED  
AND  
APPROVED:

November 23, 2020

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

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

**Council Communication**

Department: Community Development  
Case/Project No.: OTB-20-016  
Submitted by: Moises Monroy, Planner

Resolution 20-282  
ITEM 8.B.

Council Action: 11/23/2020

**Description**  
Resolution to dispose of City property described as the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett's Addition. Location: 1618 7th Avenue. OTB-20-016

**Background/Discussion**  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Case #OTB-20-016</a>	Other	11/13/2020
<a href="#">Attachment A - Case Map</a>	Map	11/13/2020
<a href="#">Resolution 20-282</a>	Resolution	11/18/2020

**Council Communication**

Department: Community Development  CASES #OTB-20-016  Applicant: Wesley D. Franks 106 Brentwood Heights Council Bluffs, IA 51503	Reso. of Intent No. _____  Reso. to Dispose No. _____	Set Public Hearing: 11/9/2020  Public Hearing: 11/23/2020
---	---	---

**Subject/Title**

**Request:** Set public hearing on the request of Wesley D. Franks to purchase property described as the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett’s Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 1618 7<sup>th</sup> Avenue.

**Location:** Northeast corner of the intersection of South 17<sup>th</sup> Street and 7<sup>th</sup> Avenue.

**Background/Discussion**

The City has received an offer to purchase the property described above. The property is classified as ‘transitional dispose’ and ‘buildable - restrictions.’ The applicant wishes to acquire this property to construct a detached single-family dwelling. According to the *Inventory and Disposal Policy for Surplus City Property*, adopted by City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be \$9,514.00. The applicant has offered \$9,514.00 to purchase the property, and has submitted a \$951.40 down payment.

The subject property was acquired by the City of Council Bluffs in May of 2010 via a 657A Petition through the Iowa District Courts. As is stated in the adopted *Inventory and Disposal Policy for Surplus City Policy*, the property would be eligible for a forgivable mortgage as it buildable and has been actively marketed on the Surplus Property list for more than the required 24 months.

The following costs have been incurred on the subject property:

Permits and Inspections Division – Legal fees:	\$ 1,599.87
Permits and Inspections Division – Weed abatement/mowing:	\$ 1,776.05
<u>Permits and Inspections Division – Demolition:</u>	<u>\$ 11,870.00</u>
<b>Total</b>	<b>\$ 15,245.92</b>

The subject property is 45 feet wide by 130 feet deep, and contains 5,850 square feet in area. The subject property does not meet the minimum required 55 feet in lot width for corner lots in the R-2/Two-Family Residential District, thus it is considered a nonconforming lot of record. As per Section 15.26.020 of the Municipal Code (Zoning Ordinance), “nonconforming lots of record existing at the effective date of the ordinance codified in this chapter shall be exempt, unless otherwise provided, from the minimum lot area and lot width requirements of each zoning district. Such lots may be developed with any principal use allowed by the regulations for the district and must comply with all other density regulations set forth by this chapter.” The subject property is large enough to accommodate a single-family structure with a floor area not less than five hundred (500) square feet and a minimum width of not less than twenty (20) feet that meets the minimum setback requirements in the R-2 District. The parcel is located within an AH flood zone, and as such, full compliance with floodplain regulations will be required. For this reason, the property is classified as ‘buildable - restrictions.’

**Recommendation**

The Community Development Department recommends disposal of the property legally described as the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett's Addition, City of Council Bluffs, Pottawattamie County, Iowa to Wesley D. Franks, subject to the following conditions:

1. The purchase price shall be \$9,514.00, with the remaining balance beyond the submitted \$951.40 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home on the subject property.
2. Closing shall occur on the property within 60 days of the date of decision. The applicant shall have 2 years from the date of decision to construct a home on the subject property.

**Attachments**


Attachment A: Location/Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department

# CITY OF COUNCIL BLUFFS - CITY-OWNED PROPERTY GROUP CASES #OTB-20-016 LOCATION/ZONING MAP

### Legend

 Subject Property

0 15 30  
  
1 Inch = 33 Feet



Last Amended: 10/20/2020



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

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



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

---

**RESOLUTION NO. 20-282**

**A RESOLUTION TO DISPOSE OF CITY PROPERTY DESCRIBED AS THE WEST 45 FEET OF LOT 12, EXCEPT THE NORTH 6 FEET FOR THE EAST/WEST ALLEY ADJOINING, BLOCK 25, EVERETT’S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**

**WHEREAS,** the City has previously expressed its intent to dispose of City owned property legally described as the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett’s Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

**WHEREAS,** a public hearing has been held in this matter on November 23, 2020 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:

Wesley D. Franks, and all successors in interest: the West 45 feet of Lot 12, except the North 6 feet for the east/west alley adjoining, Block 25, Everett’s Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

**BE IT FURTHER RESOLVED**

That the purchase price be \$9,514.00, with the remaining balance beyond the submitted \$951.40 down payment being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed home within 2 years of the approval date. Property closing must occur within 60 days of the date of approval.

**BE IT FURTHER RESOLVED**

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

Resolution # \_\_\_\_\_

ADOPTED  
AND  
APPROVED:

November 23, 2020.

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

ATTEST:

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

**Council Communication**

Department: Parks and Recreation  
Case/Project No.: POWERTECH Funding  
Agreement - Cochran Park Playground  
Submitted by: Vincent M Martorello

Resolution 20-283  
ITEM 8.C.

Council Action: 11/23/2020

**Description**  
Resolution to authorize the Mayor and City Clerk to execute a funding agreement with POWERTECH for a donation to replace the playground at Cochran Park.

**Background/Discussion**  
POWERTECH is a local company specializing in residential and commercial electrical service, generator sales, service and installation, and facility maintenance. The company makes donations to improve the quality of life within the City and this year they have approach the Parks and Recreation Department interested in making a donation that would benefit the youth of the City. After several discussion, the decision to replace a playground became of strong interest. Several factors were considered when choosing a potential playground. These include: an area in an underserved or lower income area of the City, the age of the playground, and proximity to the existing trail system or a pending improvement to the trail system. Based on this review, Cochran Park was identified as a preferred location for the playground replacement. Cochran Park playground was installed in 1997, it will be immediately adjacent to 1st Avenue Trail, which provides broader access and connectivity to the entire trail system. In addition, Cochran Park is located within an area of the City that has one of the lower income levels.  
  
POWERTECH has agreed to donate \$200,000 towards the replacement of the playground. This project is part of the FY 22 CIP request and is identified as project PR22-05. The CIP request is for a total project cost of \$400,000 with \$200,000 in General Obligation bonds as match to the donation from POWERTECH.  
  
A funding agreement has been drafted that states the donation will be paid in five (5) equal payments of \$40,000 paid to the city each year starting December 1, 2020. POWERTECH is interested in having the playground completed within the next year. The design process would take a couple of months and construction could occur in mid-May or early June, prior to the start of FY 22. For this to occur, the City Council would need to approve the project as part of the Capital Improvement Program and authorize the project to move forward at the time of approval. After an internal review with the Chief of Staff, City Attorney and Finance Director, it was determined that the City would have the means to financially proceed with the project prior to the start of FY 22.  
  
The design of the playground will potentially have play features appropriate for ages two-five and ages five-12. Other improvement should include a shelter, and a concrete area between the shelter and playground. The playground would replace the existing playground and be located south of the tennis courts, west of the location of the current playground.

**Recommendation**  
Approve the resolution to authorized the Mayor and City Clerk to execute a funding agreement with POWERTECH for the donation of \$200,000 to be paid back in five (5) equal payments between December 1, 2020 and on the anniversary of this date in 2021, 2022, 2023 and 2024.

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">POWERTECH Funding Agreement</a>	Agreement	11/13/2020
<a href="#">Cochran Park Draft Concept Plan</a>	Other	11/13/2020
<a href="#">Resolution 20-283</a>	Resolution	11/18/2020

FUNDING AGREEMENT  
BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA  
AND POWER TECH, LLC  
FOR PLAYGROUND IMPROVEMENTS TO BE MADE TO  
COCHRAN PARK

Whereas; The City of Council Bluff, Iowa (City) is interested in making improvements to Cochran Park playground that includes new play structures - ages 2 – 5 and ages 5 - 12, rubberized safety play surface and concrete subbase for play surface, shelter and concrete plaza. The total amount of the improvements are anticipated to cost approximately \$400,000, and

Whereas; The City has been approached by Power Tech, LLC (Power Tech) who has expressed a willingness to provide \$200,000 to City to be applied toward the improvements at Cochran Park, and

Whereas; In reliance of Power Tech’s promise to provide this funding for this project the City has opted to move forward with the improvements to Cochran Park playground and associated improvements .

NOW THEREFORE THE FOLLOWING IS  
HEREBY AGREED TO

1. Power Tech shall provide \$200,000 to the City for the purpose of making improvements to Cochran Park playground. This sum shall be paid to the city in five (5) equal installments of \$40,000 with the first one being due on December 1, 2020. The four additional installments shall be made on or before the anniversary of that date in the years 2021, 2022, 2023 and 2024.
2. City will initiate the improvements to Cochran Park playground that are identified in Exhibit A attached hereto and by this reference made a part of this agreement, and will cause them to be completed in a timely and workmanlike matter. To accomplish this it will be necessary for the City to make internal loans from other accounts of the City which will be replenished upon the installments being provided by Power Tech.

In witness of this agreement and as authorized representative of our respective parties we have affixed our signatures below on this \_\_\_ day of November, 2020.

Power Tech, LLC

By \_\_\_\_\_

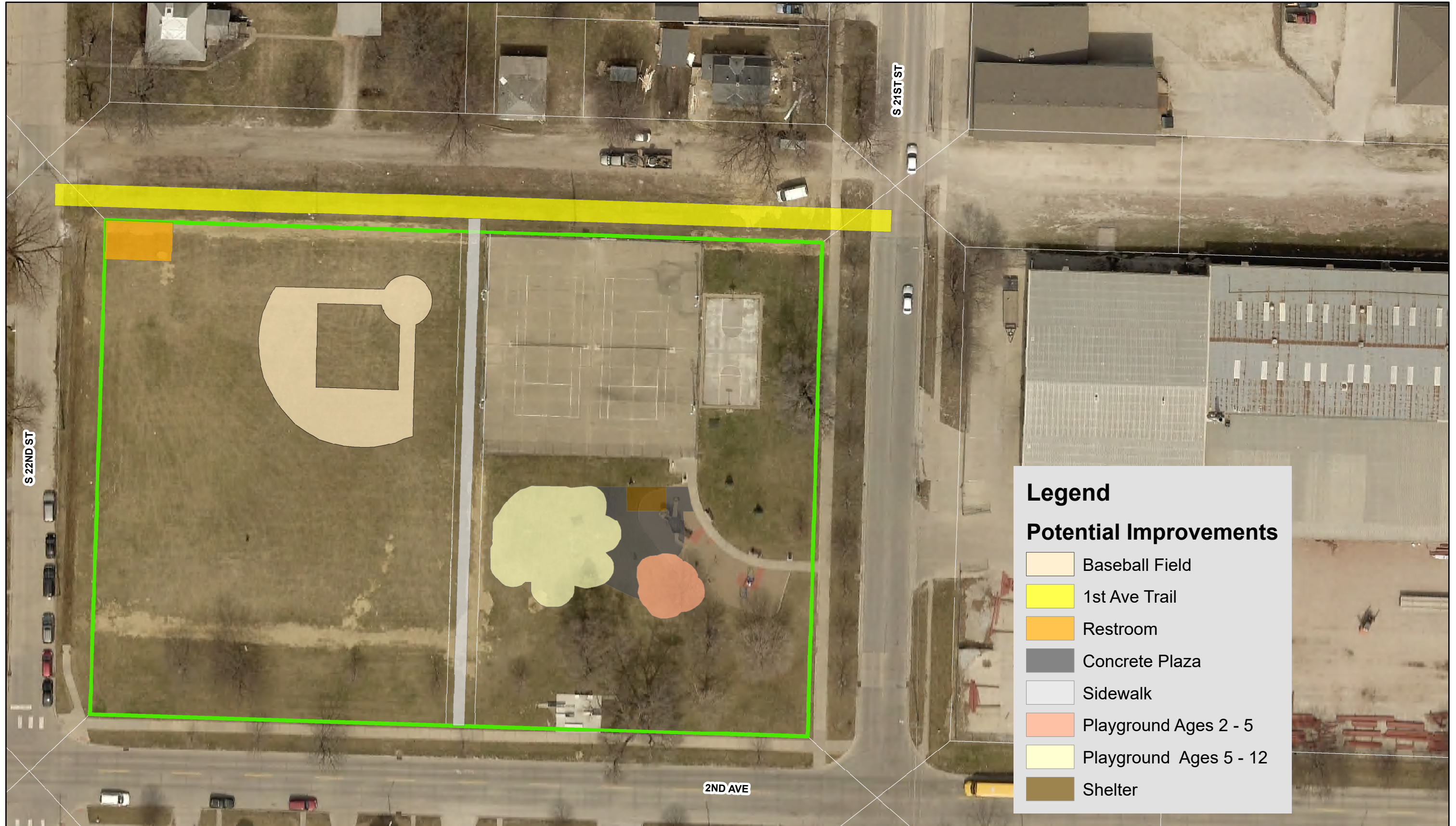
Josh Kallsen

City of Council Bluffs

By \_\_\_\_\_

Mayor Matthew Walsh

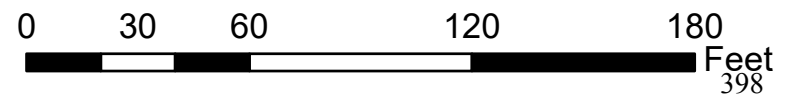
# COCHRAN PARK DRAFT CONCEPT PLAN



**Legend**

**Potential Improvements**

- Baseball Field
- 1st Ave Trail
- Restroom
- Concrete Plaza
- Sidewalk
- Playground Ages 2 - 5
- Playground Ages 5 - 12
- Shelter



**RESOLUTION**  
**NO 20-283**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO  
A FUNDING AGREEMENT WITH POWERTECH FOR THE DONATION OF  
\$200,000 FOR THE RELACEMENT OF THE PLAYGROUND AT COCHRAN PARK.**

- WHEREAS, POWERTECH is a local company that provides residential and commercial electrical service, generator sales, service and installation, and facility maintenance, and
- WHEREAS, POWERTECH is community minded and would like to make a contribution to the youth of the community through a donation to the Parks and Recreation Department; and
- WHEREAS, the playground at Cochran Park was installed in 1997 and is located near a highly dense portion of the City, and
- WHEREAS, POWERTECH has agreed to donate to the replacement of the playground at Cochran park and has signed a funding agreement that outlines the term of the \$200,000 donation as five (5) equal payments of \$40,000 paid to the city each year beginning December 1, 2020, and
- WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized, empowered and directed to execute a funding agreement with POWERTECH for the donation of \$200,000 to be paid back in five (5) equal payments between December 1, 2020 and on the anniversary of this date in 2021, 2022, 2023 and 2024.

ADOPTED  
AND  
APPROVED

November 23, 2020

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

ATTEST:

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

**Council Communication**

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

Liquor Licenses  
ITEM 9.A.

Council Action: 11/23/2020

**Description**

1. Andrews Lounge, 1210 N 25th Street
2. Full Fledged Brewing Company, 40 Arena Way, Ste 2 (Special Event)
3. Hy-Vee #2, 1745 Madison Avenue
4. 712, 1851 Madison Avenue, Ste 700

**Background/Discussion**

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
<a href="#">Liquor Licenses, 11.23.20</a>	Other	11/18/2020



<input checked="" type="checkbox"/> RENEWAL		<input type="checkbox"/> NEW		<input type="checkbox"/> SPECIAL EVENT	
POLICE	<i>am</i>	Local Amt	_____		
FIRE	<i>AF</i>	Endorsed	_____		
BUILDING	<i>SE</i>	Issued	_____		
ZONING	<i>CS</i>	Expires	_____		
		Council	<i>10.23.20</i>		

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- > Dram Cert
- > Local Endorse
- > History

### Applicant LC0007974, Andrews Lounge, 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): Andrews Lounge, Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Andrews Lounge

Address of Premise: 1210 N. 25th Street

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51501-0000

Business Phone: (712) 328-2229

Cell / Home Phone: (712) 325-1071

Same Address

Mailing Address: 19402 Monument Rd

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51503000

Contact Name: James

Phone: (712) 325-1071

Email Address: lucas@dinklagecpa.com

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Iowa Alcoholic Beverages Division  
1918 SE Hulsizer Road, Ankeny, IA 50021  
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Local 515.281.7400

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<input checked="" type="checkbox"/> RENEWAL	<input checked="" type="checkbox"/> SPECIAL EVENT
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SPECIAL EVENT

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## Outdoor Service Privilege BB0038405, Full Fledged Brewing Company, 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.

An Outdoor Service Area is a designated area that is adjacent to the licensed premises. The Application is to be used only if adding Outdoor Service Area Privilege after the original license has been issued. If Outdoor Service Area Privilege is requested at license renewal, mark the appropriate box on the renewal Privileges screen.

After approval the Iowa Alcoholic Beverages Division, an amended license will be mailed to the Local Official.

### Outdoor Service area dates (must fall within license period)

From: 12/05/2020      MM/DD/YYYY  
 To: 12/05/2020      MM/DD/YYYY

Submit to the Local Authority the Outdoor Service Area Dram Shop Endorsement. Endorsement dates must correspond with the requested outdoor service dates. (Accord certificates are not accepted).

### Explain how the boundaries of the Outdoor Service Area are designated (fence, barricades, etc.)

The boundaries will be delineated by retaining wall/fencing/barricades

Submit a sketch to the Local Authority on 8 1/2 x 11" white paper of the outdoor service area showing its relationship to the licensed premises. If a tapper wagon, beer truck etc. is being used, attach a copy of the rental receipt.

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Local 515.281.7400

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<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <i>am</i>	Local Amt _____	
FIRE <i>AF</i>	Endorsed _____	
BUILDING <i>SP</i>	Issued _____	
ZONING <i>SP</i>	Expires _____	
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### Applicant LE0001063, Hy-Vee #2, 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): Hy-Vee, Inc. (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): Hy-Vee #2

Address of Premise: 1745 Madison Ave

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (712) 322-9260 Cell / Home Phone:

Same Address

Mailing Address: 5820 Westown Pkwy

Mailing Address Line 2:

City: West Des Moines State: Iowa

Zip: 50266

Contact Name: Kelly Palmer Email Address: kpalmer@hy-vee.com

Phone: (515) 267-2949

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POLICE <i>cm</i>	Local Amt _____	
FIRE <i>AF</i>	Endorsed _____	
BUILDING <i>[Signature]</i>	Issued _____	
ZONING <i>[Signature]</i>	Expires _____	
		Council <i>11-23-20</i>

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- > Local Endorse
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**Applicant LC0043068, 712, 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): 712 LLC (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A): 712

Address of Premise: 1851 Madison Avenue Suite 700

Address Line 2:

City: Council Bluffs

County: Pottawattamie

Zip: 51503

Business Phone: (402) 290-8662

Cell / Home Phone: (402) 290-8662

Same Address

Mailing Address: 1851 Madison Avenue Suite 700

Mailing Address Line 2:

City: Council Bluffs

State: Iowa

Zip: 51503

Contact Name: Janie Rogers

Phone: (402) 290-8662

Email Address: sevenonetwocb@gmail.com

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