

Heith Hockenberry, Jester Insurance - Insurance Renewal Presentation
Brandon Garrett - FIRST AVE Streetcar Alternatives Analysis
Review Agenda

EXECUTIVE SESSION



**City Council Meeting Minutes
December 19, 2022**

REVISED: 12/16/2022 at 10:20 am to remove resolutions 22-324 and 22-321

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday December 19, 2022.
Council Members present: Joe Disalvo, Steve Gorman, Chad Hannan and Roger Sandau.
Council Member absent: Chris Peterson.
Staff present: Brandon Garrett, Jodi Quakenbush and Richard Wade.

CONSENT AGENDA

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

Reading, correction and approval of the November 28, 2022 City Council Meeting Minutes.

Resolution 22-320

Resolution setting a public hearing for 7:00 p.m. on January 9, 2023 on the plans, specifications, form of contract, and cost estimate for the UP Museum Exterior Handrails and Fire Escapes Project.
Project #BM-23-04

Resolution 22-322

Resolution accepting the work of Black Hawk Roof Company as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Mid-America Center Roof Replacement Project, Phase 2. Project # BM-22-02

Resolution 22-323

Resolution accepting the work of Peterson Contractors, Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Levee Certification Project, Geotechnical MR_3 and MR_4. Project #FY21-06C

Resolution 22-325

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY23

Amended Ordinance 6528

Ordinance 6528 to amend Chapter 15.16, C-3/Commercial District and setting a Public Hearing for January 9, 2023 at 7:00 p.m. by amending Section 15.16.060 "Additional Regulations." ZT-22-008

Mayor's Appointment

Community Development Advisory Commission

September 2022 Financial Reports

Council Bluffs Water Works Budget (R&F)

Claims

Lawsuit

Roger Sandau and Steve Gorman moved and seconded approval of Consent Agenda. Unanimous, 4-0 vote.
(Absent: Peterson)

MAYORS PROCLAMATIONS

PUBLIC HEARINGS

Ordinance 6530

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer's Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer's Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer's Addition, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-1/Planned Industrial District as set forth and defined in Chapter 15.19. Location: 1104 2nd Avenue. ZC-22-007 and PI-22-001

Steve Gorman and Roger Sandau moved and seconded approval of Second Consideration of Ordinance 6530. Unanimous, 4-0 vote.
(Absent: Peterson)

Chad Hannan and Roger Sandau moved and seconded approval of Motion to waive Third Consideration of Ordinance 6530. Ordinance passes to law. Unanimous, 4-0 vote.
(Absent: Peterson)

Ordinance 6531

Ordinance to amend Chapter 15.28, Development Plan Review Procedure (Zoning Ordinance) by amending Section 15.28.060 to provide clarity on the process for adopting a P-R/Planned Residential Development Plan. ZT-22-009

Steve Gorman and Joe Disalvo moved and seconded approval of Second Consideration of Ordinance 6531. Unanimous, 4-0 vote.
(Absent: Peterson)

Chad Hannan and Steve Gorman moved and seconded approval of Motion to waive Third Consideration of Ordinance 6531. Ordinance passes to law. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-326

Resolution approving the plans, specifications, form of contract, and cost estimate for the Mid-America Center Roof Replacement Project, Phase 3. Project # BM-23-01

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 22-326. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-329

Resolution granting final plat approval of a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2. Location: Undeveloped land lying between Ave J, Ruth Nelson Road, North 14th St, and the north-south walkway in the Charles E. Lakin Human Services Campus. SUB-22-015

Heard from Megan Wolf, with Olsen, 211 South 67th Street, Suite 200, Omaha

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 22-329. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-330

Resolution approving the City of Council Bluffs FY24-FY28 Capital Improvement Program (CIP).

Chad Hannan and Roger Sandau moved and seconded approval of Resolution 22-330, as amended to remove project PW24-23 from the CIP. Unanimous, 3-1 vote.
(Nays: Disalvo)
(Absent: Peterson)

ORDINANCES ON 2ND READING

Ordinance 6532

Ordinance establishing the establishing the Black Squirrel Flats Urban Revitalization Area within the City of Council Bluffs. Location: Undeveloped property located at the northwest corner of S. 34th Street and 12th Avenue. URV-22-009

Roger Sandau and Chad Hannan moved and seconded approval of Second Consideration of Ordinance 6532. Unanimous, 4-0 vote.
(Absent: Peterson)

Chad Hannan and Joe Disalvo moved and seconded approval of Motion to waive Third Consideration of Ordinance 6532. Ordinance passes to law. Unanimous, 4-0 vote.
(Absent: Peterson)

Ordinance 6533

Ordinance establishing the Whispering Oaks Urban Revitalization Area. Location: the intersection of Greenview Road and Franklin Avenue. URV-22-008

Chad Hannan and Steve Gorman moved and seconded approval of Second Consideration of Ordinance 6533. Unanimous, 4-0 vote.
(Absent: Peterson)

Chad Hannan and Roger Sandau moved and seconded approval of Motion to waive Third Consideration of Ordinance 6533. Ordinance passes to law. Unanimous, 4-0 vote.
(Absent: Peterson)

Ordinances 6534 though 6540

Ordinances 6534 through 6540 to repeal Urban Revitalization plans and areas for; the Peterson School; Indian Creek South; Bluff Street; South 4th Street; Pine Ridge; Hawkeye Heights and Gunn School.

Steve Gorman and Chad Hannan moved and seconded approval of Second Consideration of Ordinances 6534 though 6540. Unanimous, 4-0 vote.
(Absent: Peterson)

Chad Hannan and Joe Disalvo moved and seconded approval of Motion to waive Third Consideration of Ordinances 6534 through 6540. Ordinances passes to law. Unanimous, 4-0 vote.
(Absent: Peterson)

RESOLUTIONS

Resolution 22-327

Resolution accepting the bid of Muth Electric Inc. in the amount of \$152,035.00 for the Mid-America Center Ballroom and Pre-Function Lighting. Project #BM-23-03

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 22-327. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-328

Resolution authorizing the mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase XII. Project # PW24-09

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 22-328. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-331

Resolution approving the abolishment of the Communications Officer position and the creation of the Communications and Events Manager position.

Chad Hannan and Roger Sandau moved and seconded approval of Resolution 22-331. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-332

Resolution adopting the Planned Industrial development plan on property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer's Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer's Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer's Addition. Location: 1104 2nd Avenue. PI-22-001

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 22-332. Unanimous, 4-0 vote.
(Absent: Peterson)

Resolution 22-333

Resolution approving the Policy 713-Work-Related Injury Reporting.

Chad Hannan and Joe Disalvo moved and seconded approval of

Resolution 22-333. Unanimous, 4-0 vote.
(Absent: Peterson)

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Salvage and Storage Yard Applications

Liquor Licenses

1. Pizza King, 1101 N Broadway
2. St. Patrick's Catholic Church, 4 Valley View Drive
3. 712, 1851 Madison Avenue, Ste 700
4. Speedy Gas N Shop, 430 S 35th Street, Ste 1
5. Target Store T-2454, 3804 Metro Drive
6. Wal-Mart #3150, 1800 N 16th Street

Chad Hannan and Joe Disalvo moved and seconded approval of Applications for permits and cancellations Items 7A & 7B 1-6. Unanimous, 4-0 vote.

(Absent: Peterson)

Liquor Licenses

1. Ameristar Casino, 2200 River Road

Roger Sandau and Joe Disalvo moved and seconded approval of Applications for Permits and Cancellations 7C. Voice Vote, 3-0 vote.

(Abstain: Hannan)

(Absent: Peterson)

OTHER BUSINESS

CITIZENS REQUEST TO BE HEARD

Heard from James Myers, 2754 Avenue D
(Absent: Peterson)

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:29 p.m.
(Absent: Peterson)

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: 12/19/2022

Description

Background/Discussion

Recommendation

Council Communication

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

Reading, correction and approval of the November
28, 2022 City Council Meeting Minutes.
ITEM 3.B.

Council Action: 12/19/2022

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
11-28-22 Minutes	Minutes	12/14/2022



City Council Meeting Minutes November 28, 2022

CALL TO ORDER

Mayor Walsh called the meeting to order at 7:00 p.m. on Monday November 28, 2022.

Council Member present: Joe Disalvo, Steve Gorman, Chad Hannan, Chris Peterson and Roger Sandau.

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

CONSENT AGENDA

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

Reading, correction and approval of the November 14, 2022 City Council Meeting Minutes.

Ordinance 6530

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, and setting a Public Hearing for December 19, 2022 at 7:00 p.m., by rezoning property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer's Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer's Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer's Addition, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District as set forth and defined in Chapter 15.19. Location: 1104 2nd Avenue. ZC-22-007 and PI-22-001

Ordinance 6531

Ordinance to amend Chapter 15.28, Development Plan Review Procedure (Zoning Ordinance) and setting a Public Hearing for December 19, 2022 at 7:00 p.m. by amending Section 15.28.060 to provide clarity on the process for adopting a P-R/Planned Residential Development Plan. ZT-22-009

Resolution 22-295

Resolution setting a public hearing for 7:00 p.m. on December 19, 2022 for the Mid-America Center Roof Replacement Project, Phase 3. Project # BM-23-01

Resolution 22-296

Resolution setting a public hearing for December 19, 2022 at 7:00 p.m. for the FY24-FY28 Capital Improvement Program (CIP).

Resolution 22-297

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY22.

Resolution 22-298

Resolution of necessity and intent and setting a Public Hearing for January 9, 2023 at 7:00 p.m. to amend the Veterans Memorial Highway Urban Revitalization Area. Location: 800 Veterans Memorial Highway. URV-22-010

City Street Financial Report

City Street Financial Report ending June 30, 2021

Boards and Commissions

Board of Water Works Trustees

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

PUBLIC HEARINGS

Resolution 22-299

Resolution approving the plans and specifications for the Spin Lofts – 21st Avenue Improvements. Project # CD23-03A & B

Steve Gorman and Chris Peterson moved and seconded approval of Resolution 22-299. Unanimous, 5-0 vote.

Resolution 22-300

Resolution approving the Urban Revitalization Plan for the Black Squirrel Flats Urban Revitalization Area. Location: Undeveloped property located at the northwest corner of S. 34th Street and 12th Avenue. URV-22-009

Chris Peterson and Joe Disalvo moved and seconded approval of Resolution 22-300. Unanimous, 5-0 vote.

Resolution 22-301

Resolution approving the Urban Revitalization Plan for the Whispering Oaks Urban Revitalization Area. Location: the intersection of Greenview Road and Franklin Avenue. URV-22-008

Chad Hannan and Roger Sandau moved and seconded approval of Resolution 22-301, amended to remove the mention of assisted living and that assisted living is not endorsed. Unanimous, 5-0 vote.

Resolutions 22-302 and 22-303

Resolution 22-302 selecting Baxter Development, LLC as the preferred developer of City-owned property legally described as Block 1, River's Edge Subdivision, and to enter a purchase, sale, and development agreement with said developer.

Resolution 22-303 selecting Broadmoor as the preferred developer for City-owned properties legally described as Lot 2, Block 3, River's Edge Subdivision, Replat 2, Block 4, River's Edge Subdivision , and Lots 1-3, Block 5, River's Edge Subdivision, Replat 2, and to enter a purchase, sale, and development agreement with said developer.

Joe Disalvo and Steve Gorman moved and seconded approval of Resolutions 22-302 and 22-303. Unanimous, 5-0 vote.

Resolutions 22-304 through 22-310

Resolutions 22-304 through 22-310, to repeal Urban Revitalization plans and areas for; the Peterson School; Indian Creek South; Bluff Street; South 4th Street; Pine Ridge; Hawkeye Heights and Gunn School.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolutions 22-304 through 22-310. Unanimous, 5-0 vote.

ORDINANCES ON 1ST READING

Ordinance 6532

Ordinance establishing the establishing the Black Squirrel Flats Urban Revitalization Area within the City of Council Bluffs. Location: Undeveloped property located at the northwest corner of S. 34th Street and 12th Avenue. URV-22-009

Roger Sandau and Chris Peterson moved and seconded approval of First consideration of Ordinance 6532. Second consideration to be held December 19, 2022 at 7:00 p.m. Unanimous, 5-0 vote.

Ordinance 6533

Ordinance establishing the Whispering Oaks Urban Revitalization Area. Location: the intersection of Greenview Road and Franklin Avenue. URV-22-008

Steve Gorman and Chad Hannan moved and seconded approval of First consideration of Ordinance 6533. Second consideration to be held December 19, 2022 at 7:00 p.m. Unanimous, 5-0 vote.

Ordinances 6534 through 6540

Ordinances 6534 through 6540 to repeal Urban Revitalization plans and areas for; the Peterson School; Indian Creek South; Bluff Street; South 4th Street; Pine Ridge; Hawkeye Heights and Gunn School.

Chad Hannan and Joe Disalvo moved and seconded approval of First consideration of Ordinances 6534 through 6540. Second consideration to be held December 19, 2022 at 7:00 p.m. Unanimous, 5-0 vote.

ORDINANCES ON 3RD READING

Ordinance 6527

Ordinance to amend the zoning map as adopted by reference in section 15.27.020, by appending a PR-2 Overlay and adopting the associated development plan for three townhomes in an R-3/Multi-Family Residential District, on property legally described as Lot 12, Block 5, Cochran's Addition, as set forth and defined in Chapter 15.28. Location: Undeveloped land located immediately north of 105 S. 24th Street. PR-22-004

Chad Hannan and Joe Disalvo moved and seconded approval of Third consideration of Ordinance 6527. Ordinance passes to law.. Unanimous, 5-0 vote.

Ordinances 6528 and 6529

Ordinance 6528 to amend Chapter 15.16, C-3/Commercial District, by amending Section 15.16.060 "Additional Regulations."

Ordinance 6529 to amend Chapter 15.23, Off-Street Parking, Loading and Unloading, by amending Section 15.23.020 "General Provisions" and Section 15.23.030 "Design Standards."

Steve Gorman and Roger Sandau moved and seconded approval of Third consideration of Ordinances 6528 and 6529. Ordinances pass to law.. Unanimous, 5-0 vote.

RESOLUTIONS

Resolution 22-311

Resolution confirming the appointment of Danielle Bemis in the position of Director of Finance for the City of Council Bluffs and approving the wage and benefit package offered to her.

Steve Gorman and Chad Hannan moved and seconded approval of Resolution 22-311. Unanimous, 5-0 vote.

Resolution 22-312

Resolution authorizing the Mayor and City Clerk to execute an agreement with HGM Associates Inc for conceptual design and engineering services for 93.17 acres of vacant farm land/real estate for the creation of a new mixed use subdivision located on East Manawa Drive.

Chad Hannan and Chris Peterson moved and seconded approval of Resolution 22-312. Unanimous, 5-0 vote.

Resolution 22-313

Resolution certifying the FY2022 off-cycle Refuse collection lien schedule for nonpayment to the County Treasurer to be assessed against the owner's property.

Steve Gorman and Roger Sandau moved and seconded approval of Resolution 22-313. Unanimous, 5-0 vote.

Resolution 22-314

Resolution adopting an Administrative Approval Policy for Exterior Modifications to Locally Designated Historic Landmarks, Sites and Districts to allow staff to administratively review and approve certain exterior modifications within a locally designated historic district, landmark and/or landmark site. MIS-22-008

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 22-314. Unanimous, 5-0 vote.

Resolution 22-315

Resolution adopting a planned commercial development plan for property legally described as Lot 2, Bluffs Vision 4 Subdivision. Location: Undeveloped land lying at the southwest corner of 24th Avenue and Bass Pro Drive. PC-22-001

Chad Hannan and Chris Peterson moved and seconded approval of Resolution 22-315. Unanimous, 5-0 vote.

Resolution 22-316

Resolution authorizing the Mayor to accept and execute a contract with Civitas, LLC for professional consultant services to develop a Housing Plan and an update to the Consolidated Plan, Action Plan and Affirmatively Furthering Fair Housing for the City of Council Bluffs.

Roger Sandau and Steve Gorman moved and seconded approval of Resolution 22-316. Unanimous, 5-0 vote.

Resolution 22-317

Resolution to award contract to Dostals Construction Co Inc for the Manawa City Park Playground Upgrade, Project R23-11

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 22-317. Unanimous, 5-0 vote.

Resolution 22-318

Resolution to award contract in the amount of \$225,000 to Dostals Construction Co Inc for the Peterson park Playground, Project R23-10

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 22-318. Unanimous, 5-0 vote.

Resolution 22-319

Resolution to award design and engineering contract in the amount of \$98,500 to HGM Associates, Inc for the design and engineering of the Yankee Stadium Replica Field, Project R23-05 at Bahnsen Park.

Joe Disalvo and Chad Hannan moved and seconded approval of Resolution 22-319. Unanimous, 5-0 vote.

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses

1. Hy-Vee #2, 1745 Madison Avenue

Roger Sandau and Chris Peterson moved and seconded approval of Application for Permits and Cancellations, Liquor License Item 8A1. Unanimous, 5-0 vote.

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:14 p.m.

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

Matthew J. Walsh, Mayor
Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: BM-23-04
Submitted by: Jeremy Noel, Public Works
Operations Manager

Resolution 22-320
ITEM 3.C.

Council Action: 12/19/2022

Description
Resolution setting a public hearing for 7:00 p.m. on January 9, 2023 on the plans, specifications, form of contract, and cost estimate for the UP Museum Exterior Handrails and Fire Escapes Project. Project #BM-23-04

Background/Discussion

- The Council Bluffs Carnegie Free Public Library was renovated in 2002 and the Union Pacific Railroad Museum has occupied the building since May of 2003. The guards and handrails on the East side of the building and fire escapes on the West side have been in place since the renovation. Both are showing signs of deterioration in the form of corrosion and peeling paint, and there are sections of handrail that are loose or missing. These items must be maintained in order to provide safe and accessible access, and emergency exiting, from the facility.
- This project includes repairs to the supports, blasting surfaces to prep for painting, painting, repairs to damaged or missing handrails, and handrail finish restoration.
- The repairs will allow for continued use of the building by maintaining access to the facility, and safe exiting during an emergency.
- The estimated cost of this project is \$142,465.00 which includes 23,800 for professional services provided by Schemmer Associates. The project is included in the FY23 CIP with funding from GO Bonds.

The project schedule is as follows:

Set Public Hearing	December 19, 2022
Hold Public Hearing	January 9, 2023
Letting	January 31, 2023
Award	February 13, 2023
Construction End	June 1, 2023

Recommendation
Approval of this resolution setting the public hearing for the UP Museum Exterior Handrails and Fire Escapes Project. The safety repairs are necessary for the continued use of the building.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Resolution	12/9/2022
Resolution 22-320	Resolution	12/14/2022

Notice of Public Hearing
on the
Plans, Specifications, Form of Contract, and Cost Estimate
for the
UP Museum Exterior Handrails and Fire Escapes Project.
Project #BM-23-04

A Public Hearing will be held on January 9, 2023 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 UP Museum Exterior Handrails and Fire Escapes Project. This project includes work on the exterior handrails and fire escapes located on the East and West sides of the building. The scope includes repairs to supports, blasting surfaces to prep for painting, painting, repairs to damaged or missing handrails, and handrail finish restoration. 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. 22-320

**RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE
AND SETTING A PUBLIC HEARING ON THE
PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND COST ESTIMATE
FOR THE UP MUSEUM EXTERIOR HANDRAILS AND FIRE ESCAPES
PROJECT #BM-23-04**

- WHEREAS, the City of Council Bluffs desires to renovate the exterior of the UP Museum building; and
- WHEREAS, funding for this project will be provided by GO Bonds; and
- WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by Schemmer Associates Inc. 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 directed to set a public hearing on the plans, specifications, form of contract, and cost estimate for the UP Museum Exterior Handrails and Fire Escapes Project setting January 9, 2023 at 7:00 p.m. as the date and time of said hearing.

ADOPTED
AND
APPROVED

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: BM-22-02
Submitted by: Jeremy Noel, Public Works
Operations Manager

Resolution 22-322
ITEM 3.D.

Council Action: 12/19/2022

Description

Resolution accepting the work of Black Hawk Roof Company as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Mid-America Center Roof Replacement Project, Phase 2. Project # BM-22-02

Background/Discussion

The Mid-America Center roof is twenty years old, and there have been several repairs made in recent years. There were concerns that if the roof continued to leak, there could be structural damage and a potential for property damage within the building.

The 172,020 square foot roof will be replaced in multiple phases. Roof sections that showed the most deterioration received the highest priority. This second phase replaced 38,150 square feet of roof area.

The project was included in the FY22 CIP with funding from GO bonds.

	<u>Total</u>
Original Contract Amount	\$531,600.00
Change Orders (0%)	\$0.00
Final Contract Amount	\$531,600.00
Less Previous Payments	\$505,020.00
Retainage Due Contractor	\$26,580.00

Recommendation

Approval to accept the work of Black Hawk Roof Company and release the retainage.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 22-322	Resolution	12/14/2022

RESOLUTION NO. 22-322

**RESOLUTION ACCEPTING THE WORK OF
BLACK HAWK ROOF COMPANY IN CONNECTION WITH THE
MID-AMERICA CENTER ROOF REPLACEMENT PROJECT, PHASE 2
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE
A CITY CHECK IN THE AMOUNT OF \$26,580.00 FOR
PROJECT #BM-22-02**

- WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Black Hawk Roof Company for the Mid-America Center Roof Replacement Project, Phase 2; and
- WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the city clerk; and
- WHEREAS, a request for final payment in the amount of \$26,580.00 to Black Hawk Roof Company has been submitted to the city council for approval and payment; and
- WHEREAS, final payment is due 30 days after acceptance of the work; and
- WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$26,580.00 constitutes a valid obligation of the City and should in its best interest be paid.

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

Said improvements are hereby accepted as having been fully completed in accordance with plans and specifications.

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$26,580.00 payable to Black Hawk Roof Company from budget code S36600-676000; Project #M2202.

**ADOPTED
AND
APPROVED**

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: FY-21-06C
Submitted by: Matthew Cox, Public Works
Director

Resolution 22-323
ITEM 3.E.

Council Action: 12/19/2022

Description

Resolution accepting the work of Peterson Contractors, Inc. as complete and authorizing release of retainage after 30 days if no claims are filed in connection with the Levee Certification Project, Geotechnical MR_3 and MR_4. Project #FY21-06C

Background/Discussion

- The City of Council Bluffs owns or sponsors multiple levee segments which encompass the City Federal Levee System, providing flood protection from the Missouri River, Mosquito Creek, and Indian Creek. These levee systems are currently shown on FEMA floodplain maps as being accredited and are identified as providing protection from the 100-year flood or 1% annual chance flood event.
- In order to maintain the level of protection identified on the FEMA Flood Insurance Rate Map, it is necessary to provide documentation to FEMA that complies with the requirements of 44 CFR 65.10. If the levees are not certified, they will be de-accredited and FEMA will begin the process of updating maps. Areas previously protected by the levees will be identified as flood-prone.
- The purpose of the Geotechnical MR_3 and MR_4 projects was to resolve levee seepage and stability deficiencies by constructing large seepage and stability berms along the land side of the levee.
- Public Works was successful in securing funding through the Economic Development Authority (EDA) Economic Adjustment Assistance disaster recovery program. The EDA share is 80% of construction costs with a maximum contribution of \$8,485,749. The City's share was paid with funds from the Iowa Flood Mitigation Program and Sales Tax Funds programmed for levee improvements.

Original Contract Amount	\$6,378,117.40
Change Orders (+0.80%)	\$50,780.06
Final Contract Amount	\$6,428,897.46
Less Previous Payments	\$6,107,437.21
Less Withheld Retainage	\$2,687.00
Retainage Due Contractor	\$318,773.25

- The Contractor completed the project on time and received one non-compliance notice.
- One supplier was unwilling to sign the lien waiver form prior to final acceptance of the project. The amount in dispute is \$2,687, which represents 0.04% of the final contract amount. The contractor has asked that the amount be withheld by the City, and the remainder of the retainage released.

Recommendation

Approval of this resolution to accept the work of Peterson Contractors, Inc. and release the retainage.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 22-323	Resolution	12/14/2022

RESOLUTION
NO 22-323

**RESOLUTION ACCEPTING THE WORK OF
PETERSON CONTRACTORS, INC. IN CONNECTION WITH
THE LEVEE CERTIFICATION PROJECT, GEOTECHNICAL MR_3 AND MR_4
AND AUTHORIZING THE FINANCE DIRECTOR TO ISSUE
A CITY CHECK IN THE AMOUNT OF \$318,773.25
PROJECT #FY21-06C**

- WHEREAS, the City of Council Bluffs, Iowa, entered into an agreement with Peterson Contractors, Inc., Reinbeck, IA, for the Levee Certification Project, Geotechnical MR_3 and MR_4; and
- WHEREAS, said contractor has fully completed the construction of said improvements in accordance with the terms and conditions of said contract and plans and specifications filed with the city clerk; and
- WHEREAS, a request for final payment in the amount of \$318,773.25 to Peterson Contractors, Inc. has been submitted to the city council for approval and payment; and
- WHEREAS, final payment is due 30 days after acceptance of the work; and
- WHEREAS, the city council of the City of Council Bluffs has been advised and does believe that said \$318,773.25 constitutes a valid obligation of the City and should in its best interest be paid.

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

Said improvements are hereby accepted as having been fully completed in accordance with plans and specifications.

AND BE IT FURTHER RESOLVED

That the finance director is hereby authorized and directed to issue a city check in the amount of \$318,773.25 payable to Peterson Contractors, Inc., from budget codes, Division I, E16100-676000; Division II, E16100-676200; Division III, E16100-676500; and Division VIII, E16100-676900; Project #2106C.

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

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Resolution 22-325
ITEM 3.F.

Council Action: 12/19/2022

Description
Resolution authorizing transfers between funds under Iowa Code 545-2 for FY23

Background/Discussion
Effective April 17, 2019 the Administrative Code for the State of Iowa was changed as it relates to interfund transfers. The Code now requires all interfund transfers must be approved by Council. A fund transfer log must be completed for all transfers between funds and must include the purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received and the dollar amount of the transfer.
This resolution is brought forward for approval of the FY23 actual interfund transfers to date.

Recommendation
Approve this resolution

ATTACHMENTS:

Description	Type	Upload Date
Fund transfers FY23 YTD Actuals	Resolution	12/9/2022
Resolution 22-325	Resolution	12/14/2022

Fund Transfers
Council Meeting: 12/19/22

Transfer From		Transfer To		Amount	Purpose	Effective FY
Fund Category	Fund Name	Fund Category	Fund Name			
General Fund	Gaming	Capital Projects	Capital Projects	5,353	Final funding for CIP BM 22-05 Dodge Park Concrete Repair	FY23
General Fund	Gaming	Capital Projects	Capital Projects	2,403	Funding for CIP BM22-06 City Hall Fac Study Ph II	FY23
General Fund	Gaming	Capital Projects	Capital Projects	4,701	Funding for CIP IT22-02 Infrastructure & Services	FY23
General Fund	Expense Projects	Special Revenue	CD-Block Grant	1,415	Brownfields Salary Transfer	FY23
General Fund	General	Capital Projects	Capital Projects	2,387	Final funding for CIP PR 22-01 City Wide Parking Lot Upgrade	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	169,727	Final funding for CIP PW 20-11 N 28th St Storm Sewer Rehab Ph II	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	2,867	Funding for CIP PW 21-14 6th Ave Station Control Panel	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	24,554	Funding for CIP PW 22-09 E Manawa Sewer Rehab Ph X	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	47,270	Funding for CIP PW 22-12 1st Street Neighborhood Rehab Ph XII	FY23
Special Revenue	Employee Benefits Levy	General	General - Employee Benefits	7,170,843	Fund Employee Benefits	FY23
Special Revenue	Emergency Levy	General	General	123,317	Transfer of Emergency Fund Property Taxes to the General Fund	FY23
Tax Increment Financing(TIF)	W. Broadway TIF	Capital Projects	Capital Projects	6,158	Transfer TIF revenue for City reimbursement for various W. Broadway Projects.	FY23
Tax Increment Financing(TIF)	W. Broadway TIF	Debt Service	Debt Service	155,533	Transfer TIF revenue for 2012C bond payment relates to Bunge	FY23
Tax Increment Financing(TIF)	Metro Crossing TIF	General	General	2,925	Transfer TIF revenue for City reimbursement for CD Administrative Costs	FY23
Tax Increment Financing(TIF)	Playland Park TIF	Capital Projects	Capital Projects	42,396	Transfer TIF revenue for City reimbursement for River's Edge Project 00356	FY23
Tax Increment Financing(TIF)	Playland Park TIF	Capital Projects	General	14,763	Transfer TIF revenue for City reimbursement for CAM Agreement expenses	FY23
Tax Increment Financing(TIF)	Playland Park TIF	Capital Projects	General	87,754	Transfer TIF revenue for City reimbursement for River's Edge Parking Garage Maintenance	FY23
Tax Increment Financing(TIF)	Playland Park TIF	Debt Service	Debt Service	63,070	Transfer TIF revenue for 2010C bond payment relates to River's Edge project	FY23

Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	12,800	Final funding for CIP PW 21-10 Downtown Historic Sidewalk	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	95,390	Funding for CIP PW 22-17 S Expressway Recon Ph I	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	3,496	Funding for CIP PW 23-09 E Manawa Sewer Ph XI	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	204,306	Funding for CIP PW 23-12 Trailridge St Reconstruct	FY23
Special Revenue	Local Options Sales Tax	Capital Projects	Capital Projects	1,634	Funding for CIP PW 23-13 Benton St Bridge over Indian Creek	FY23

Resolution 22-325

Resolution authorizing transfers between funds under Iowa Code 545-2 for FY22.

WHEREAS, the Administrative Code for the State of Iowa, Section 545-2, was revised as it relates to interfund transfers, effective April 17, 2019.

WHEREAS, the Administrative Code now requires all interfund transfers must be approved by Council resolution. A fund transfer resolution must be completed for all transfers between funds and must include the purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the dollar amount of the transfer.

Now, therefore, be it resolved by the City Council of the City of Council Bluffs, Iowa:

That the transfers identified are hereby approved and City Finance is authorized, empowered and directed to make the necessary transfers of said dollars between funds.

Adopted and Approved: December 19, 2022

Matthew J. Walsh, Mayor

Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: ZT-22-008
Submitted by: Brandon Siracuse, Planner

Amended Ordinance 6528
ITEM 3.G.

Council Action: 12/19/2022

Description

Ordinance 6528 to amend Chapter 15.16, C-3/Commercial District and setting a Public Hearing for January 9, 2023 at 7:00 p.m. by amending Section 15.16.060 "Additional Regulations." ZT-22-008

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/9/2022
Attachment A: Existing Chapter 15.16	Code Section	12/9/2022
Attachment B: Previous version of proposed Chapter 15.16	Code Section	12/9/2022
Attachment C: Corrected version of proposed Chapter 15.16	Code Section	12/9/2022
Public Hearing Notice	Notice	12/9/2022
Ordinance 6528	Ordinance	12/14/2022

City Council Communication

Department: Community Development CASE #ZT-22-008 Applicants: Ryan Adkins 104 Crogans Way Circle Council Bluffs, Iowa 51501 City of Council Bluffs 209 Pearl Street Council Bluffs, IA 51503	Ordinance No. _____	<u>City Council</u> 1 st Consideration: 12/19/22 2 nd Consideration: 01/09/23 3 rd Consideration: 01/23/23 (Request to be waived) Planning Commission: 10/11/22
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Subject/Title

Request: Public hearing on the request of ~~Ryan Adkins to amend the following sections of Title 15: Zoning of the Council Bluffs Municipal Code: Section 15.23.020(F), General Provisions, relative to hard surface parking standards; Section 15.23.030(A)(2), Design Standards, by reducing hard surface pavement standards for certain farm operation uses in the A-2/Parks, Open Space and Agricultural District; and on the request of the City of Council Bluffs to amend the following sections of Title 15: Zoning of the Council Bluffs Municipal Code: Section 15.23.020(B), General Provisions, by increasing the maximum distance certain off-site parking facilities may be located relative to the uses they serve; Section 15.23.020(F), General Provisions, relative to hard surface parking standards; Section 15.23.030(A)(2), Design Standards, by changing the standard rock base depth for asphalt cement concrete parking and loading areas associated with non one and two family uses; and Section 15.16.060, Additional Regulations, relative to parking and loading requirements for developments within the C-3/Commercial District.~~

Background

Reconsideration of Ordinance No. 6528, adopted by City Council on November 28, 2022.

Due to an unintentional formatting error and omission of existing language in the draft of Chapter 15.16 previously presented to the City Council, this matter is being submitted for reconsideration with corrections. The substance of the proposed text amendment has not changed from what City Council has previously approved. For reference, the existing Chapter 15.16, originally proposed text amendment draft, and corrected amendment draft are included as Attachments ‘A’, ‘B’, and ‘C’, respectively.

~~Ryan Adkins is requesting to amend Title 15: Zoning of the Council Bluffs Municipal Code as follows:~~

- ~~1. Amend Section 15.23.020(F), General Provisions, by updating language relative to hard surface pavement requirements for parking and loading areas; and~~
- ~~2. Amend Section 15.23.030(A)(2), Design Standards, by reducing hard surface pavement requirements for parking and loading areas associated with certain non-industrial and non-commercial scale farming operations.~~

Additionally, the Community Development Department is requesting to amend Title 15: Zoning of the Council Bluffs Municipal Code as follows:

1. ~~Amend Section 15.23.020(B), *General Provisions*, by updating the distance that off-site parking facilities may be located from the uses they serve;~~
2. ~~Amend Section 15.23.020(F), *General Provisions*, by updating language relative to hard surface pavement requirements for parking and loading areas;~~
3. ~~Amend Section 15.23.030(A)(2), *Design Standards*, by changing the standard rock base depth for asphalt cement concrete parking and loading areas associated with non one and two family uses; and~~
4. Amend Section 15.16.060, *Additional Regulations*, by updating the parking and loading requirements for developments within the C-3/Commercial District such that the standards match those of the C-4/Commercial District.

~~Ryan Adkins (applicant) is the owner of a family farming operation within City limits and has approached the City about reducing hard surface pavement standards for farming operations that are non-industrial and non-commercial in nature within the City, such that these farming uses may use a lower quality surface material for parking and loading areas associated with the agricultural operations on the property. The applicant proposed allowing parking and loading surfaces for such agricultural uses to be constructed with crushed Portland cement concrete or crushed asphalt cement concrete. The applicant has requested this change because paving large areas for parking, loading, and circulation of agricultural machines to current standards is “financially unrealistic.” In addition, the hard surfaces currently required by City code would not hold up to the weight of farm equipment over time and can create stormwater drainage and access issues. A material such as crushed Portland cement concrete or crushed asphalt cement concrete would provide more longevity, easier maintenance, and better drainage for non-industrial and non-commercial farming operations.~~

In addition, the City of Council Bluffs is proposing amendments to various parking standards. The Community Development Department is proposing certain changes that will help better facilitate developments in the City’s downtown business district, and the Public Works Department has suggested minor changes to some pavement standards. These changes are presented in detail in the “Discussion” section.

All City Departments and local utilities were notified of the proposed text amendments. No adverse comments have been received.

Discussion

~~A. Section 15.23.020 *General Provisions*~~

- ~~B. Contractual agreements may be made between uses which generate parking and at different intervals in such a manner that the requirements of more than one use may be met by the same space, provided the parking demand for each use involved is met. All other required parking spaces shall be located a distance not to exceed four hundred (400) feet from the building or use which they are required to serve, measured in a straight line from the building. Off-site parking owned by or affiliated directly with the owner of the use it serves may be located up to one thousand three hundred twenty (1,320) feet from the use it serves, measured in a straight line from the building.~~
- ~~F. All off-street parking lots and areas, sales lots and loading and unloading spaces, including entrances, exits and driveway approaches shall be constructed of hard surface concrete, brick concrete pavers, or asphalt, unless otherwise stated in this chapter, to prevent mud, dust, or loose material. Asphalt grindings and seal coats are not acceptable surfaces. Paving standards contained in this section should be considered minimum standards.~~

The purpose of the revisions to subsection (B) is to enable both new and existing developments to utilize off-site parking located up to ¼ mile away from the use it serves, provided the off-site parking facility is wholly owned or affiliated with the use it serves. A ¼ mile maximum distance is proposed because it is generally an

acceptable walking distance. The ability to utilize off-site parking within walking distance of a building will be particularly useful in the downtown context where space for new parking lots on-site may be limited. However, the proposed changes above may be used elsewhere in the City when and where feasible as well.

The proposed changes to subsection (F) aim to change the “brick” pavement type currently allowed for parking surfaces to “concrete pavers” as per the request of the Public Works Department and to clarify that the hard surface pavement types listed in the *General Provisions* section are required unless otherwise specified. These changes will bring the parking surface requirements into alignment with engineering standards adopted by the Public Works Department and accommodate the proposed exception to hard surface paving requirements associated with certain farming operations.

~~B. Section 15.23.030 *Design Standards*~~

~~A. General Use Parking and Traveled Areas Including All Required and Nonrequired Parking, Driveways, Entrances and Exits, Vehicles or Sales.~~

~~2. Pavement Requirements. Five inches of Portland cement concrete or four six inches rock base with four inches of asphalt cement concrete. The standards should be considered a minimum. Actual pavement design shall be based on consideration of traffic loadings, soil support capability and material specifications.~~

~~a. Lower quality surface materials, such as crushed Portland cement concrete or crushed asphalt cement concrete, may be used for parking, drive aisles, and circulation areas associated with active farming operations, which do not have the appearance or scale of a commercial or industrial farming operation, on properties zoned A-2 with the written approval of the Community Development Director and Public Works Director. All surface materials shall be maintained such that the driving and parking surfaces are fully covered with the approved surface material and do not create any dust or hazardous conditions. The portion of a driveway within public right-of-way shall be hard surfaced to city standards.~~

The proposed revisions would increase the rock base depth for non one and two family parking, loading and circulation areas paved with asphalt cement concrete to six (6) inches, as requested by the Public Works Department.

Furthermore, the addition of subsection (A)(2)(a) would specify that non-commercial and non-industrial scale farming operations in an A-2/Parks, Estates and Agricultural District could utilize crushed Portland cement concrete or crushed asphalt cement concrete as an alternative surface material for parking, loading and circulation areas on-site. These lower standards would apply only to portions of a farming operation used for agricultural purposes. Parking and circulation areas associated with other uses in this district (such as dwellings, parks, etc.) will remain subject to the hard surface pavement standards that exist currently. Allowing reduced pavement standards for certain farming operations in the A-2 District will help to reduce economic burden on farmers who are currently required by the City’s parking code to pave hard surface parking and circulation areas for farm equipment, despite such hard surfaces not being ideal for farming operations.

~~C. Section 15.16.060 *Additional Regulations*~~

~~A. All business, service, repair, processing, storage, and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in services, minor service for motor vehicles, and display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.~~

~~B. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.~~

Parking and loading requirements:

- A. *Off-street parking is not required for any use established or existing in this district, except for residential use in a mixed commercial/residential structure;*
- B. *Off-street loading for all uses established or existing in this district shall comply with the applicable requirements in CBMC 15.23.*

The proposed changes to this section will bring the parking and loading requirements for the C-3/Commercial District into alignment with those of the C-4/Commercial District. Both the C-3 and C-4 Districts primarily serve the City’s downtown area, and it is sensible to have uniform parking standards across both districts. The proposed parking and loading standards would eliminate minimum parking requirements for all land uses within the C-3 District except for the residential portion of a mixed commercial/residential structure. This will create a degree of flexibility for future developments in the C-3 District, as the amount of parking provided for non-residential uses will be the choice of the developer or property owner. A reduction in required parking amounts can be useful for developments on parcels with constrained space, as an average parking space requires approximately 330 square feet of land when accounting for parking stalls, drive aisles, ramps, landscaping, and setbacks. Reduced parking requirements can also make new development more cost-effective, as the cost of a typical surface parking lot is roughly \$5,000 to \$10,000 per space and a typical parking structure can cost \$25,000 to \$50,000 per space (costs include land values, materials, and labor). The ability to build less on-site parking could enable developments in the downtown area that may not otherwise be geometrically and/or financially feasible with current minimum parking requirements.

Notably, elimination of minimum parking requirements within the C-3 District would not prohibit developers or property owners from providing on-site parking facilities in this district. On the contrary, virtually all new developments will include some amount of parking either on-site or off-site, primarily due to economic forces that make it difficult for new development to be built without parking. In nearly all cases, some parking will be required in order for new developments to be marketable to prospective tenants. Financing for new developments typically also necessitates some amount of parking, as loan underwriters will be hesitant to lend money for a development with a high risk of failing to generate enough revenue to make timely loan payments. Elimination of minimum parking requirements would simply give landowners and developers the latitude to provide the amount of parking that makes the most sense for a particular site, rather than applying uniform minimum parking requirements.

Recommendation

The Community Development Department recommends approval of the request to amend Section 15.16.060, *Additional Regulations*; ~~Section 15.23.020, *General Provisions*; and Section 15.23.030, *Design Standards*~~; of the Council Bluffs Municipal Code (~~Zoning Ordinance~~), as shown in Attachments ‘C’ and ‘D’.

Public Hearing

Staff speakers for the request:

- 1. Brandon Siracuse, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503
- 2. Christopher Gibbons, Planning and Code Compliance Manager, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

Planning Commission Recommendation

The City Planning Commission recommended approval of the request to amend Section 15.15.060, Additional Regulations; ~~Section 15.23.020, General Provisions~~; and ~~Section 15.23.030, Design Standards~~; of the Council Bluffs Municipal Code (Zoning Ordinance), as shown in Attachments 'C' and 'D'.

VOTE: AYE – Bass, Halm, Knauss, Opperman, Rater, Rew, Scott, Stroebele, and VanHouten. NAY - None ABSTAIN - None ABSENT – Bailey and Hutcheson. VACANT – None. Motion: Carried.

Attachments

Attachment A: Existing Chapter 15.16, C-3/Commercial District, of the Council Bluffs Municipal Code (Zoning Ordinance)

Attachment B: Previous version of proposed Chapter 15.16, C-3/Commercial District, of the Council Bluffs Municipal Code (Zoning Ordinance)

Attachment C: Corrected version of proposed Chapter 15.16, C-3/Commercial District, of the Council Bluffs Municipal Code (Zoning Ordinance)

~~Attachment D: Proposed Chapter 15.23, Off Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance)~~

Prepared by: Brandon Siracuse, Planner, Community Development Department

Chapter 15.16 - C-3/COMMERCIAL DISTRICT

15.16.010 Statement Of Intent

15.16.020 Principal Uses

15.16.030 Conditional Uses

15.16.040 Accessory Uses

15.16.050 Site Development Regulations

15.16.060 Additional Regulations

15.16.070 Signs

15.16.010 Statement Of Intent

The C-3 district is intended to accommodate office, retail and related activities in the traditional commercial center of the city as well as other appropriate commercial sites.

(Ord. 5469 § 1 (part), 1999)

15.16.020 Principal Uses

The following principal uses shall be permitted outright in a C-3 district:

- A. Automobile service establishment;
- B. Business, professional office;
- C. Business goods and service establishment;
- D. Club or lodge;
- E. College or university;
- F. Commercial recreation (indoor);
- G. Consumer service establishment;
- H. Cultural service;
- I. Financial service;
- J. Funeral service;
- K. General government use;
- L. Hospital;
- M. Hotel/motel;
- N. Mixed commercial/residential structure;
- O. Newspaper printing;
- P. Park and recreation service;
- Q. Pawn shop;
- R. Private parking lot;
- S. Public parking lot;
- T. Religious assembly;
- U. Restaurant (drive-in, limited and general);
- V. Retail shopping establishment;
- W. School;
- X. Second hand store;
- Y. Tattoo parlor;
- Z. Tavern;
- AA. Small alcohol production facility;

- AB. Dwelling, multifamily;
- AC. Consumer fireworks sales.

(Ord. No. 6027, § 1, 2-23-2009; Ord. No. 6292, § 1, 5-8-2017; Ord. No. 6343, § 1, 8-13-2018)

Editor's note— Ord. No. 6027, § 1, adopted Feb. 23, 2009, repealed the former § 15.16.020, and enacted a new CBMC 15.16.020 as set out herein. The former CBMC 15.16.020 pertained to similar subject matter and derived from Ord. No. 5556, § 1, adopted 2001.

HISTORY

Amended by Ord. [6455](#) on 6/14/2021

Amended by Ord. [6508](#) on 7/11/2022

15.16.030 Conditional Uses

The following conditional uses shall be permitted in a C-3 district in accordance with the requirements set forth in CBMC 15.27:

- A. Communication towers;
- B. Day care service.

(Ord. 5469 § 1 (part), 1999)

15.16.040 Accessory Uses

The following accessory uses shall be permitted in a C-3 district: Uses of land or structures customarily incidental and subordinate to one of the principal uses in the C-3 district, unless otherwise excluded.

(Ord. 5469 § 1 (part), 1999)

15.16.050 Site Development Regulations

- A. Lots or parcels of land zoned C-3 on or before the effective date of this ordinance and lots or parcels of land in areas less than two acres rezoned to C-3 after the effective date of this ordinance shall not be subject to **Minimum Lot Size**, set back or lot coverage requirements. Maximum height is limited to one hundred (100) feet for principal structures and twenty-four feet for accessory structures.
- B. Lots or parcels of land more than two acres in areas rezoned to C-3 after the effective date of this chapter shall be required to submit a development plan for consideration by the planning commission and city council concurrent with the rezoning application. The development plan review shall follow the procedure used in CBMC 15.18.

(Ord. 5469 § 1 (part), 1999)

15.16.060 Additional Regulations

- A. All business, service, repair, processing, storage, and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in services, minor service for motor vehicles, and display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.
- B. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

(Ord. 5469 § 1 (part), 1999)

HISTORY

Amended by Ord. [6508](#) on 7/11/2022

15.16.070 Signs

Signage in this district shall comply with CBMC 15.33 "Signs."

(Ord. 5469 § 1 (part), 1999)

Chapter 15.16 - C-3/COMMERCIAL DISTRICT

15.16.010 Statement Of Intent

15.16.020 Principal Uses

15.16.030 Conditional Uses

15.16.040 Accessory Uses

15.16.050 Site Development Regulations

15.16.060 Additional Regulations

15.16.070 Signs

15.16.010 Statement Of Intent

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(Ord. 5469 § 1 (part), 1999)

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The following principal uses shall be permitted outright in a C-3 district:

- A. Automobile service establishment;
- B. Business, professional office;
- C. Business goods and service establishment;
- D. Club or lodge;
- E. College or university;
- F. Commercial recreation (indoor);
- G. Consumer service establishment;
- H. Cultural service;
- I. Financial service;
- J. Funeral service;
- K. General government use;
- L. Hospital;
- M. Hotel/motel;
- N. Mixed commercial/residential structure;
- O. Newspaper printing;
- P. Park and recreation service;
- Q. Pawn shop;
- R. Private parking lot;
- S. Public parking lot;
- T. Religious assembly;
- U. Restaurant (drive-in, limited and general);
- V. Retail shopping establishment;
- W. School;
- X. Second hand store;
- Y. Tattoo parlor;
- Z. Tavern;
- AA. Small alcohol production facility;

BB. Dwelling, multifamily.

(Ord. No. 6027, § 1, 2-23-2009; Ord. No. 6292, § 1, 5-8-2017; Ord. No. 6343, § 1, 8-13-2018)

Editor's note— Ord. No. 6027, § 1, adopted Feb. 23, 2009, repealed the former § 15.16.020, and enacted a new CBMC 15.16.020 as set out herein. The former CBMC 15.16.020 pertained to similar subject matter and derived from Ord. No. 5556, § 1, adopted 2001.

HISTORY

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- A. Communication towers;
- B. Day care service.

(Ord. 5469 § 1 (part), 1999)

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The following accessory uses shall be permitted in a C-3 district: Uses of land or structures customarily incidental and subordinate to one of the principal uses in the C-3 district, unless otherwise excluded.

(Ord. 5469 § 1 (part), 1999)

15.16.050 Site Development Regulations

- A. Lots or parcels of land zoned C-3 on or before the effective date of this ordinance and lots or parcels of land in areas less than two acres rezoned to C-3 after the effective date of this ordinance shall not be subject to **Minimum Lot Size**, set back or lot coverage requirements. Maximum height is limited to one hundred (100) feet for principal structures and twenty-four feet for accessory structures.
- B. Lots or parcels of land more than two acres in areas rezoned to C-3 after the effective date of this chapter shall be required to submit a development plan for consideration by the planning commission and city council concurrent with the rezoning application. The development plan review shall follow the procedure used in CBMC 15.18.

(Ord. 5469 § 1 (part), 1999)

15.16.060 Additional Regulations

All business, service, repair, processing, storage and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in windows, minor service for motor vehicles, and display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.

Parking and loading requirements:

- A. Off-street parking is not required for any use established or existing in this district, except for residential use in a mixed commercial/residential structure;
- B. Off-street loading for all uses established or existing in this district shall comply with the applicable requirements in CBMC 15.23.

(Ord. 5469 § 1 (part), 1999)

15.16.070 Signs

Signage in this district shall comply with CBMC 15.33 "Signs."

(Ord. 5469 § 1 (part), 1999)

Chapter 15.16 - C-3/COMMERCIAL DISTRICT

15.16.010 Statement Of Intent

15.16.020 Principal Uses

15.16.030 Conditional Uses

15.16.040 Accessory Uses

15.16.050 Site Development Regulations

15.16.060 Additional Regulations

15.16.070 Signs

15.16.010 Statement Of Intent

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(Ord. 5469 § 1 (part), 1999)

15.16.020 Principal Uses

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- C. Business goods and service establishment;
- D. Club or lodge;
- E. College or university;
- F. Commercial recreation (indoor);
- G. Consumer service establishment;
- H. Cultural service;
- I. Financial service;
- J. Funeral service;
- K. General government use;
- L. Hospital;
- M. Hotel/motel;
- N. Mixed commercial/residential structure;
- O. Newspaper printing;
- P. Park and recreation service;
- Q. Pawn shop;
- R. Private parking lot;
- S. Public parking lot;
- T. Religious assembly;
- U. Restaurant (drive-in, limited and general);
- V. Retail shopping establishment;
- W. School;
- X. Second hand store;
- Y. Tattoo parlor;
- Z. Tavern;
- AA. Small alcohol production facility;

- AB. Dwelling, multifamily;
- AC. Consumer fireworks sales.

(Ord. No. 6027, § 1, 2-23-2009; Ord. No. 6292, § 1, 5-8-2017; Ord. No. 6343, § 1, 8-13-2018)

Editor's note— Ord. No. 6027, § 1, adopted Feb. 23, 2009, repealed the former § 15.16.020, and enacted a new CBMC 15.16.020 as set out herein. The former CBMC 15.16.020 pertained to similar subject matter and derived from Ord. No. 5556, § 1, adopted 2001.

HISTORY

Amended by Ord. [6455](#) on 6/14/2021

15.16.030 Conditional Uses

The following conditional uses shall be permitted in a C-3 district in accordance with the requirements set forth in CBMC 15.27:

- A. Communication towers;
- B. Day care service.

(Ord. 5469 § 1 (part), 1999)

15.16.040 Accessory Uses

The following accessory uses shall be permitted in a C-3 district: Uses of land or structures customarily incidental and subordinate to one of the principal uses in the C-3 district, unless otherwise excluded.

(Ord. 5469 § 1 (part), 1999)

15.16.050 Site Development Regulations

- A. Lots or parcels of land zoned C-3 on or before the effective date of this ordinance and lots or parcels of land in areas less than two acres rezoned to C-3 after the effective date of this ordinance shall not be subject to **Minimum Lot Size**, set back or lot coverage requirements. Maximum height is limited to one hundred (100) feet for principal structures and twenty-four feet for accessory structures.
- B. Lots or parcels of land more than two acres in areas rezoned to C-3 after the effective date of this chapter shall be required to submit a development plan for consideration by the planning commission and city council concurrent with the rezoning application. The development plan review shall follow the procedure used in CBMC 15.18.

(Ord. 5469 § 1 (part), 1999)

15.16.060 Additional Regulations

- A. All business, service, repair, processing, storage and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in windows, minor service for motor vehicles, and display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.
- B. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

Parking and loading requirements:

- A. Off-street parking is not required for any use established or existing in this district, except for residential use in a mixed commercial/residential structure;
- B. Off-street loading for all uses established or existing in this district shall comply with the applicable requirements in CBMC 15.23.

(Ord. 5469 § 1 (part), 1999)

15.16.070 Signs

Signage in this district shall comply with CBMC 15.33 "Signs."

(Ord. 5469 § 1 (part), 1999)

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 the City of Council Bluffs to amend Section 15.16.060, Additional Regulations, relative to parking and loading requirements for developments within the C-3/Commercial District.

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 9th day of January, 2023 in the City Council Chambers, 2nd 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

AMENDED ORDINANCE NO. 6528

AN ORDINANCE TO AMEND CHAPTER 15.16, C-3/COMMERCIAL DISTRICT OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.16.060 “ADDITIONAL REGULATIONS”.

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

SECTION 1. That Chapter 15.16, C-3/Commercial District of the Municipal Code (Zoning Ordinance) of the 2020 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.16.060 “Additional Regulations” to read as follows:

15.16.060 Additional Regulations

- A. All business, service, repair, processing, storage, and merchandise display shall be conducted or located within an enclosed building, with the exception of off-street parking and loading areas, drive-in services, minor service for motor vehicles, and display of merchandise along the wall of the building, which merchandise shall not extend more than three feet from the wall of such building.
- B. Consumer fireworks sales from a temporary structure shall not be located within three hundred (300) feet of a residential structure.

Parking and loading requirements:

- A. Off-street parking is not required for any use established or existing in this district, except for residential use in a mixed commercial/residential structure;
- B. Off-street loading for all uses established or existing in this district shall comply with the applicable requirements in CBMC 15.23.

(Ord. 5469 § 1 (part), 1999)

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

January 9, 2023.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 12-19-22
Second Consideration: 1-9-23
Public Hearing: 1-9-23
Third Consideration: _____

Council Communication

Department: Mayor
Case/Project No.: Boards and Commissions
Submitted by: Matt Walsh

Mayor's Appointment
ITEM 3.H.

Council Action: 12/19/2022

Description

Community Development Advisory Commission

Background/Discussion

With City Council concurrence, I would like to make the following reappointment.

Recommendation

Reappoint the following with term expiring 12/31/2026:

Missy Adkins
625 Oakland Dr.

Council Communication

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

September 2022 Financial Reports
ITEM 3.I.

Council Action: 12/19/2022

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Sep 22 Expenditures by Amount	Other	12/7/2022
Sep 22 Expenditures by Vendor	Other	12/7/2022
Sep 22 Receipts & Expenditures by Fund	Other	12/7/2022

**CITY OF COUNCIL BLUFFS
AP BY AMOUNT
SEPTEMBER 2022
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION	BUSINESS PURPOSE
CITY OF COUNCIL BLUFFS PAYROLL	\$2,082,371.85	PAYROLL RELATED	CITY EXPENDITURE
TWO RIVERS INSURANCE COMPANY, INC.	\$1,038,402.00	EMPLOYEE INSURANCE	CITY EXPENDITURE
WASTE CONNECTIONS OF IOWA	\$975,632.82	HOUSEHOLD TRASH	CITY EXPENDITURE
EFTPS	\$580,643.09	PAYROLL RELATED	CITY EXPENDITURE
MFPSRI	\$501,339.90	PAYROLL RELATED	CITY EXPENDITURE
US BANK	\$267,033.03	CREDIT CARD PURCHASES	CITY EXPENDITURE
MECO-HENNE CONTRACTING INC	\$257,723.22	CONSTRUCTION	CITY EXPENDITURE
IPERS	\$215,846.05	PAYROLL RELATED	CITY EXPENDITURE
DIXON CONSTRUCTION CO.	\$207,466.63	CONSTRUCTION	CITY EXPENDITURE
AGRILAND F S INC	\$172,816.11	SUPPLIES	CITY EXPENDITURE
WESTERN ENGINEERING COMPANY INC	\$157,141.51	CONSTRUCTION	CITY EXPENDITURE
MIDAMERICAN ENERGY COMPANY	\$152,364.80	ELECTRICITY	CITY EXPENDITURE
CAESARS ENTERTAINMENT	\$134,390.17	INTERCOMPANY AUGUST	MAC EXPENDITURE
IOWA DEPT OF REVENUE	\$126,693.00	PAYROLL RELATED	CITY EXPENDITURE
INTERGRAPH CORPORATION	\$113,921.63	HARDWARE/SOFTWARE	CITY EXPENDITURE
CONVERGEONE INC	\$104,994.66	HARDWARE/SOFTWARE	CITY EXPENDITURE
EMPLOYERS MUTUAL CASUALTY COMPANY	\$93,658.42	INSURANCE	CITY EXPENDITURE
IOWA WEST FOUNDATION	\$89,649.53	DEVLPMNT CONTRACT	CITY EXPENDITURE
CARLEY CONSTRUCTION LLC	\$84,960.39	CONSTRUCTION	CITY EXPENDITURE
TREASURER STATE OF IOWA/SALES TAX	\$78,245.01	SALES TAX	CITY EXPENDITURE
HEARTLAND BUSINESS SYSTEMS LLC	\$76,907.82	HARDWARE/SOFTWARE	CITY EXPENDITURE
CLARK EQUIPMENT COMPANY	\$75,669.18	EQUIPMENT/PARTS	CITY EXPENDITURE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$75,448.88	PAYROLL RELATED	CITY EXPENDITURE
LYMAN RICHEY SAND & GRAVEL COMPANY	\$74,227.50	STREET MAINTENANCE SUPLS	CITY EXPENDITURE
IOWA DEPARTMENT OF HUMAN SERVICES	\$73,248.24	AMBULANCE BILLING FEE	CITY EXPENDITURE
NEXT PHASE ENVIRONMENTAL	\$73,117.30	MOWING/GROUNDS MAINT	CITY EXPENDITURE
POTTAWATTAMIE COUNTY TREASURER	\$72,701.50	FEES	CITY EXPENDITURE
PAYROLL	\$70,578.14	PAYROLL	MAC EXPENDITURE
PETERSON CONTRACTORS INC	\$64,863.78	CONSTRUCTION	CITY EXPENDITURE
DODGE GOLF PAYROLL	\$62,549.55	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
HGM ASSOCIATES INC	\$56,448.57	CONSULTANT	CITY EXPENDITURE
AMERICAN TRAFFIC SOLUTIONS, INC.	\$54,372.00	PROFESSIONAL SVCS	CITY EXPENDITURE
COUNCIL BLUFFS AIRPORT AUTHORITY	\$51,299.16	AIRPORT AUTH TAX	CITY EXPENDITURE
JUDDS BROS CONSTRUCTION CO	\$45,859.08	CONSTRUCTION	CITY EXPENDITURE
IOWA WASTE SERVICES HOLDINGS INC	\$38,756.12	SOLID WASTE DISPOSAL	CITY EXPENDITURE
ECO-STORAGE INVESTMENTS INC	\$37,791.32	SOLID WASTE DISPOSAL	CITY EXPENDITURE
HDR ENGINEERING INC	\$35,058.83	PROFESSIONAL SVCS	CITY EXPENDITURE
VULCAN INDUSTRIES INCORPORATED	\$34,536.00	SUPPLIES	CITY EXPENDITURE
ELECTRIC PUMP	\$32,939.73	EQUIPMENT/PARTS	CITY EXPENDITURE
HOWARD BEBOUT	\$29,662.50	PROFESSIONAL SVCS	CITY EXPENDITURE
COMPASS UTILITY LLC	\$29,554.48	CONSTRUCTION	CITY EXPENDITURE
COUNCIL BLUFFS WATER WORKS	\$28,295.35	WATER	CITY EXPENDITURE
JEO CONSULTING GROUP INC	\$28,215.00	CONSULTANT	CITY EXPENDITURE
SNYDER & ASSOCIATES INC	\$25,209.23	CONSULTANT	CITY EXPENDITURE
COUNCIL BLUFFS CHAMBER OF COMMERCE	\$25,000.00	CONTRACT AGREEMENT	CITY EXPENDITURE
RTG BUILDING SERVICES INC	\$24,651.46	JANITORIAL SERVICE	CITY EXPENDITURE
TRU PRO CONSTRUCTION INC	\$24,630.00	CONSTRUCTION	CITY EXPENDITURE
SOUTHWEST IOWA PLANNING COUNCIL	\$23,721.42	TRANSIT SERVICES	CITY EXPENDITURE
THE DAVEY TREE EXPERT COMPANY	\$23,630.00	TREE WORK	CITY EXPENDITURE
POLYDYNE INC	\$23,430.00	SUPPLIES	CITY EXPENDITURE
JCG LAND SERVICES INC	\$22,104.25	CONTRACT AGREEMENT	CITY EXPENDITURE
RELIANCE STANDARD LIFE INSURANCE CO	\$21,899.08	PAYROLL RELATED	CITY EXPENDITURE
TERRY HUGHES TREE SERVICE	\$19,265.00	PROFESSIONAL SVCS	CITY EXPENDITURE
OMNI ENGINEERING	\$17,994.17	STREET MAINTENANCE SUPLS	CITY EXPENDITURE
BLUFFS ELECTRIC INC	\$17,911.29	ELECTRICAL REPAIR	CITY EXPENDITURE
MARKUSON CONSTRUCTION INC	\$17,645.00	CONSTRUCTION	CITY EXPENDITURE
SUEZ TREATMENT SOLUTIONS INC	\$17,109.26	EQUIPMENT/PARTS	CITY EXPENDITURE
MIDWEST GLASS	\$16,937.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
COX COMMUNICATION INC	\$16,502.98	PHONE/INTERNET SVC	CITY EXPENDITURE
THE SCHEMMER ASSOCIATES INC	\$16,439.95	CONSULTANT	CITY EXPENDITURE
IMPACT7G INC	\$16,281.13	PROFESSIONAL SVCS	CITY EXPENDITURE
DODGE RIVERSIDE GOLF CLUB	\$14,234.96	RENTAL EXPS	CITY EXPENDITURE
ICMA RETIREMENT TRUST - 457	\$13,696.00	PAYROLL RELATED	CITY EXPENDITURE
NEW VISIONS HOMELESS SERVICES	\$12,812.15	GRANT REIMBURSEMENT	CITY EXPENDITURE
WILSON CUSTOM DESIGN TILE CO	\$12,800.00	CONTRACT AGREEMENT	CITY EXPENDITURE
SOLARWINDS INC	\$12,290.94	HARDWARE/SOFTWARE	CITY EXPENDITURE
TOGETHER INC OF METROPOLITAN OMAHA	\$11,584.70	BUSINESS ASSISTANCE PROGRAM	CITY EXPENDITURE
LANDSCAPES GOLF MANAGEMENT	\$11,558.62	DODGE OPERATING EXPENSE	DODGE EXPENDITURE

DONALD W MATHEWS	\$11,302.01	VEHICLE REPAIR	CITY EXPENDITURE
EXCHANGE BANK LEASING	\$10,559.52	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT	CITY EXPENDITURE
AMI CONSULTING ENGINEERS, PA	\$10,235.00	PROFESSIONAL SVCS	CITY EXPENDITURE
THE SCOTTS MIRACLE-GRO COMPANY	\$10,215.48	SERVICE LABOR	CITY EXPENDITURE
CITY OF COUNCIL BLUFFS-FLEX	\$10,036.50	PAYROLL RELATED	CITY EXPENDITURE
MARCO HOLDINGS, LLC	\$9,892.03	COPY/PRINTER MAINTANCE	CITY EXPENDITURE
ADASHI SYSTEMS LLC	\$9,656.20	HARDWARE/SOFTWARE	CITY EXPENDITURE
SYSCO	\$9,493.13	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$9,450.00	PAYROLL RELATED	CITY EXPENDITURE
THOMPSON, DREESSEN & DORNER, INC.	\$9,375.00	ENGINEERING	CITY EXPENDITURE
ARR ROOFING, LLC	\$9,334.30	REPAIRS & MAINTENANCE	CITY EXPENDITURE
IOWA WESTERN COMMUNITY COLLEGE	\$8,930.00	PROFESSIONAL SVCS	CITY EXPENDITURE
CLEVELAND GOLF	\$8,815.07	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
BURTON PLUMBING	\$8,615.81	PLUMBING NEW OR REPAIR	CITY EXPENDITURE
MID-AMERICA CLEANING SYSTEMS INC	\$8,302.02	EQUIPMENT/PARTS	CITY EXPENDITURE
LAWSON PRODUCTS INC	\$8,071.60	SUPPLIES	CITY EXPENDITURE
U.S. VENTURE, INC.	\$7,999.14	EQUIPMENT/PARTS	CITY EXPENDITURE
CITY GLASS	\$7,892.50	REPAIRS & MAINTENANCE	CITY EXPENDITURE
COLLECTION SERVICES CENTER	\$7,858.76	PAYROLL RELATED	CITY EXPENDITURE
METROPOLITAN COMMUNITY COLLEGE	\$7,722.00	TRAINING	CITY EXPENDITURE
BLACK HILLS UTILITY HOLDINGS, INC.	\$7,593.13	NATURAL GAS	CITY EXPENDITURE
UNBOUND EVENTS INC.	\$7,500.00	LIBRARY PREFORMANCES	CITY EXPENDITURE
TK ELEVATOR CORPORATION	\$7,243.30	PROFESSIONAL SVCS	CITY EXPENDITURE
MIDLAND SCIENTIFIC, INC	\$7,239.24	SUPPLIES	CITY EXPENDITURE
CHAMPLIN TIRE RECYCLING INC	\$7,182.00	TIRE DISPOSAL	CITY EXPENDITURE
DMG INC	\$7,003.74	ELECTRICAL REPAIR	CITY EXPENDITURE
ARNOLD MOTOR SUPPLY, LLP	\$6,907.27	EQUIPMENT/PARTS	CITY EXPENDITURE
GLOBAL PAYMENTS DIRECT, INC	\$6,812.71	CREDIT CARD CHGS	CITY EXPENDITURE
HTM SALES INC	\$6,786.00	EQUIPMENT/PARTS	CITY EXPENDITURE
FOUNDERS SERIES LOCKTON	\$6,649.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
BAKER & TAYLOR INC	\$6,590.22	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
PENGUIN RANDOM HOUSE LLC	\$6,500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
UPTOWN STAFFING INC	\$6,468.76	CONTRACT AGREEMENT	CITY EXPENDITURE
RASMUSSEN MECHANICAL SERVICES INC	\$6,414.98	EQUIPMENT/PARTS	CITY EXPENDITURE
TOYNE INC	\$6,368.58	EQUIPMENT/PARTS	CITY EXPENDITURE
RJN GROUP	\$6,200.00	ENGINEERING	CITY EXPENDITURE
VERIZON WIRELESS SERVICES LLC	\$6,164.24	CELL PHONE	CITY EXPENDITURE
HEARTLAND TIRES & TREADS INC	\$6,147.70	TIRE REPLACEMENT/REPAIR	CITY EXPENDITURE
ARROW TOWING	\$5,929.00	TOWING/STORAGE/AUCTION	CITY EXPENDITURE
ERRIN K GUNDERSON	\$5,806.00	MOWING/GROUNDS MAINT	CITY EXPENDITURE
MIDWEST TAPE, LLC	\$5,802.18	DVD/AUDIO/CD	CITY EXPENDITURE
W.W. GRAINGER, INC.	\$5,763.30	EQUIPMENT/PARTS	CITY EXPENDITURE
MIDWEST TURF & IRRIGATION	\$5,659.87	EQUIPMENT/PARTS	CITY EXPENDITURE
BARKER LEMAR AND ASSOCIATES INC	\$5,175.00	CONSULTANT	CITY EXPENDITURE
AMBULANCE REFUNDS	\$5,058.81	REFUND	CITY EXPENDITURE
KELTEK, INCORPORATED	\$4,770.40	EQUIPMENT/PARTS	CITY EXPENDITURE
FIRST NATIONAL BANK	\$4,698.38	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,650.00	PAYROLL RELATED	CITY EXPENDITURE
FOX HOLDINGS, INC.	\$4,600.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
DALES TRASH SERVICE INC	\$4,579.00	RENTAL EXPS	CITY EXPENDITURE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,540.98	PAYROLL RELATED	CITY EXPENDITURE
IOWA WORKFORCE DEVELOPMENT	\$4,403.00	FEES	CITY EXPENDITURE
GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,400.00	PHONE/INTERNET SVC	CITY EXPENDITURE
DOLL DISTRIBUTING	\$4,316.20	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ELAVON INC	\$4,280.56	FEES	CITY EXPENDITURE
D&K PRODUCTS	\$4,245.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
COUNCIL BLUFFS WINSUPPLY	\$4,222.13	SUPPLIES	CITY EXPENDITURE
DODGE GOLF SALES TAX	\$4,178.71	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
FACTORY MOTOR PARTS	\$4,176.62	EQUIPMENT/PARTS	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,080.00	PAYROLL RELATED	CITY EXPENDITURE
SOUTHERN SOURCE INDUSTRIES, INC.	\$3,974.30	STREET MAINTENANCE SUPLS	CITY EXPENDITURE
MCINTOSH PLUMBING INC	\$3,875.00	PLUMBING NEW OR REPAIR	CITY EXPENDITURE
OMAHA DOOR & WINDOW CO INC	\$3,863.71	REPAIRS & MAINTENANCE	CITY EXPENDITURE
MILLER & SONS GOLF CARS	\$3,800.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
CFI TIRE SERVICE	\$3,768.50	TIRE REPLACEMENT/REPAIR	CITY EXPENDITURE
VERTIV CORPORATION	\$3,611.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
CONFLUENCE INC	\$3,500.00	CONSULTANT	CITY EXPENDITURE
GALLS PARENT HOLDING, LLC	\$3,450.02	EQUIPMENT/PARTS	CITY EXPENDITURE
FIRST RESPONDERS FOUNDATION	\$3,300.00	PROFESSIONAL SVCS	CITY EXPENDITURE
NAPA AUTO PARTS	\$3,195.08	EQUIPMENT/PARTS	CITY EXPENDITURE
NEBRASKA AIR FILTER INC	\$3,127.68	SUPPLIES	CITY EXPENDITURE
BNSF RAILWAY COMPANY	\$3,013.04	INSURANCE	CITY EXPENDITURE
CERTIFIED TRANSMISSION	\$3,005.19	REPAIRS & MAINTENANCE	CITY EXPENDITURE

CHRONOGOLF	\$2,973.68	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ECOSOLUTIONS INC	\$2,971.95	SUPPLIES	CITY EXPENDITURE
ALLIED ELECTRONICS INCORPORATED	\$2,919.25	SUPPLIES	CITY EXPENDITURE
ECHO GROUP	\$2,879.77	SUPPLIES	CITY EXPENDITURE
J3 INC,	\$2,837.98	MEDICAL SUPPLIES	CITY EXPENDITURE
VERMEER SALES & SERVICE INC	\$2,837.78	EQUIPMENT/PARTS	CITY EXPENDITURE
WOODHOUSE FORD CHRYLSEY INC	\$2,617.23	EQUIPMENT/PARTS	CITY EXPENDITURE
MACQUEEN EQUIPMENT, INC.	\$2,532.14	EQUIPMENT/PARTS	CITY EXPENDITURE
DODGE GOLF CREDIT CARD FEES	\$2,521.94	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
SJ ELECTRO SYSTEMS INC	\$2,500.00	EQUIPMENT/PARTS	CITY EXPENDITURE
GLASS SERVICES INC	\$2,496.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
PREMIER GLAZER'S BEV	\$2,493.65	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
MICHAEL O'BRADOVICH	\$2,400.00	LEGAL SERVICES	CITY EXPENDITURE
ROGERS SERVICES LLC	\$2,400.00	SERVICE LABOR	CITY EXPENDITURE
MELLEN & ASSOCIATES INC	\$2,346.00	EQUIPMENT/PARTS	CITY EXPENDITURE
DAILY NONPAREIL	\$2,340.44	ADVERTISEMENT	CITY EXPENDITURE
NODDLE DEVELOPMENT	\$2,294.00	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
CALLAWAY	\$2,262.28	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
CORNHUSKER INTERNATIONAL TRUCKS	\$2,108.41	EQUIPMENT/PARTS	CITY EXPENDITURE
CUMMINS INC	\$2,090.64	EQUIPMENT/PARTS	CITY EXPENDITURE
AGRIVISION EQUIPMENT GROUP	\$2,089.28	EQUIPMENT/PARTS	CITY EXPENDITURE
FORSTA FILTERS INC	\$2,056.00	EQUIPMENT/PARTS	CITY EXPENDITURE
EJS SUPPLY INC	\$2,005.00	SUPPLIES	CITY EXPENDITURE
HAWKEYE TRUCK EQUIPMENT	\$2,004.00	EQUIPMENT/PARTS	CITY EXPENDITURE
KRONOS INCORPORATED	\$2,000.00	HARDWARE/SOFTWARE	CITY EXPENDITURE
MCMULLEN FORD INC	\$1,965.69	EQUIPMENT/PARTS	CITY EXPENDITURE
ADIDAS AMERICA	\$1,940.52	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
PEPSI	\$1,869.97	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
CONSTRUCTION SUPPLY HOLDINGS II, LLC	\$1,865.07	SUPPLIES	CITY EXPENDITURE
TIREHUB, LLC	\$1,813.07	EQUIPMENT/PARTS	CITY EXPENDITURE
RAY ALLEN MANUFACTURING, LLC	\$1,804.99	EQUIPMENT/PARTS	CITY EXPENDITURE
HUBER CHEVROLET CO INC	\$1,797.52	EQUIPMENT/PARTS	CITY EXPENDITURE
RODENBURG PROPERTIES, LLC	\$1,770.00	RENTAL EXPS	CITY EXPENDITURE
NATIONAL CONCRETE CUTTING INC	\$1,733.48	REPAIRS & MAINTENANCE	CITY EXPENDITURE
ACCENT PACKAGING INC	\$1,679.45	SUPPLIES	CITY EXPENDITURE
I-80 LIQUOR	\$1,607.02	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
JADE R ROGERS	\$1,600.00	LIBRARY PREFORMANCES	CITY EXPENDITURE
AKSARBEN FENCE & GATE LLC	\$1,550.00	SERVICE LABOR	CITY EXPENDITURE
NEBRASKA GOLF AND TURF	\$1,509.09	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ENGINEERING TECHNOLOGIES INC	\$1,500.00	CONSULTANT	CITY EXPENDITURE
FORTE PAYMENT SYSTEMS INC	\$1,482.54	EQUIPMENT/PARTS	CITY EXPENDITURE
DONNA L TROUT	\$1,400.00	PROFESSIONAL SVCS	CITY EXPENDITURE
DAVIS EQUIPMENT CORPORATION	\$1,385.22	EQUIPMENT/PARTS	CITY EXPENDITURE
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS	CITY EXPENDITURE
DAN BECKMANN	\$1,326.00	JANITORIAL SERVICE	CITY EXPENDITURE
BLUFFS TAXI & COURIER	\$1,312.25	TRANSIT SERVICES	CITY EXPENDITURE
CONSOLIDATED ELECTRICAL DISTR, INC	\$1,311.50	SUPPLIES	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$1,300.00	PAYROLL RELATED	CITY EXPENDITURE
RDG PLANNING & DESIGN	\$1,292.50	REFUND	CITY EXPENDITURE
HEARTLAND DOCUMENT SERVICES INC.	\$1,289.00	JANITORIAL SERVICE	CITY EXPENDITURE
MAX I WALKER UNIFORM & APPAREL	\$1,244.31	UNIFORMS	CITY EXPENDITURE
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP	CITY EXPENDITURE
EDWARDS CHEVROLET-CADILLAC INC	\$1,218.50	EQUIPMENT/PARTS	CITY EXPENDITURE
COUNCIL BLUFFS PUBLIC LIBRARY FOUNDATION	\$1,155.00	REFUND	CITY EXPENDITURE
SAFETY KLEEN SYSTEMS, INC	\$1,130.21	SERVICE LABOR	CITY EXPENDITURE
CANON SOLUTIONS AMERICA INC	\$1,080.58	COPY/PRINTER MAINTANCE	CITY EXPENDITURE
LYNCH DALLAS, P.C.	\$1,080.00	ATTORNEY FEES	CITY EXPENDITURE
UMR	\$1,077.14	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ALLIED OIL & TIRE COMPANY	\$1,068.80	SUPPLIES	CITY EXPENDITURE
MIDAMERICAN ENERGY COMPANY	\$1,067.60	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
AQUA-CHEM INCORPORATED	\$1,033.60	SUPPLIES	CITY EXPENDITURE
FLORIDA STATE DISBURSEMENT UNIT	\$1,015.38	PAYROLL RELATED	CITY EXPENDITURE
OMAHA CHILDREN'S MUSEUM	\$1,000.00	CONTRACT AGREEMENT	CITY EXPENDITURE
SCOTT L WHITE	\$1,000.00	PROFESSIONAL SVCS	CITY EXPENDITURE
CREDIT MANAGEMENT, LP	\$978.51	COLLECTION FEE	CITY EXPENDITURE
COBRA PUMA GOLF	\$961.08	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
BGNE INC.	\$942.09	SUPPLIES	CITY EXPENDITURE
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED	CITY EXPENDITURE
WEST PUBLISHING CORPORATION	\$906.41	SUBSCRIPTION	CITY EXPENDITURE
WILLIAM AND WENDY STOREY	\$899.83	REFUND	CITY EXPENDITURE
SIEMENS INDUSTRY INC	\$891.75	EQUIPMENT/PARTS	CITY EXPENDITURE
PASSPORT LABS INC	\$887.75	PARKING FEES	CITY EXPENDITURE
DIAMOND MOWERS INC	\$871.51	REPAIRS & MAINTENANCE	CITY EXPENDITURE
BOBCAT OF OMAHA	\$869.21	EQUIPMENT/PARTS	CITY EXPENDITURE

METOLIUS	\$835.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
SMA ENTERPRISES INC.	\$834.21	EQUIPMENT/PARTS	CITY EXPENDITURE
JEFF'S WASH & GLO LTD	\$825.60	REPAIRS & MAINTENANCE	CITY EXPENDITURE
GENERAL TRAFFIC CONTROLS INC	\$821.20	CONTRACT AGREEMENT	CITY EXPENDITURE
GENIE SERVICES LLC	\$820.00	PEST CONTROL	CITY EXPENDITURE
UNDERGROUND LOCATION COMPANY	\$812.40	PROFESSIONAL SVCS	CITY EXPENDITURE
ALL COPY PRODUCTS INC	\$812.00	LEASE	CITY EXPENDITURE
KINGHORN GARDENS	\$796.81	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
CENTURYLINK	\$790.88	PHONE/INTERNET SVC	CITY EXPENDITURE
FELD FIRE	\$762.20	EQUIPMENT/PARTS	CITY EXPENDITURE
JORIE L SCHEELE	\$750.00	PROFESSIONAL SVCS	CITY EXPENDITURE
CHAMPVA	\$739.00	REFUND	CITY EXPENDITURE
AETNA U S HEALTHCARE	\$712.79	REFUND	CITY EXPENDITURE
UNITED HEALTHCARE	\$678.43	REFUND	CITY EXPENDITURE
COX BUSINESS	\$678.42	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
RED LIGHT REFUNDS	\$670.00	REFUND	CITY EXPENDITURE
ROSE HOLDING, INC.	\$660.15	EQUIPMENT/PARTS	CITY EXPENDITURE
TERESA J NOONAN SOLE MBR	\$660.00	HARDWARE/SOFTWARE	CITY EXPENDITURE
BD TURF CARDS	\$655.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
YAMAHA MOTOR FINANCE	\$652.24	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
PURITAN MANUFACTURING INCORPORATED	\$650.00	SUPPLIES	CITY EXPENDITURE
LYMAN-RICHEY SAND & GRAVEL	\$633.05	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
GREAT PLAINS UNIFORMS	\$629.00	UNIFORMS	CITY EXPENDITURE
MIDWEST TURF & IRRIGATION	\$614.45	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
J & R LIQUOR	\$603.69	BEVERAGE COSTS	MAC EXPENDITURE
ALEGENT CREIGHTON HEALTH	\$594.00	PROFESSIONAL SVCS	CITY EXPENDITURE
REVOLUTION WRAPS LLC	\$590.30	ADVERTISEMENT	CITY EXPENDITURE
IPFS CORP	\$588.48	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
THERMAL SERVICES	\$587.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
ZIMCO SUPPLY COMPANY	\$562.50	SUPPLIES	CITY EXPENDITURE
POTTAWATTAMIE COUNTY JAIL	\$550.00	REFUND	CITY EXPENDITURE
IOWA DEPARTMENT OF REVENUE	\$540.00	PAYROLL RELATED	CITY EXPENDITURE
C & J INDUSTRIAL SUPPLY	\$535.25	JANITORIAL SERVICE	CITY EXPENDITURE
GREAT AMERICA FINANCIAL	\$533.63	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
AHLERS & COONEY P.C	\$527.00	LEGAL SERVICES	CITY EXPENDITURE
JAMES M CLARK	\$520.00	EQUIPMENT/PARTS	CITY EXPENDITURE
ENTERPRISE FM TRUST	\$512.73	RENTAL EXPS	CITY EXPENDITURE
T HALL ABC INC	\$509.80	SUPPLIES	CITY EXPENDITURE
ACUSHNET	\$507.15	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
NODDLE DEVELOPMENT	\$504.29	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
SECURITY EQUIPMENT INCORPORATED	\$502.50	ALARM SECURITY	CITY EXPENDITURE
CAMERON SCOTT LOGSDON	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
LEGAL CLAIMS	\$500.00	LEGAL CLAIM	CITY EXPENDITURE
NICHOLAS ALLEN	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
RACHEL GUERICKE	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
ROSS DOEHLING	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
IOWA DEPARTMENT OF REVENUE	\$497.66	SALES TAX	MAC EXPENDITURE
TED'S MOWER SALES & SERVICE INC	\$481.47	EQUIPMENT/PARTS	CITY EXPENDITURE
JOSEPH FAUST ENTERPRISES LLC	\$475.00	MOWING/GROUNDS MAINT	CITY EXPENDITURE
POM INCORPORATED	\$470.00	EQUIPMENT/PARTS	CITY EXPENDITURE
LINDA M CONNER	\$450.00	CONSULTANT	CITY EXPENDITURE
NODDLE SERVICES	\$446.30	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NEBRASKA DISTRIBUTING CO	\$444.29	BEVERAGE COSTS	MAC EXPENDITURE
YMCA OF GREATER OMAHA	\$430.00	DUES/MEMBERSHIP	CITY EXPENDITURE
CRITEX LLC	\$422.76	EQUIPMENT/PARTS	CITY EXPENDITURE
OMAHA WORLD HERALD	\$420.99	ADVERTISEMENT	CITY EXPENDITURE
RUETER & ZENOR CO	\$406.80	EQUIPMENT/PARTS	CITY EXPENDITURE
SCHINDLER ELEVATOR CORPORATION	\$373.23	REPAIRS & MAINTENANCE	CITY EXPENDITURE
M & R WELDING	\$360.00	WELDING SUPPLIES/SERVICE	CITY EXPENDITURE
ZIMCO SUPPLY COMPANY	\$360.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
CENGAGE LEARNING INC	\$352.15	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
DATA POWER TECHNOLOGY LLC	\$348.75	REPAIRS & MAINTENANCE	CITY EXPENDITURE
CENTER POINT LARGE PRINT	\$342.46	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
HEARTLAND CO-OP	\$342.34	FUEL	CITY EXPENDITURE
ROTARY INTERNATIONAL COUNCIL BLUFFS	\$341.66	DUES/MEMBERSHIP	CITY EXPENDITURE
DXP ENTERPRISES INC	\$340.56	EQUIPMENT/PARTS	CITY EXPENDITURE
DOLL DISTRIBUTING	\$337.80	BEVERAGE COSTS	MAC EXPENDITURE
HEARTLAND TOXICOLOGY	\$325.60	PROFESSIONAL SVCS	CITY EXPENDITURE
AVI SYSTEMS INC	\$320.00	HARDWARE/SOFTWARE	CITY EXPENDITURE
JAMIE N RUPPERT	\$318.75	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
FIRESRING PRINT INC	\$318.74	PRINTING/BINDING	CITY EXPENDITURE
RAILROAD MANAGEMENT COMPANY III LLC	\$313.34	LEASE	CITY EXPENDITURE
COX BUSINESS	\$311.25	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
AMERIGROUP IOWA INC	\$307.74	REFUND	CITY EXPENDITURE

DAVID W WOODY	\$307.11	SUPPLIES	CITY EXPENDITURE
GREATAMERICA FINANCIAL SERVICES CORP	\$305.05	LEASE	CITY EXPENDITURE
BRIAN ROSE	\$300.00	PROFESSIONAL SVCS	CITY EXPENDITURE
KRISTA M CLARK	\$300.00	SUPPLIES	CITY EXPENDITURE
LYNN HAMMERMEISTER	\$300.00	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$300.00	PROFESSIONAL SVCS	CITY EXPENDITURE
CLEAR TITLE & ABSTRACT LLC	\$295.00	PROFESSIONAL SVCS	CITY EXPENDITURE
BOUND TO STAY BOUND BOOKS INC	\$291.84	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
MARTIN RESOURCE MANAGEMENT	\$288.00	SUPPLIES	CITY EXPENDITURE
MONROE TRUCK EQUIPMENT, INC.	\$287.52	EQUIPMENT/PARTS	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLY HLTH PLAN	\$280.00	PAYROLL RELATED	CITY EXPENDITURE
STANARD & ASSOCIATES INC	\$278.00	SUPPLIES	CITY EXPENDITURE
ATHLETICO EXCEL NEBRASKA LLC	\$275.00	PROFESSIONAL SVCS	CITY EXPENDITURE
GEOFFREY G ATCHLEY	\$275.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
IOWA LAW ENFORCEMENT ACADEMY	\$275.00	TRAINING	CITY EXPENDITURE
WATER ENGINEERING INC	\$274.57	MOWING/GROUNDS MAINT	CITY EXPENDITURE
HART GOLF	\$270.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
HOTSY EQUIPMENT COMPANY	\$250.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$222.30	CONSULTANT	CITY EXPENDITURE
LOGAN CONTRACTORS SUPPLY INC	\$220.77	SUPPLIES	CITY EXPENDITURE
PREMIER GLAZER'S BEER & BEVERAGE LLC	\$206.00	BEVERAGE COSTS	MAC EXPENDITURE
LINCOLN NATIONAL LIFE INS.	\$202.40	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
DOUGLAS COUNTY SHERIFF	\$200.00	TRAINING	CITY EXPENDITURE
DYLAN ROHDE	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
INFOSAFE SHREDDING LLC	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
IOWA WATER ENVIRONMENT ASSOCIATION	\$200.00	TRAINING	CITY EXPENDITURE
JAMES PALMER	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
PEERLESS WIPING CLOTH CO	\$200.00	SUPPLIES	CITY EXPENDITURE
RUDOLPH L DANIELS	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
MATHESON TRI GAS INC.	\$192.10	SUPPLIES	CITY EXPENDITURE
TK ELEVATOR CORPORATION	\$190.07	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
INLAND TRUCK PARTS COMPANY INC	\$184.97	EQUIPMENT/PARTS	CITY EXPENDITURE
NODDLE SERVICES	\$175.00	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NODDLE SERVICES	\$175.00	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
GRP & ASSOCIATES	\$172.00	SUPPLIES	CITY EXPENDITURE
FORCE EQUIPMENT	\$163.10	EQUIPMENT/PARTS	CITY EXPENDITURE
KAYLEE BRINSON	\$140.00	REFUND	CITY EXPENDITURE
MID STATES	\$131.85	BANK FEES	MAC EXPENDITURE
FASTENAL COMPANY	\$128.28	SUPPLIES	CITY EXPENDITURE
CHRISTOPHER ANDERSON	\$127.28	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
PARKS & REC REFUNDS	\$125.00	REFUND	CITY EXPENDITURE
TECH INC	\$124.88	SUPPLIES	CITY EXPENDITURE
VINCENT MARTORELLO	\$122.05	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
JAMY ELKER	\$120.00	PROFESSIONAL SVCS	CITY EXPENDITURE
JIM HAWK TRUCK TRAILERS INC.	\$114.59	EQUIPMENT/PARTS	CITY EXPENDITURE
ORIENTAL TRADING COMPANY INC	\$112.41	SUPPLIES	CITY EXPENDITURE
MOBILIS INC	\$100.00	REFUND	CITY EXPENDITURE
CENTRAL STATES INDEMNITY CO OF OMAHA	\$93.17	REFUND	CITY EXPENDITURE
RICOH USA INC	\$85.39	LEASE	CITY EXPENDITURE
C & E WELDING AND FAB INC	\$85.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
UNITED PARCEL SERVICE	\$82.71	FREIGHT/POSTAGE	CITY EXPENDITURE
MUTUAL OF OMAHA	\$82.23	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ASI SYSTEMS	\$80.25	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NUCO	\$80.25	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
WASTE CONNECTIONS OF IOWA	\$80.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
AMERICAN NATIONAL BANK	\$74.45	BANK SERVICES	CITY EXPENDITURE
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$71.25	LANDSCAPING SUPPLIES	CITY EXPENDITURE
LIBERTY HOLLAND	\$70.00	REFUND	CITY EXPENDITURE
SCOTT BOOSE	\$69.00	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
DESSIE REDMOND	\$60.92	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
DULTMEIER SALES LLC	\$58.31	SUPPLIES	CITY EXPENDITURE
PRESTO X	\$57.78	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
GIBBS RENTAL & SALES	\$55.59	BUSINESS ASSISTANCE PROGRAM	CITY EXPENDITURE
BOFA	\$51.08	CC FEES	MAC EXPENDITURE
RE PARKING GARAGE BANK FEES	\$50.50	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
LORETTA GOESCHEL	\$50.05	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$50.00	EQUIPMENT/PARTS	CITY EXPENDITURE
STATE OF IOWA	\$50.00	TRAINING	CITY EXPENDITURE
THRYV, INC.	\$45.39	ADVERTISEMENT	CITY EXPENDITURE
KEVIN KLOCKE	\$45.35	VEHICLES	CITY EXPENDITURE
AMERITAS LIFE INS CORP	\$45.29	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ST LUKE'S HEALTH RESOURCES	\$42.00	CONSULTANT	CITY EXPENDITURE
THE J P COOKE COMPANY	\$41.25	SUPPLIES	CITY EXPENDITURE
O'REILLY AUTOMOTIVE INC	\$37.63	EQUIPMENT/PARTS	CITY EXPENDITURE

BLACKSTONE AUDIO INC	\$35.25	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
AMERICAN MESSAGING SERVICES LLC	\$35.01	PHONE/INTERNET SVC	CITY EXPENDITURE
LINDSAY MCGINNIS-HURT	\$34.13	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	\$30.00	CONTRACT AGREEMENT	CITY EXPENDITURE
CHARLES BLUE	\$25.00	REFUND	CITY EXPENDITURE
PATRICIA M HOLT	\$25.00	PROFESSIONAL SVCS	CITY EXPENDITURE
SILVERSTONE GROUP INC.	\$22.59	INSURANCE	CITY EXPENDITURE
SARAH ALLEN	\$9.46	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
UNION BANK & TRUST	\$9.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
TOTAL	<u>\$9,760,223.00</u>		

**CITY OF COUNCIL BLUFFS
AP BY VENDOR
SEPTEMBER 2022
(\$'S)**

VENDOR	AMOUNT	DESCRIPTION	BUSINESS PURPOSE
ACCENT PACKAGING INC	\$1,679.45	SUPPLIES	CITY EXPENDITURE
ACUSHNET	\$507.15	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ADASHI SYSTEMS LLC	\$9,656.20	HARDWARE/SOFTWARE	CITY EXPENDITURE
ADIDAS AMERICA	\$1,940.52	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
AETNA U S HEALTHCARE	\$712.79	REFUND	CITY EXPENDITURE
AGRILAND F S INC	\$172,816.11	SUPPLIES	CITY EXPENDITURE
AGRIVISION EQUIPMENT GROUP	\$2,089.28	EQUIPMENT/PARTS	CITY EXPENDITURE
AHLERS & COONEY P.C	\$527.00	LEGAL SERVICES	CITY EXPENDITURE
AKSARBEN FENCE & GATE LLC	\$1,550.00	SERVICE LABOR	CITY EXPENDITURE
ALEGENT CREIGHTON HEALTH	\$594.00	PROFESSIONAL SVCS	CITY EXPENDITURE
ALL COPY PRODUCTS INC	\$812.00	LEASE	CITY EXPENDITURE
ALLIED ELECTRONICS INCORPORATED	\$2,919.25	SUPPLIES	CITY EXPENDITURE
ALLIED OIL & TIRE COMPANY	\$1,068.80	SUPPLIES	CITY EXPENDITURE
AMBULANCE REFUNDS	\$5,058.81	REFUND	CITY EXPENDITURE
AMERICAN MESSAGING SERVICES LLC	\$35.01	PHONE/INTERNET SVC	CITY EXPENDITURE
AMERICAN NATIONAL BANK	\$74.45	BANK SERVICES	CITY EXPENDITURE
AMERICAN TRAFFIC SOLUTIONS, INC.	\$54,372.00	PROFESSIONAL SVCS	CITY EXPENDITURE
AMERIGROUP IOWA INC	\$307.74	REFUND	CITY EXPENDITURE
AMERITAS LIFE INS CORP	\$45.29	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
AMI CONSULTING ENGINEERS, PA	\$10,235.00	PROFESSIONAL SVCS	CITY EXPENDITURE
AQUA-CHEM INCORPORATED	\$1,033.60	SUPPLIES	CITY EXPENDITURE
ARNOLD MOTOR SUPPLY, LLP	\$6,907.27	EQUIPMENT/PARTS	CITY EXPENDITURE
ARR ROOFING, LLC	\$9,334.30	REPAIRS & MAINTENANCE	CITY EXPENDITURE
ARROW TOWING	\$5,929.00	TOWING/STORAGE/AUCTION	CITY EXPENDITURE
ASI SYSTEMS	\$80.25	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
ATHLETICO EXCEL NEBRASKA LLC	\$275.00	PROFESSIONAL SVCS	CITY EXPENDITURE
AVI SYSTEMS INC	\$320.00	HARDWARE/SOFTWARE	CITY EXPENDITURE
BAKER & TAYLOR INC	\$6,590.22	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
BARKER LEMAR AND ASSOCIATES INC	\$5,175.00	CONSULTANT	CITY EXPENDITURE
BD TURF CARDS	\$655.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
BGNE INC.	\$942.09	SUPPLIES	CITY EXPENDITURE
BLACK HILLS UTILITY HOLDINGS, INC.	\$7,593.13	NATURAL GAS	CITY EXPENDITURE
BLACKSTONE AUDIO INC	\$35.25	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
BLUFFS ELECTRIC INC	\$17,911.29	ELECTRICAL REPAIR	CITY EXPENDITURE
BLUFFS TAXI & COURIER	\$1,312.25	TRANSIT SERVICES	CITY EXPENDITURE
BNSF RAILWAY COMPANY	\$3,013.04	INSURANCE	CITY EXPENDITURE
BOBCAT OF OMAHA	\$869.21	EQUIPMENT/PARTS	CITY EXPENDITURE
BOFA	\$51.08	CC FEES	MAC EXPENDITURE
BOUND TO STAY BOUND BOOKS INC	\$291.84	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
BRIAN ROSE	\$300.00	PROFESSIONAL SVCS	CITY EXPENDITURE
BURTON PLUMBING	\$8,615.81	PLUMBING NEW OR REPAIR	CITY EXPENDITURE
C & E WELDING AND FAB INC	\$85.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
C & J INDUSTRIAL SUPPLY	\$535.25	JANITORIAL SERVICE	CITY EXPENDITURE
CAESARS ENTERTAINMENT	\$134,390.17	INTERCOMPANY AUGUST	MAC EXPENDITURE
CALLAWAY	\$2,262.28	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
CAMERON SCOTT LOGSDON	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
CANON SOLUTIONS AMERICA INC	\$1,080.58	COPY/PRINTER MAINTANCE	CITY EXPENDITURE
CARLEY CONSTRUCTION LLC	\$84,960.39	CONSTRUCTION	CITY EXPENDITURE
CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY	\$50.00	EQUIPMENT/PARTS	CITY EXPENDITURE
CENGAGE LEARNING INC	\$352.15	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
CENTER POINT LARGE PRINT	\$342.46	BOOKS/PERIODICALS/SUB	CITY EXPENDITURE
CENTRAL STATES INDEMNITY CO OF OMAHA	\$93.17	REFUND	CITY EXPENDITURE
CENTURYLINK	\$790.88	PHONE/INTERNET SVC	CITY EXPENDITURE
CERTIFIED TRANSMISSION	\$3,005.19	REPAIRS & MAINTENANCE	CITY EXPENDITURE
CFI TIRE SERVICE	\$3,768.50	TIRE REPLACEMENT/REPAIR	CITY EXPENDITURE
CHAMPLIN TIRE RECYCLING INC	\$7,182.00	TIRE DISPOSAL	CITY EXPENDITURE
CHAMPVA	\$739.00	REFUND	CITY EXPENDITURE
CHARLES BLUE	\$25.00	REFUND	CITY EXPENDITURE
CHRISTOPHER ANDERSON	\$127.28	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
CHRONOGOLF	\$2,973.68	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
CITY GLASS	\$7,892.50	REPAIRS & MAINTENANCE	CITY EXPENDITURE
CITY OF COUNCIL BLUFFS PAYROLL	\$2,082,371.85	PAYROLL RELATED	CITY EXPENDITURE
CITY OF COUNCIL BLUFFS-DEPENDENT	\$4,540.98	PAYROLL RELATED	CITY EXPENDITURE
CITY OF COUNCIL BLUFFS-FLEX	\$10,036.50	PAYROLL RELATED	CITY EXPENDITURE
CLARK EQUIPMENT COMPANY	\$75,669.18	EQUIPMENT/PARTS	CITY EXPENDITURE
CLEAR TITLE & ABSTRACT LLC	\$295.00	PROFESSIONAL SVCS	CITY EXPENDITURE
CLEVELAND GOLF	\$8,815.07	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
COBRA PUMA GOLF	\$961.08	DODGE OPERATING EXPENSE	DODGE EXPENDITURE

COLLECTION SERVICES CENTER	\$7,858.76	PAYROLL RELATED	CITY EXPENDITURE
COMPASS UTILITY LLC	\$29,554.48	CONSTRUCTION	CITY EXPENDITURE
CONFLUENCE INC	\$3,500.00	CONSULTANT	CITY EXPENDITURE
CONSOLIDATED ELECTRICAL DISTR, INC	\$1,311.50	SUPPLIES	CITY EXPENDITURE
CONSTRUCTION SUPPLY HOLDINGS II, LLC	\$1,865.07	SUPPLIES	CITY EXPENDITURE
CONVERGEONE INC	\$104,994.66	HARDWARE/SOFTWARE	CITY EXPENDITURE
CORNHUSKER INTERNATIONAL TRUCKS	\$2,108.41	EQUIPMENT/PARTS	CITY EXPENDITURE
COUNCIL BLUFFS AIRPORT AUTHORITY	\$51,299.16	AIRPORT AUTH TAX	CITY EXPENDITURE
COUNCIL BLUFFS CHAMBER OF COMMERCE	\$25,000.00	CONTRACT AGREEMENT	CITY EXPENDITURE
COUNCIL BLUFFS PUBLIC LIBRARY FOUNDATION	\$1,155.00	REFUND	CITY EXPENDITURE
COUNCIL BLUFFS WATER WORKS	\$28,295.35	WATER	CITY EXPENDITURE
COUNCIL BLUFFS WINSUPPLY	\$4,222.13	SUPPLIES	CITY EXPENDITURE
COX BUSINESS	\$311.25	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
COX BUSINESS	\$678.42	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
COX COMMUNICATION INC	\$16,502.98	PHONE/INTERNET SVC	CITY EXPENDITURE
CREDIT MANAGEMENT, LP	\$978.51	COLLECTION FEE	CITY EXPENDITURE
CRITEX LLC	\$422.76	EQUIPMENT/PARTS	CITY EXPENDITURE
CUMMINS INC	\$2,090.64	EQUIPMENT/PARTS	CITY EXPENDITURE
D&K PRODUCTS	\$4,245.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
DAILY NONPAREIL	\$2,340.44	ADVERTISEMENT	CITY EXPENDITURE
DALES TRASH SERVICE INC	\$4,579.00	RENTAL EXPS	CITY EXPENDITURE
DAN BECKMANN	\$1,326.00	JANITORIAL SERVICE	CITY EXPENDITURE
DATA POWER TECHNOLOGY LLC	\$348.75	REPAIRS & MAINTENANCE	CITY EXPENDITURE
DAVID W WOODY	\$307.11	SUPPLIES	CITY EXPENDITURE
DAVIS EQUIPMENT CORPORATION	\$1,385.22	EQUIPMENT/PARTS	CITY EXPENDITURE
DESSIE REDMOND	\$60.92	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
DIAMOND MOWERS INC	\$871.51	REPAIRS & MAINTENANCE	CITY EXPENDITURE
DIXON CONSTRUCTION CO.	\$207,466.63	CONSTRUCTION	CITY EXPENDITURE
DMG INC	\$7,003.74	ELECTRICAL REPAIR	CITY EXPENDITURE
DODGE GOLF CREDIT CARD FEES	\$2,521.94	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
DODGE GOLF PAYROLL	\$62,549.55	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
DODGE GOLF SALES TAX	\$4,178.71	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
DODGE RIVERSIDE GOLF CLUB	\$14,234.96	RENTAL EXPS	CITY EXPENDITURE
DOLL DISTRIBUTING	\$4,316.20	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
DOLL DISTRIBUTING	\$337.80	BEVERAGE COSTS	MAC EXPENDITURE
DONALD W MATHEWS	\$11,302.01	VEHICLE REPAIR	CITY EXPENDITURE
DONNA L TROUT	\$1,400.00	PROFESSIONAL SVCS	CITY EXPENDITURE
DOUGLAS COUNTY SHERIFF	\$200.00	TRAINING	CITY EXPENDITURE
DULTMEIER SALES LLC	\$58.31	SUPPLIES	CITY EXPENDITURE
DXP ENTERPRISES INC	\$340.56	EQUIPMENT/PARTS	CITY EXPENDITURE
DYLAN ROHDE	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
ECHO GROUP	\$2,879.77	SUPPLIES	CITY EXPENDITURE
ECOSOLUTIONS INC	\$2,971.95	SUPPLIES	CITY EXPENDITURE
ECO-STORAGE INVESTMENTS INC	\$37,791.32	SOLID WASTE DISPOSAL	CITY EXPENDITURE
EDWARDS CHEVROLET-CADILLAC INC	\$1,218.50	EQUIPMENT/PARTS	CITY EXPENDITURE
EFTPS	\$580,643.09	PAYROLL RELATED	CITY EXPENDITURE
EJS SUPPLY INC	\$2,005.00	SUPPLIES	CITY EXPENDITURE
ELAVON INC	\$4,280.56	FEES	CITY EXPENDITURE
ELECTRIC PUMP	\$32,939.73	EQUIPMENT/PARTS	CITY EXPENDITURE
EMPLOYERS MUTUAL CASUALTY COMPANY	\$93,658.42	INSURANCE	CITY EXPENDITURE
ENGINEERING TECHNOLOGIES INC	\$1,500.00	CONSULTANT	CITY EXPENDITURE
ENTERPRISE FM TRUST	\$512.73	RENTAL EXPS	CITY EXPENDITURE
ERRIN K GUNDERSON	\$5,806.00	MOWING/GROUNDS MAINT	CITY EXPENDITURE
EXCHANGE BANK LEASING	\$10,559.52	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
FACTORY MOTOR PARTS	\$4,176.62	EQUIPMENT/PARTS	CITY EXPENDITURE
FASTENAL COMPANY	\$128.28	SUPPLIES	CITY EXPENDITURE
FELD FIRE	\$762.20	EQUIPMENT/PARTS	CITY EXPENDITURE
FIRESRING PRINT INC	\$318.74	PRINTING/BINDING	CITY EXPENDITURE
FIRST NATIONAL BANK	\$4,698.38	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
FIRST RESPONDERS FOUNDATION	\$3,300.00	PROFESSIONAL SVCS	CITY EXPENDITURE
FLORIDA STATE DISBURSEMENT UNIT	\$1,015.38	PAYROLL RELATED	CITY EXPENDITURE
FORCE EQUIPMENT	\$163.10	EQUIPMENT/PARTS	CITY EXPENDITURE
FORSTA FILTERS INC	\$2,056.00	EQUIPMENT/PARTS	CITY EXPENDITURE
FORTE PAYMENT SYSTEMS INC	\$1,482.54	EQUIPMENT/PARTS	CITY EXPENDITURE
FOUNDERS SERIES LOCKTON	\$6,649.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
FOX HOLDINGS, INC.	\$4,600.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
GALLS PARENT HOLDING, LLC	\$3,450.02	EQUIPMENT/PARTS	CITY EXPENDITURE
GENERAL TRAFFIC CONTROLS INC	\$821.20	CONTRACT AGREEMENT	CITY EXPENDITURE
GENIE SERVICES LLC	\$820.00	PEST CONTROL	CITY EXPENDITURE
GEOFFREY G ATCHLEY	\$275.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
GIBBS RENTAL & SALES	\$55.59	BUSINESS ASSISTANCE PROGRAM	CITY EXPENDITURE
GLASS SERVICES INC	\$2,496.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
GLOBAL PAYMENTS DIRECT, INC	\$6,812.71	CREDIT CARD CHGS	CITY EXPENDITURE
GREAT AMERICA FINANCIAL	\$533.63	DODGE OPERATING EXPENSE	DODGE EXPENDITURE

GREAT PLAINS COMMUNICATIONS HOLDINGS LLC	\$4,400.00	PHONE/INTERNET SVC	CITY EXPENDITURE
GREAT PLAINS UNIFORMS	\$629.00	UNIFORMS	CITY EXPENDITURE
GREATAMERICA FINANCIAL SERVICES CORP	\$305.05	LEASE	CITY EXPENDITURE
GRP & ASSOCIATES	\$172.00	SUPPLIES	CITY EXPENDITURE
HART GOLF	\$270.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
HAWKEYE TRUCK EQUIPMENT	\$2,004.00	EQUIPMENT/PARTS	CITY EXPENDITURE
HDR ENGINEERING INC	\$35,058.83	PROFESSIONAL SVCS	CITY EXPENDITURE
HEARTLAND BUSINESS SYSTEMS LLC	\$76,907.82	HARDWARE/SOFTWARE	CITY EXPENDITURE
HEARTLAND CO-OP	\$342.34	FUEL	CITY EXPENDITURE
HEARTLAND DOCUMENT SERVICES INC.	\$1,289.00	JANITORIAL SERVICE	CITY EXPENDITURE
HEARTLAND TIRES & TREADS INC	\$6,147.70	TIRE REPLACEMENT/REPAIR	CITY EXPENDITURE
HEARTLAND TOXICOLOGY	\$325.60	PROFESSIONAL SVCS	CITY EXPENDITURE
HGM ASSOCIATES INC	\$56,448.57	CONSULTANT	CITY EXPENDITURE
HOTSY EQUIPMENT COMPANY	\$250.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
HOWARD BEBOUT	\$29,662.50	PROFESSIONAL SVCS	CITY EXPENDITURE
HTM SALES INC	\$6,786.00	EQUIPMENT/PARTS	CITY EXPENDITURE
HUBER CHEVROLET CO INC	\$1,797.52	EQUIPMENT/PARTS	CITY EXPENDITURE
I-80 LIQUOR	\$1,607.02	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
ICMA RETIREMENT TRUST - 457	\$13,696.00	PAYROLL RELATED	CITY EXPENDITURE
IMPACT7G INC	\$16,281.13	PROFESSIONAL SVCS	CITY EXPENDITURE
INFOSAFE SHREDDING LLC	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
INLAND TRUCK PARTS COMPANY INC	\$184.97	EQUIPMENT/PARTS	CITY EXPENDITURE
INTERGRAPH CORPORATION	\$113,921.63	HARDWARE/SOFTWARE	CITY EXPENDITURE
INTERNATIONAL ASSOCIATION	\$1,225.00	DUES/MEMBERSHIP	CITY EXPENDITURE
IOWA DEPARTMENT OF HUMAN SERVICES	\$73,248.24	AMBULANCE BILLING FEE	CITY EXPENDITURE
IOWA DEPARTMENT OF REVENUE	\$540.00	PAYROLL RELATED	CITY EXPENDITURE
IOWA DEPARTMENT OF REVENUE	\$497.66	SALES TAX	MAC EXPENDITURE
IOWA DEPT OF AGRICULTURE & LAND STEWARDSHIP	\$30.00	CONTRACT AGREEMENT	CITY EXPENDITURE
IOWA DEPT OF REVENUE	\$126,693.00	PAYROLL RELATED	CITY EXPENDITURE
IOWA LAW ENFORCEMENT ACADEMY	\$275.00	TRAINING	CITY EXPENDITURE
IOWA WASTE SERVICES HOLDINGS INC	\$38,756.12	SOLID WASTE DISPOSAL	CITY EXPENDITURE
IOWA WATER ENVIRONMENT ASSOCIATION	\$200.00	TRAINING	CITY EXPENDITURE
IOWA WEST FOUNDATION	\$89,649.53	DEVLPMNT CONTRACT	CITY EXPENDITURE
IOWA WESTERN COMMUNITY COLLEGE	\$8,930.00	PROFESSIONAL SVCS	CITY EXPENDITURE
IOWA WORKFORCE DEVELOPMENT	\$4,403.00	FEES	CITY EXPENDITURE
IPERS	\$215,846.05	PAYROLL RELATED	CITY EXPENDITURE
IPFS CORP	\$588.48	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
J & R LIQUOR	\$603.69	BEVERAGE COSTS	MAC EXPENDITURE
J3 INC,	\$2,837.98	MEDICAL SUPPLIES	CITY EXPENDITURE
JADE R ROGERS	\$1,600.00	LIBRARY PREFORMANCES	CITY EXPENDITURE
JAMES M CLARK	\$520.00	EQUIPMENT/PARTS	CITY EXPENDITURE
JAMES PALMER	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
JAMIE N RUPPERT	\$318.75	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
JAMY ELKER	\$120.00	PROFESSIONAL SVCS	CITY EXPENDITURE
JCG LAND SERVICES INC	\$22,104.25	CONTRACT AGREEMENT	CITY EXPENDITURE
JEFF'S WASH & GLO LTD	\$825.60	REPAIRS & MAINTENANCE	CITY EXPENDITURE
JEO CONSULTING GROUP INC	\$28,215.00	CONSULTANT	CITY EXPENDITURE
JIM HAWK TRUCK TRAILERS INC.	\$114.59	EQUIPMENT/PARTS	CITY EXPENDITURE
JORIE L SCHEELE	\$750.00	PROFESSIONAL SVCS	CITY EXPENDITURE
JOSEPH FAUST ENTERPRISES LLC	\$475.00	MOWING/GROUNDS MAINT	CITY EXPENDITURE
JUDDS BROS CONSTRUCTION CO	\$45,859.08	CONSTRUCTION	CITY EXPENDITURE
KAYLEE BRINSON	\$140.00	REFUND	CITY EXPENDITURE
KELTEK, INCORPORATED	\$4,770.40	EQUIPMENT/PARTS	CITY EXPENDITURE
KEVIN KLOCKE	\$45.35	VEHICLES	CITY EXPENDITURE
KINGHORN GARDENS	\$796.81	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
KRISTA M CLARK	\$300.00	SUPPLIES	CITY EXPENDITURE
KRONOS INCORPORATED	\$2,000.00	HARDWARE/SOFTWARE	CITY EXPENDITURE
LANDSCAPES GOLF MANAGEMENT	\$11,558.62	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
LAWSON PRODUCTS INC	\$8,071.60	SUPPLIES	CITY EXPENDITURE
LEGAL CLAIMS	\$500.00	LEGAL CLAIM	CITY EXPENDITURE
LIBERTY HOLLAND	\$70.00	REFUND	CITY EXPENDITURE
LINCOLN NATIONAL LIFE INS.	\$202.40	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
LINDA M CONNER	\$450.00	CONSULTANT	CITY EXPENDITURE
LINDSAY MCGINNIS-HURT	\$34.13	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
LOGAN CONTRACTORS SUPPLY INC	\$220.77	SUPPLIES	CITY EXPENDITURE
LORETTA GOESCHEL	\$50.05	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,080.00	PAYROLL RELATED	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$280.00	PAYROLL RELATED	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$4,650.00	PAYROLL RELATED	CITY EXPENDITURE
LSNB AS TRUSTEE FOR POST EMPLOY HLTH PLAN	\$1,300.00	PAYROLL RELATED	CITY EXPENDITURE
LYMAN RICHEY SAND & GRAVEL COMPANY	\$74,227.50	STREET MAINTENANCE SUPLS	CITY EXPENDITURE
LYMAN-RICHEY SAND & GRAVEL	\$633.05	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
LYNCH DALLAS, P.C.	\$1,080.00	ATTORNEY FEES	CITY EXPENDITURE
LYNN HAMMERMEISTER	\$300.00	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE

M & R WELDING	\$360.00	WELDING SUPPLIES/SERVICE	CITY EXPENDITURE
MACQUEEN EQUIPMENT, INC.	\$2,532.14	EQUIPMENT/PARTS	CITY EXPENDITURE
MARCO HOLDINGS, LLC	\$9,892.03	COPY/PRINTER MAINTANCE	CITY EXPENDITURE
MARKUSON CONSTRUCTION INC	\$17,645.00	CONSTRUCTION	CITY EXPENDITURE
MARTIN RESOURCE MANAGEMENT	\$288.00	SUPPLIES	CITY EXPENDITURE
MATHESON TRI GAS INC.	\$192.10	SUPPLIES	CITY EXPENDITURE
MAX I WALKER UNIFORM & APPAREL	\$1,244.31	UNIFORMS	CITY EXPENDITURE
MCINTOSH PLUMBING INC	\$3,875.00	PLUMBING NEW OR REPAIR	CITY EXPENDITURE
MCMULLEN FORD INC	\$1,965.69	EQUIPMENT/PARTS	CITY EXPENDITURE
MECO-HENNE CONTRACTING INC	\$257,723.22	CONSTRUCTION	CITY EXPENDITURE
MELLEN & ASSOCIATES INC	\$2,346.00	EQUIPMENT/PARTS	CITY EXPENDITURE
METOLIUS	\$835.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
METROPOLITAN COMMUNITY COLLEGE	\$7,722.00	TRAINING	CITY EXPENDITURE
MFPRSI	\$501,339.90	PAYROLL RELATED	CITY EXPENDITURE
MICHAEL O'BRADOVICH	\$2,400.00	LEGAL SERVICES	CITY EXPENDITURE
MID STATES	\$131.85	BANK FEES	MAC EXPENDITURE
MID-AMERICA CLEANING SYSTEMS INC	\$8,302.02	EQUIPMENT/PARTS	CITY EXPENDITURE
MIDAMERICAN ENERGY COMPANY	\$152,364.80	ELECTRICITY	CITY EXPENDITURE
MIDAMERICAN ENERGY COMPANY	\$1,067.60	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
MIDLAND SCIENTIFIC, INC	\$7,239.24	SUPPLIES	CITY EXPENDITURE
MIDLANDS HUMANE SOCIETY	\$10,328.17	CONTRACT AGREEMENT	CITY EXPENDITURE
MIDWEST GLASS	\$16,937.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
MIDWEST RESEARCH & SETTLEMENT SERVICES, INC.	\$300.00	PROFESSIONAL SVCS	CITY EXPENDITURE
MIDWEST TAPE, LLC	\$5,802.18	DVD/AUDIO/CD	CITY EXPENDITURE
MIDWEST TURF & IRRIGATION	\$5,659.87	EQUIPMENT/PARTS	CITY EXPENDITURE
MIDWEST TURF & IRRIGATION	\$614.45	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
MILLER & SONS GOLF CARS	\$3,800.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
MOBILIS INC	\$100.00	REFUND	CITY EXPENDITURE
MONROE TRUCK EQUIPMENT, INC.	\$287.52	EQUIPMENT/PARTS	CITY EXPENDITURE
MUTUAL OF OMAHA	\$82.23	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
NAPA AUTO PARTS	\$3,195.08	EQUIPMENT/PARTS	CITY EXPENDITURE
NATIONAL CONCRETE CUTTING INC	\$1,733.48	REPAIRS & MAINTENANCE	CITY EXPENDITURE
NATIONWIDE RETIREMENT SOLUTIONS INC	\$75,448.88	PAYROLL RELATED	CITY EXPENDITURE
NEBRASKA AIR FILTER INC	\$3,127.68	SUPPLIES	CITY EXPENDITURE
NEBRASKA CHILD SUPPORT PAYMENT CTR	\$912.02	PAYROLL RELATED	CITY EXPENDITURE
NEBRASKA DISTRIBUTING CO	\$444.29	BEVERAGE COSTS	MAC EXPENDITURE
NEBRASKA GOLF AND TURF	\$1,509.09	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
NEW VISIONS HOMELESS SERVICES	\$12,812.15	GRANT REIMBURSEMENT	CITY EXPENDITURE
NEXT PHASE ENVIRONMENTAL	\$73,117.30	MOWING/GROUNDS MAINT	CITY EXPENDITURE
NICHOLAS ALLEN	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
NODDLE DEVELOPMENT	\$504.29	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NODDLE DEVELOPMENT	\$2,294.00	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NODDLE SERVICES	\$446.30	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NODDLE SERVICES	\$175.00	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NODDLE SERVICES	\$175.00	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
NUCO	\$80.25	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
OMAHA CHILDREN'S MUSEUM	\$1,000.00	CONTRACT AGREEMENT	CITY EXPENDITURE
OMAHA DOOR & WINDOW CO INC	\$3,863.71	REPAIRS & MAINTENANCE	CITY EXPENDITURE
OMAHA WORLD HERALD	\$420.99	ADVERTISEMENT	CITY EXPENDITURE
OMNI ENGINEERING	\$17,994.17	STREET MAINTENANCE SUPLS	CITY EXPENDITURE
ONE SOURCE THE BACKGROUND CHECK COMPANY	\$222.30	CONSULTANT	CITY EXPENDITURE
O'REILLY AUTOMOTIVE INC	\$37.63	EQUIPMENT/PARTS	CITY EXPENDITURE
ORIENTAL TRADING COMPANY INC	\$112.41	SUPPLIES	CITY EXPENDITURE
PARKS & REC REFUNDS	\$125.00	REFUND	CITY EXPENDITURE
PASSPORT LABS INC	\$887.75	PARKING FEES	CITY EXPENDITURE
PATRICIA M HOLT	\$25.00	PROFESSIONAL SVCS	CITY EXPENDITURE
PAYROLL	\$70,578.14	PAYROLL	MAC EXPENDITURE
PEERLESS WIPING CLOTH CO	\$200.00	SUPPLIES	CITY EXPENDITURE
PENGUIN RANDOM HOUSE LLC	\$6,500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
PEPSI	\$1,869.97	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
PETERSON CONTRACTORS INC	\$64,863.78	CONSTRUCTION	CITY EXPENDITURE
POLYDYNE INC	\$23,430.00	SUPPLIES	CITY EXPENDITURE
POM INCORPORATED	\$470.00	EQUIPMENT/PARTS	CITY EXPENDITURE
POTTAWATTAMIE COUNTY JAIL	\$550.00	REFUND	CITY EXPENDITURE
POTTAWATTAMIE COUNTY TREASURER	\$72,701.50	FEES	CITY EXPENDITURE
PREMIER GLAZER'S BEER & BEVERAGE LLC	\$206.00	BEVERAGE COSTS	MAC EXPENDITURE
PREMIER GLAZER'S BEV	\$2,493.65	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
PRESTO X	\$57.78	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
PURITAN MANUFACTURING INCORPORATED	\$650.00	SUPPLIES	CITY EXPENDITURE
RACHEL GUERICKE	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
RAILROAD MANAGEMENT COMPANY III LLC	\$313.34	LEASE	CITY EXPENDITURE
RASMUSSEN MECHANICAL SERVICES INC	\$6,414.98	EQUIPMENT/PARTS	CITY EXPENDITURE
RAY ALLEN MANUFACTURING, LLC	\$1,804.99	EQUIPMENT/PARTS	CITY EXPENDITURE
RDG PLANNING & DESIGN	\$1,292.50	REFUND	CITY EXPENDITURE

RE PARKING GARAGE BANK FEES	\$50.50	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
RED LIGHT REFUNDS	\$670.00	REFUND	CITY EXPENDITURE
RELIANCE STANDARD LIFE INSURANCE CO	\$21,899.08	PAYROLL RELATED	CITY EXPENDITURE
REVOLUTION WRAPS LLC	\$590.30	ADVERTISEMENT	CITY EXPENDITURE
RICOH USA INC	\$85.39	LEASE	CITY EXPENDITURE
RJN GROUP	\$6,200.00	ENGINEERING	CITY EXPENDITURE
RODENBURG PROPERTIES, LLC	\$1,770.00	RENTAL EXPS	CITY EXPENDITURE
ROGERS SERVICES LLC	\$2,400.00	SERVICE LABOR	CITY EXPENDITURE
ROSE HOLDING, INC.	\$660.15	EQUIPMENT/PARTS	CITY EXPENDITURE
ROSS DOEHLING	\$500.00	PROFESSIONAL SVCS	CITY EXPENDITURE
ROTARY INTERNATIONAL COUNCIL BLUFFS	\$341.66	DUES/MEMBERSHIP	CITY EXPENDITURE
RTG BUILDING SERVICES INC	\$24,651.46	JANITORIAL SERVICE	CITY EXPENDITURE
RUDOLPH L DANIELS	\$200.00	PROFESSIONAL SVCS	CITY EXPENDITURE
RUETER & ZENOR CO	\$406.80	EQUIPMENT/PARTS	CITY EXPENDITURE
SAFETY KLEEN SYSTEMS, INC	\$1,130.21	SERVICE LABOR	CITY EXPENDITURE
SARAH ALLEN	\$9.46	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
SCHINDLER ELEVATOR CORPORATION	\$373.23	REPAIRS & MAINTENANCE	CITY EXPENDITURE
SCOTT BOOSE	\$69.00	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
SCOTT L WHITE	\$1,000.00	PROFESSIONAL SVCS	CITY EXPENDITURE
SECURITY EQUIPMENT INCORPORATED	\$502.50	ALARM SECURITY	CITY EXPENDITURE
SIEMENS INDUSTRY INC	\$891.75	EQUIPMENT/PARTS	CITY EXPENDITURE
SILVERSTONE GROUP INC.	\$22.59	INSURANCE	CITY EXPENDITURE
SITEONE LANDSCAPE SUPPLY HOLDING LLC	\$71.25	LANDSCAPING SUPPLIES	CITY EXPENDITURE
SJ ELECTRO SYSTEMS INC	\$2,500.00	EQUIPMENT/PARTS	CITY EXPENDITURE
SMA ENTERPRISES INC.	\$834.21	EQUIPMENT/PARTS	CITY EXPENDITURE
SNYDER & ASSOCIATES INC	\$25,209.23	CONSULTANT	CITY EXPENDITURE
SOLARWINDS INC	\$12,290.94	HARDWARE/SOFTWARE	CITY EXPENDITURE
SOUTHERN SOURCE INDUSTRIES, INC.	\$3,974.30	STREET MAINTENANCE SUPLS	CITY EXPENDITURE
SOUTHWEST IOWA PLANNING COUNCIL	\$23,721.42	TRANSIT SERVICES	CITY EXPENDITURE
ST LUKE'S HEALTH RESOURCES	\$42.00	CONSULTANT	CITY EXPENDITURE
STANARD & ASSOCIATES INC	\$278.00	SUPPLIES	CITY EXPENDITURE
STATE OF IOWA	\$50.00	TRAINING	CITY EXPENDITURE
SUEZ TREATMENT SOLUTIONS INC	\$17,109.26	EQUIPMENT/PARTS	CITY EXPENDITURE
SWAGIT PRODUCTIONS LLC	\$1,375.00	PROFESSIONAL SVCS	CITY EXPENDITURE
SYSCO	\$9,493.13	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
T HALL ABC INC	\$509.80	SUPPLIES	CITY EXPENDITURE
TECH INC	\$124.88	SUPPLIES	CITY EXPENDITURE
TED'S MOWER SALES & SERVICE INC	\$481.47	EQUIPMENT/PARTS	CITY EXPENDITURE
TERESA J NOONAN SOLE MBR	\$660.00	HARDWARE/SOFTWARE	CITY EXPENDITURE
TERRY HUGHES TREE SERVICE	\$19,265.00	PROFESSIONAL SVCS	CITY EXPENDITURE
THE DAVEY TREE EXPERT COMPANY	\$23,630.00	TREE WORK	CITY EXPENDITURE
THE J P COOKE COMPANY	\$41.25	SUPPLIES	CITY EXPENDITURE
THE SCHEMMER ASSOCIATES INC	\$16,439.95	CONSULTANT	CITY EXPENDITURE
THE SCOTTS MIRACLE-GRO COMPANY	\$10,215.48	SERVICE LABOR	CITY EXPENDITURE
THERMAL SERVICES	\$587.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
THOMPSON, DREESSEN & DORNER, INC.	\$9,375.00	ENGINEERING	CITY EXPENDITURE
THRYV, INC.	\$45.39	ADVERTISEMENT	CITY EXPENDITURE
TIREHUB, LLC	\$1,813.07	EQUIPMENT/PARTS	CITY EXPENDITURE
TK ELEVATOR CORPORATION	\$7,243.30	PROFESSIONAL SVCS	CITY EXPENDITURE
TK ELEVATOR CORPORATION	\$190.07	RE PARKING GARAGE EXPENSE	RE PARKING GARAGE EXPENDITURE
TOGETHER INC OF METROPOLITAN OMAHA	\$11,584.70	BUSINESS ASSISTANCE PROGRAM	CITY EXPENDITURE
TOYNE INC	\$6,368.58	EQUIPMENT/PARTS	CITY EXPENDITURE
TREASURER STATE OF IOWA/SALES TAX	\$78,245.01	SALES TAX	CITY EXPENDITURE
TRU PRO CONSTRUCTION INC	\$24,630.00	CONSTRUCTION	CITY EXPENDITURE
TWO RIVERS INSURANCE COMPANY, INC.	\$1,038,402.00	EMPLOYEE INSURANCE	CITY EXPENDITURE
U.S. VENTURE, INC.	\$7,999.14	EQUIPMENT/PARTS	CITY EXPENDITURE
UMR	\$1,077.14	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
UNBOUND EVENTS INC.	\$7,500.00	LIBRARY PREFORMANCES	CITY EXPENDITURE
UNDERGROUND LOCATION COMPANY	\$812.40	PROFESSIONAL SVCS	CITY EXPENDITURE
UNION BANK & TRUST	\$9.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
UNITED HEALTHCARE	\$678.43	REFUND	CITY EXPENDITURE
UNITED PARCEL SERVICE	\$82.71	FREIGHT/POSTAGE	CITY EXPENDITURE
UPTOWN STAFFING INC	\$6,468.76	CONTRACT AGREEMENT	CITY EXPENDITURE
US BANK	\$267,033.03	CREDIT CARD PURCHASES	CITY EXPENDITURE
VERIZON WIRELESS SERVICES LLC	\$6,164.24	CELL PHONE	CITY EXPENDITURE
VERMEER SALES & SERVICE INC	\$2,837.78	EQUIPMENT/PARTS	CITY EXPENDITURE
VERTIV CORPORATION	\$3,611.00	REPAIRS & MAINTENANCE	CITY EXPENDITURE
VINCENT MARTORELLO	\$122.05	REIMB EMPLOYEE EXPENSE	CITY EXPENDITURE
VOYA RETIREMENT INSURANCE & ANNUITY COMPANY	\$9,450.00	PAYROLL RELATED	CITY EXPENDITURE
VULCAN INDUSTRIES INCORPORATED	\$34,536.00	SUPPLIES	CITY EXPENDITURE
W.W. GRAINGER, INC.	\$5,763.30	EQUIPMENT/PARTS	CITY EXPENDITURE
WASTE CONNECTIONS OF IOWA	\$975,632.82	HOUSEHOLD TRASH	CITY EXPENDITURE
WASTE CONNECTIONS OF IOWA	\$80.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
WATER ENGINEERING INC	\$274.57	MOWING/GROUNDS MAINT	CITY EXPENDITURE

WEST PUBLISHING CORPORATION	\$906.41	SUBSCRIPTION	CITY EXPENDITURE
WESTERN ENGINEERING COMPANY INC	\$157,141.51	CONSTRUCTION	CITY EXPENDITURE
WILLIAM AND WENDY STOREY	\$899.83	REFUND	CITY EXPENDITURE
WILSON CUSTOM DESIGN TILE CO	\$12,800.00	CONTRACT AGREEMENT	CITY EXPENDITURE
WOODHOUSE FORD CHRYLSER INC	\$2,617.23	EQUIPMENT/PARTS	CITY EXPENDITURE
YAMAHA MOTOR FINANCE	\$652.24	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
YMCA OF GREATER OMAHA	\$430.00	DUES/MEMBERSHIP	CITY EXPENDITURE
ZIMCO SUPPLY COMPANY	\$562.50	SUPPLIES	CITY EXPENDITURE
ZIMCO SUPPLY COMPANY	\$360.00	DODGE OPERATING EXPENSE	DODGE EXPENDITURE
TOTAL	<u><u>\$9,760,223.00</u></u>		

City of Council Bluffs

**Receipts by Fund
For the Month of Sep FY23**

General Fund	4,724,074.31
Special Revenue	2,302,905.44
Debt Service	608,253.31
Capital Project	160,356.82
Enterprise	1,914,550.02
Total Receipts	<u>9,710,139.90</u>

**Expenditures by Fund
For the Month of Sep FY23**

General Fund	6,233,039.17
Special Revenue	733,584.13
Debt Service	0.00
Capital Project	1,045,231.18
Enterprise	1,748,368.52
Total Expenditures	<u>9,760,223.00</u>

Transfer from City Operating Accounts

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

Council Communication

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

Council Bluffs Water Works Budget (R&F)
ITEM 3.J.

Council Action: 12/19/2022

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Budget Summary	Other	12/9/2022
Budget Certification	Other	12/9/2022

ADOPTED BUDGET SUMMARY

Council Bluffs Water Works

 Calendar Year _____ YEAR _____ 2023
(specify fiscal or calendar year budget)

		Budget CY 2023	Re-Estimated CY 2022	Actual CY 2021
REVENUES & OTHER FINANCING SOURCES				
Use of Money and Property	241 (line 398)	120,100	140,000	77,100
Charges for Services	243 (line 414)	14,905,000	14,315,000	14,154,451
Miscellaneous	245 (line 416)	350,000	640,000	440,859
Operating Transfers In	247 (line 417)		277	
Proceeds of Long Term Debt	248 (line 418)		278	156,725
Proceeds of Fixed Asset Sales	249 (line 419)	(5,000)	(5,000)	(21,673)
Total Revenues & Other Financing Sources	250	15,370,100	15,090,000	14,807,462
EXPENDITURES & TRANSFERS OUT				
Expenditures	255 (line 386)	17,601,100	13,999,800	13,914,193
Transfers Out	259 (line 387)		289	
Total Expenditures & Transfers Out	260	17,601,100	13,999,800	13,914,193
Excess of Revenues & Other Sources				
Over (Under) Expenditures & Transfers Out	261	(2,231,000)	291	893,269
BEGINNING Fund Balance	262 (line 390)	7,862,255	6,772,055	5,878,786
ENDING Fund Balance	263 (line 388)	5,631,255	7,862,255	6,772,055

RESOURCES DETAIL

	Budget CY 2023	Re-Estimated CY 2022	Actual CY 2021
Beginning Fund Balance			5,878,786
Use of Money & Property	7,862,255	6,772,055	77,100
Charges for Services:	120,100		
Hospital			
Water	14,905,000	14,315,000	14,154,451
Sewer			
Electric			
Gas			
Total Charges for Services	14,905,000	14,315,000	14,154,451
Miscellaneous	350,000	640,000	440,859
Other Financing Sources:			
Operating Transfers In			
Proceeds of Long Term Debt			156,725
Proceeds of Fixed Asset Sales	(5,000)	(5,000)	(21,673)
Total Resources	23,232,355	21,862,055	20,686,248

REQUIREMENTS DETAIL

	Budget CY 2023	Re-Estimated CY 2022	Actual CY 2021
Expenditures:			
Hospital			
Water	17,601,100	13,999,800	13,914,193
Sewer			
Electric			
Gas			
Total Expenditures:	17,601,100	13,999,800	13,914,193
Transfers Out			
Ending Fund Balance	5,631,255	7,862,255	6,772,055
Total Requirements	23,232,355	21,862,055	20,686,248

ADOPTED BUDGET CERTIFICATE

To: The Council Bluffs City Council

At a meeting of the Board of Water Works Trustees, held after public hearing as required by law, on
(Governing Board)

11/15/22, the proposed budget for Calendar Year 2023 was adopted as summarized and attached hereto.
(xx/xx/xx) (specify fiscal or calendar and year)

Telephone
Area Code (712) 328-1006


(signature)

Board Secretary

Address Council Bluffs Water Works, P O Box 309
Council Bluffs, IA 51502

Record of Public Hearing and Adoption of Budget:

On 11/15/22, the Board of Water Works Trustees met for the purpose of conducting
(xx/xx/xx)
a public hearing on the proposed Calendar Year 2023 budget as published. Notice of time and place of hearing
(specify fiscal or calendar and year)
had been published on 11/04/22 in The Daily Nonpareil and the affidavit of publication was
(xx/xx/xx) (newspaper)
available to file with the City Council.

The budget estimate was considered and taxpayers and residents heard for and against said estimate were as follows:

-none-

After giving opportunity for all desiring to be heard, the Board adopted the following budget resolution:


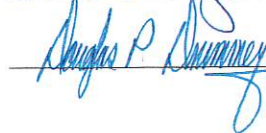
RESOLUTION 11-29-22 ADOPTING THE BUDGET FOR CALENDAR YEAR ENDING DECEMBER 31, 2023.

BE IT RESOLVED by the Board of Water Works Trustees: The budget for Calendar Year ending 12/31/23 as set
(specify fiscal or calendar) (xx/xx/xx)
forth in the Adopted Budget Summary and in the detailed budget in support thereof showing the estimated revenues
and expenditures for said budget year is accordance with the summary and detail as adopted.

Passed and approved on, 11/15/22 by the following vote: (list names)
(xx/xx/xx)

Ayes: Martin L. Brooks
Maureen R. Kruse
Keith R. Jones
Caitlin A. Beresford
Glennay Jundt

Nays: -none-
Absent: -none-

Caitlin A. Beresford, Chairperson

Douglas P. Drummey, Secretary

Council Communication

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

Claims
ITEM 3.K.

Council Action: 12/19/2022

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Claims, 12.19.22	Other	12/13/2022

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

CITY CLAIM NO. 22-PW-2176

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Daniel Case
ADDRESS: [REDACTED] DAY PHONE: 712 [REDACTED]
DOB: [REDACTED] 1980

DATE & TIME OF LOSS ACCIDENT: 11:10am Nov 4th
LOCATION OF LOSS ACCIDENT: Woodbury

DESCRIPTION OF LOSS ACCIDENT:
Potholes Someone removed Orange Post not see pothole then went back they had it added when take picture.

TOTAL DAMAGES CLAIMED: \$ ~~130.00~~ \$140.53 TOW \$75.00 (USE BACK OF FORM IF NECESSARY)

WITNESS(ES) (Name(s), Address(es), Phone No(s)):
(had to had it tow Not lug was Jammed.)

WAS POLICE REPORT FILED: YES NO

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

HAVE YOU RESUMED NORMAL ACTIVITIES? YES NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION:
4 Pictures, Nutlug receipt Tire expense receipt

LIST INSURANCE PROVIDER AND COVERAGE: _____

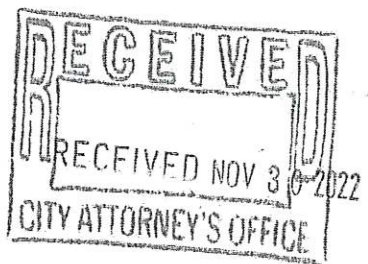
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

DATE: 11-26-2022

Daniel Case
CITY CLAIMANT'S SIGNATURE

Action by Council:
Receive & File:
Date: 12.19.22



AM11:15
CITY OF COUNCIL BLUFFS

Council Communication

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

Lawsuit
ITEM 3.L.

Council Action: 12/19/2022

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Lawsuit, 12.19.22	Other	12/13/2022



www.ccmsi.com

Action by Council:
Receive & File:

Date: 12-19-22



11/14/2022

City Attorney
City Hall
209 Pearl Street
Council Bluffs, IA 51503
ATTN: City Attorney—Legal Department

RE: Tender of Claim and Demand for Indemnification
Claimant: Heather Pearson
Date of Loss: 07/17/2022
My Client: Horseshoe Casino & Resort, Council Bluffs, IA
CCMSI Claim # 22D85K345042

CLERK RCVD

22 NOV'22

Dear Mayor Walsh:

CCMSI is the Third Party Administrator for Harvey's BR Management Co., Inc. AKA Harrah's Bluffs Run. I am the adjuster assigned to this loss. I am writing at this time to put you on notice of a claim by the above-referenced Claimant/Patron, to formally tender the claim to The City of Council Bluffs, Iowa (City), and to demand City indemnify Harvey's BR Management Co., Inc. AKA Harrah's Bluffs Run (Harrah's) and hold it harmless from the claim.

Heather Pearson alleges she was injured while walking from the Mid America Center, where she was working for the Van Goh exhibit that was taking place there, to her vehicle in the parking lot. She stepped in a hole in the parking lot.

Attached is a copy of the Incident Report prepared on the date of loss. Attached also is a copy of the Management Agreement between the City and Harrah's providing for Harrah's to manage the Mid America Center for the City. The Management Agreement provides in pertinent part:

2. Engagement of Operator Scope of Services

2.1 Engagement

(a) General Scope. The City hereby engages Operator [Harrah's] to promote, operate, and manage the Facility [Mid America Center]...

2.3 Specific Services

"...[Harrah's] shall have...sole right and authority to:

...

(1) Maintenance, operation, and repairs to all buildings and grounds are to be accomplished by [Harrah's]. Systems and assets included for maintenance and repair include all architectural,



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civil, electrical, mechanical, and structural features. Documentation of all maintenance and repairs to these systems must be provided to the City's Public Works Department utilizing the City's Work Order and Asset Management System or by another method approved by the City."

8. Indemnification and Insurance.

8.1 Indemnification.

...

"(b) The City shall indemnify, defend, and hold harmless [Harrah's]...from and against any and all losses arising from (i) any material default or breach by the City of its obligations specified herein...(iii) the fact that...there is any condition on, above, beneath, or arising from the premises occupied by the [Mid America Center] which might...give rise to liability or which would or may require any "response", "removal", or "remedial action.", (iv) any structural defector unsound operating condition with respect to the [Mid America Center] or the premises occupied by the [Mid America Center]...(vi) any obligation or liability for personal injury, on or about the [Mid America Center]..."

Ms. Pearson has submitted a claim to Harrah's based on allegations that she suffered an injury due to this loss. She alleges that the existence of the pot hole she stepped in was the result of negligence on the part of those who own and operate the Mid America Center.

Please let this letter serve as formal tender of this claim to the City and demand that the City agree to indemnify Harrah's and hold it harmless with respect to this claim. Please also let this serve as a request that you

1. Notify your appropriate insurance carrier(s) of the claim so that you do not jeopardize potential insurance coverage relating to this claim;
2. Confirm in writing to me that you have accepted the tender of defense and that the City will indemnify and hold Harrah's harmless from the claim.

Please provide me with the confirmation requested above as soon as possible.

Thanking you for your cooperation and assistance in this matter. Please let me know if you have any questions.



www.ccmsi.com

Sincerely,

Todd C. Smith

Claims Consultant

P.O. Box 7457

Metairie, LA 70009-7457

Direct: 504-883-8470 Fax: 217-477-6829

todd.smith@ccmsi.com

Cannon Cochran Management Services, Inc.

3510 North Causeway Blvd., Suite 400 Metairie, LA 70002
888-578-5555 504-888-3555 Fax: 504-888-9555 www.ccmsi.com

Council Communication

Department: City Clerk
Case/Project No.: ZC-22-007
Submitted by: Christopher Gibbons, Planning
Manager

Ordinance 6530
ITEM 4.A.

Council Action: 12/19/2022

Description
Ordinance to amend the zoning map as adopted by reference in Section 15.27.020, by rezoning property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District as set forth and defined in Chapter 15.19. Location: 1104 2nd Avenue. ZC-22-007 and PI-22-001

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/18/2022
Attachment A: Location/Zoning Map	Map	11/18/2022
Attachment B: Proposed Development Plan	Other	11/18/2022
Public Hearing Notice	Notice	11/18/2022
Ordinance 6530	Ordinance	11/22/2022

City Council Communication

<p>Department: Community Development</p> <p>CASES #ZC-22-007 and #PI-22-001</p> <p>Applicant/Owner: B&D Land and Development LLC 1104 2nd Avenue Council Bluffs, IA 51501</p> <p>Representative: 7910 N. 124th Street Omaha, NE 68142</p>	<p>Resolution No. _____</p> <p>Ordinance No. _____</p>	<p><u>CASE #ZC-22-007</u> 1st Consideration: 11/28/2022 2nd Consideration: 12/19/2022 3rd Consideration: Request to be waived</p> <p><u>CASE #PI-22-001:</u> 12/19/2022</p> <p>Planning Commission: 11/8/2022</p>
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Subject/Title

Request: Combined public hearings on the request of B&D Land and Development Company, LLC, represented by Bob Decker, to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from A-2 Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District; and to adopt a P-I/Planned Industrial development plan for said property legally described above and being more particularly described in the associated case file.

Location: 1104 2nd Avenue

Background/Discussion

The Community Development Department has received applications from B&D Land and Development Company, LLC, represented by Bob Decker, for the following requests:

1. CASE #ZC-22-007: Rezone the existing Decker Plastics plant site, as legally described above from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District; and
2. CASE #PI-22-001: Adopt a P-I/Planned Industrial development plan for property legally described above.

The applicant is the owner of Decker Plastics at 1104 2nd Avenue and they have proposed to build a new 10,200 square foot building addition onto the westerly side of their existing plant facility in order to increase production of their food packaging products. Part of the expansion includes a new 65 foot-tall building section, which exceeds the maximum 50 feet allowed in an I-1/Light Industrial District. Additionally, the proposed expansion requires the applicant to bring all existing off-street parking and associated open space for the plant site into conformance with current City zoning standards. The purpose of the rezoning and the proposed P-I/Planned Industrial development plan is to allow the applicant to adopt customized site development standards for off-street parking, building setbacks/heights, lot structure coverage, open space, landscaping, architecture, storm water management, and signage that are appropriate for their plant site.

CASE #ZC-22-007
The subject property is comprised of 2.2 acres of land (more/less) and is zoned I-1/Light Industrial District and A-2/Parks, Estates, and Agricultural District (see Attachment A). Surrounding zoning within the general vicinity of the subject property includes A-2 District to the north, A-2 District and I-1 District to the east,

R-3/Low Density Multi-Family Residential District to the south, and I-1 District to west. Existing land uses within the general vicinity includes the West Broadway viaduct, undeveloped land, residential dwellings, warehousing/manufacturing, railroad tracks, and a restaurant. The future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) designates the subject property as Light Industrial.

On December 17, 2019, the Council Bluffs Zoning Board of Adjustment approved the following variances (see Case #BA-19-009) to allow Decker Plastics to expand their production and storage capacity on the subject property:

- Variance 1: A seven foot street-side yard setback variance to allow an accessory warehouse building to be constructed eight feet from a street-side property line, as opposed to, the required 15 feet in an I-1/Light Industrial District
- Variance 2: A 17-foot front yard setback variance to allow a building addition to be constructed eight feet from a front property line, as opposed to, the required 25 feet in an I-1/Light Industrial District.

Both variances were granted by the ZBA on the basis that the property experiences unnecessary hardships due its unique shape and inability to expand because of surrounding railroad and street right-of-ways. Both variances run with the land and are included in the proposed P-I/Planned Industrial development plan.

All property owners within 200 feet of the subject property were notified of the proposed rezoning and P-I/Planned Industrial development plan. One letter to the Iowa State Highway Commission was returned as undeliverable. No other responses were received.

CASE #PI-21-001

Section 15.28.010, *State of Intent, P-I/Planned Industrial District*, of the Council Bluffs Municipal Code (Zoning Ordinance) states that “*the P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage, and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the City Council, with extensive review by Planning Commission.*” The applicant proposes to adopt a planned industrial development plan for the subject property in order to address existing non-conforming site conditions and to establish development standards that are appropriate for the plant site’s operation and are compatible with the surrounding area.

All City Departments and local utility providers were notified of the proposed development request. All comments received from City Departments and local utilities are incorporated into the development discussion below.

Site Development and Operational Standards

1. The subject property is bounded by 2nd Avenue to the south, South 11th Street to the east, the West Broadway Viaduct to the north, and the Union Pacific Railroad to the west. For zoning purposes, the property line abutting 2nd Avenue shall be considered the front; the property line abutting South 11th Street shall be considered a street side; the property line abutting the Union Pacific Railroad shall be considered an interior side; and the property line abutting the West Broadway Viaduct shall be considered the rear. The following minimum setbacks shall apply to each respective yard on the subject property:
 - Front Yard – 8 feet (*Note: The submitted site plan shows the southwest corner of the existing 2-story office building having a one foot setback. This portion of the building shall be allowed to maintain its existing one-foot setback. If this portion of the building is ever destroyed by 50%*

or more of its replacement cost, the replacement structure shall be built to comply with the minimum eight foot front yard setback variance that was granted for the property by the Zoning Board of Adjustment as part of Case #BA-19-009).

- Street Side Yard – 8 feet
 - Interior Side – 10 feet
 - Rear – 10 feet
2. The maximum height for all structures, except the tower structure on the proposed new extrusion building addition, shall not exceed 50 feet, as measured from finished grade to the peak of the roof. The maximum height for the tower on the proposed new extrusion building addition shall not exceed a maximum height of 70 feet, as measured from finished grade to the peak of the roof. Additionally, due to the high visibility of said tower structure from adjacent rights-of way and surrounding properties, the most visible public facing facades of said tower shall be designed to include a decorative art and/or architectural feature to help conceal the mass and view of the tower structure. The proposed building elevations show a decorative “Sunrise/Sunset” steel graphic on the east and north elevations. City staff recommends that art be placed on the easterly and westerly façades, as these facades are most visible from Downtown Council Bluffs and the First Avenue Trail, and then place signage on the north and south facades. City staff and the applicant will continue discussions on the most appropriate placement for said art on the tower structure. All art and/or decorative architectural features on the tower shall be installed prior to issuance of a final Certificate of Occupancy for the new extrusion building addition.
 3. The maximum lot coverage for all structures shall be sixty (60) percent of the total lot area.
 4. All visible trash receptacles/dumpsters shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed completely eliminates view of the dumpster.
 5. The submitted site plan does not show any outdoor storage areas. Outdoor storage of materials, products, equipment, or packaging shall not be permitted on-site. This includes the temporary and/or permanent placement of inter-modal storage containers
 6. Outdoor lighting plans were not submitted with the development plan proposal. Any new outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. All outdoor lighting shall comply with standards stated in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Municipal Code (Zoning Ordinance). The maximum height of any light pole shall not exceed 30 feet from finished grade.
 7. All noise associated with the plant site shall conform to the requirements of Section 4.50, *Noise Control*, of the Council Bluffs Municipal Code.
 8. Any installation of solar energy conversion system(s) on the subject property shall be in accordance with the standards in Chapter 15.34, *Renewable Energy*, of the Council Bluffs Municipal Code (Zoning Ordinance).
 9. The site contains an existing perimeter chain-link fence. The section of the fence along the easterly property line appears to be located within South 11th Street right-of-way. The applicant shall work with the Council Bluffs Public Works Department to obtain a license to occupy or a lease for said fence to remain in South 11th Street right-of-way. No barb-wire and/or electric security fencing shall be installed along any areas of the property that abut 2nd Avenue or South 11th Street right-of-way. All fencing on the property shall comply with the standards stated in Section 15.24.040, *Required Fencing*, of the Council Bluffs Municipal Code (Zoning Ordinance).
 10. All site development shall comply with City stormwater management standards.
 11. The Council Bluffs Fire Department stated the proposed extrusion building addition will require the entire Decker Plastics facility to be fire sprinkled and alarmed. The applicant’s building plans for said building addition shall address this requirement and shall conform to all applicable Fire code standards.

Utilities

1. The subject property has access to public water, sanitary sewer, storm sewers, electricity, gas, and telecommunication utilities. All on-site utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site or on-site shall be at the sole cost of the applicant and not the City.

Off-Street Parking

1. The required number of off-street parking spaces for the subject property shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Council Bluffs Municipal Code (Zoning Ordinance), as follows:
 - Office or administrative activity – 1 space per 300 square feet of gross floor area
 - Manufacturing space – 1 space per 1,000 square feet of gross floor area
 - Indoor or outdoor storage or warehousing – 1 space per 5,000 square feet of gross floor area

The submitted development plan states there is a total of 2,130 square feet of office space (7 required parking spaces), 22,056 square feet of manufacturing/factory space (22 required parking spaces), and 13,970 square feet of warehouse space (3 required parking spaces) on-site. A total of 32 parking spaces are required for said stated land uses and associated building square footages.
2. All parking/loading areas, driveways, and drive aisles shall be hard-surfaced paved and shall be designed to comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance). All parking spaces, drive aisles and loading areas that are currently unpaved are required to be hard-surfaced paved as part of the new building extrusion addition project. A parking lot permit is required to be obtained from the City of Council Bluffs for all parking lot and truck loading areas that will be paved.
3. All off-street parking areas shall comply with Chapter 661-18, *Parking for Persons with Disabilities*, of the Iowa Administrative Code.
4. A minimum four foot-wide sidewalk shall be installed along the frontage of the property abutting 2nd Avenue as part of the new extrusion building addition project. Additionally, a minimum five foot pedestrian walkway shall be installed that connects the main office entrance to the adjacent sidewalk along 2nd Avenue. The pedestrian walkway may be designated with pavement striping, change in pavement material, or some other alternative approved by the Community Development Director or their assignee. Sidewalk installation along the frontage of South 11th Street shall be coordinated with Public Works and should be completed at such time South 11th Street is reconstructed and/or improved to current City standards.
5. Electric vehicle charging units and supporting equipment shall not impede parking, circulation, or designated pedestrian pathways. Transformer boxes and other above-ground equipment for electric vehicle charging units shall be screened with fencing and/or landscaping that extends at least six (6) inches above the highest point of the equipment or be wrapped with artwork.
6. No junked, wrecked, or inoperable vehicles shall be stored outdoors on the subject property.
7. All driveway approaches shall be constructed with eight inch thick Portland concrete.

Architecture

1. The subject property is comprised of an existing industrial manufacturing operation whose buildings are primarily constructed out of metal panels and brick. In order to maintain a level of continuity between existing buildings and future buildings the following building materials shall be deemed acceptable for this site: metal wall panels, brick/stone masonry (or similar materials in appearance and durability), CMU block (split-faced), glass, pre-cast concrete panels, decorative architectural metal, and/or other high quality durable materials that are approved by the Community Development Director of their designee.

Landscaping

1. The submitted landscaping plan identifies a mixture of ornamental and canopy trees being planted along the frontage area of South 11th Street and at the rear of the property facing the West Broadway Viaduct. The quantity and placement of said trees, as per the submitted development plan, are deemed acceptable. Additionally, the plan shows the removal of existing concrete along the frontage of 2nd Avenue and replacing it with landscape beds that are comprised of mulch and shrubs. The number of shrubs to be planted is not identified. City staff recommends a minimum of 20 shrubs be planted in each proposed landscape bed. All landscaping identified on the submitted development plan shall be

installed prior to issuance of a final Certificate of Occupancy for the applicant’s proposed new extrusion building addition.

2. All disturbed areas not utilized for buildings, parking, truck loading areas, or decorative landscaping shall be seeded with sod, turf, and/or prairie grass at a minimum.
3. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one (1) year.
4. Not more than ten (10) percent of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf.

Signage

1. All signage shall comply with the standards stated in Chapter 15.33, *Signs*, of the Council Bluffs Municipal Code.
2. The total amount of signage for the entire parcel shall not exceed 1x the street frontage of the subject property. The portion of the subject property that abuts the West Broadway Viaduct shall not be considered frontage for sign calculation purposes.
3. A maximum of two detached signs shall be permitted on the subject property for business advertisement. Additionally, each entrance into the site shall be allowed a maximum of two directional signs. All detached signage (including directional signs) shall comply with I-1 District standards, as stated in Section 15.33.180, *Industrial Districts Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. All attached wall signage shall comply with Section 15.33.180, *Industrial Districts Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance). Attached signage shall not extend above the peak roof of any portion of the building that it’s attached to, nor shall it extend beyond the side wall of any building façade that it’s attached to.
5. All new signage shall receive a sign permit from the City prior to installation.

Recommendation

The Community Development Department recommends the following for the subject property legally described above:

1. Approval of the request to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District, based on the reasons stated above.
2. Approval of the request to adopt a planned industrial development plan for the subject property legally described above, and as shown in Attachment ‘B’, subject to the comments stated above and the following condition:
 - a) Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

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. Bob Decker, 7910 North 124th Street, Omaha, NE 68142

Speakers against: None

The City Planning Commission recommended:

1. Approval of the request to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District, based on the reasons stated above; and
2. Approval of the request to adopt a planned industrial development plan for property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, and as shown in Attachment ‘B’, subject to the comments stated above and the following condition:
 - a) Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

VOTE: AYE – Bailey, Bass, Hutcheson, Knauss, Opperman, Rater, Scott, Stroebele and Van Houten. NAY - Halm ABSTAIN – Rew. ABSENT – None. VACANT - None Motion: Carried.

Attachments:

Attachment A: Location/Zoning Map

Attachment B: Proposed Development Plan


Prepared by: Christopher Gibbons, Planning Manager, Community Development Department

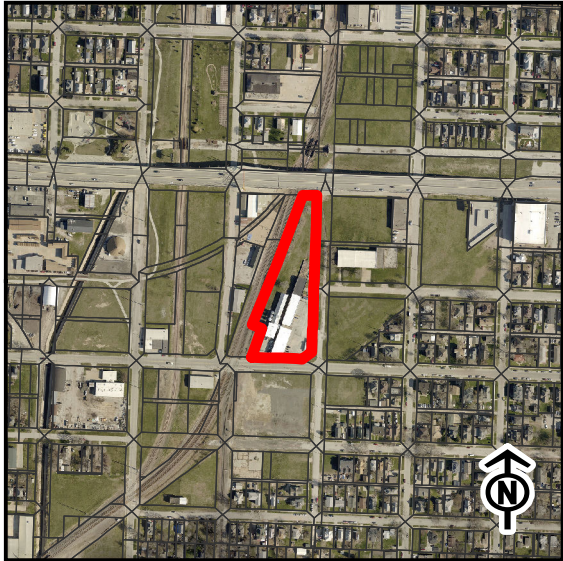
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #ZC-22-007 & PI-22-001 LOCATION/ZONING MAP

ATTACHMENT A

Legend

 Subject_Property

0 75 150

 1 Inch = 150 Feet

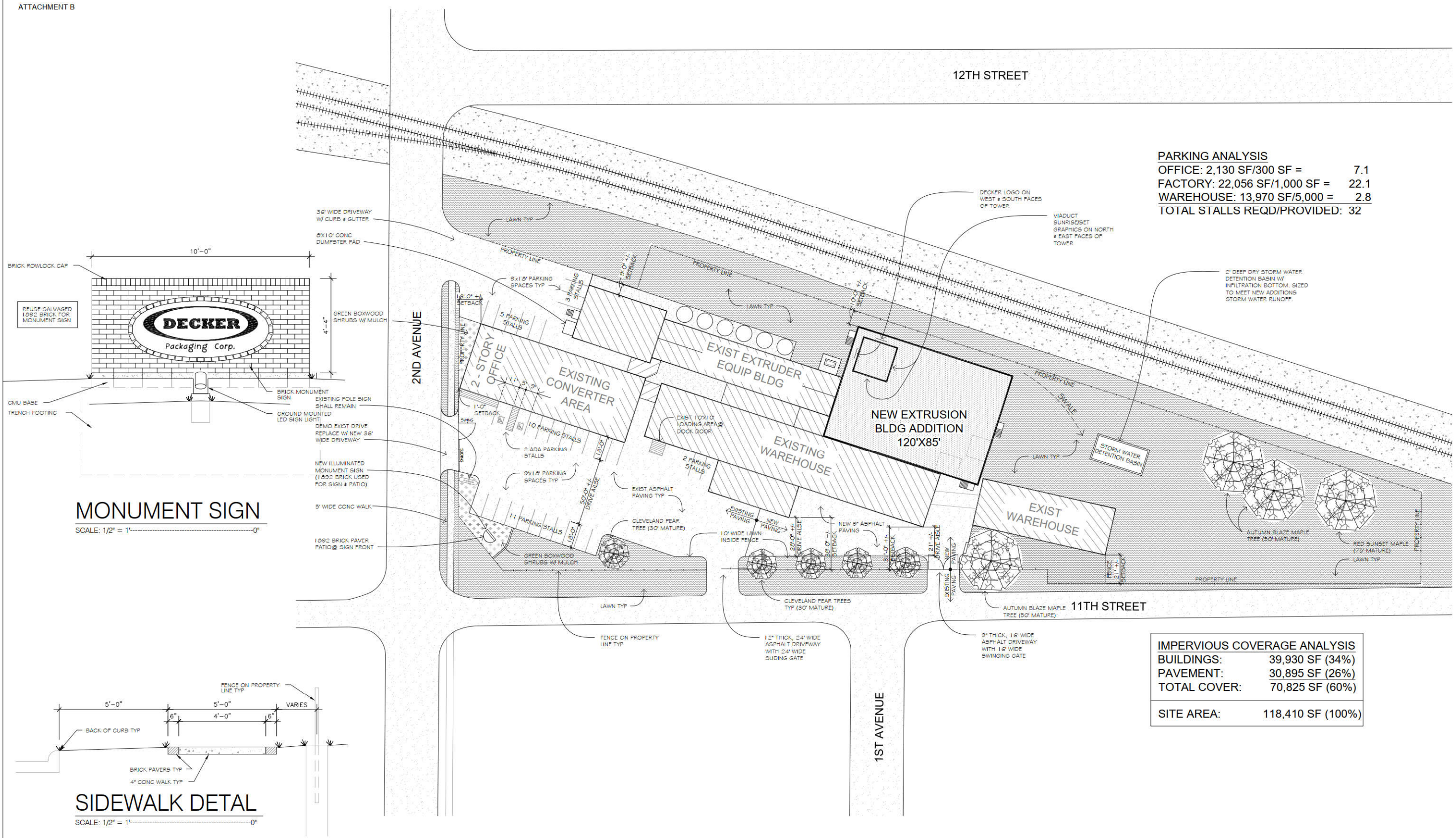


Last Amended: 10/18/2022



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.

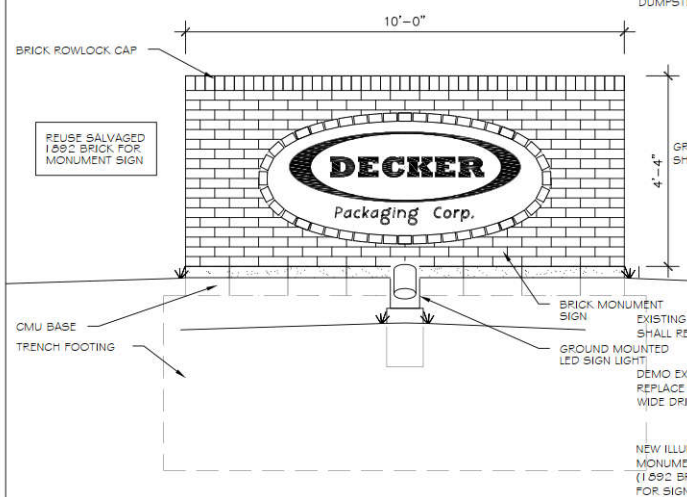


PARKING ANALYSIS

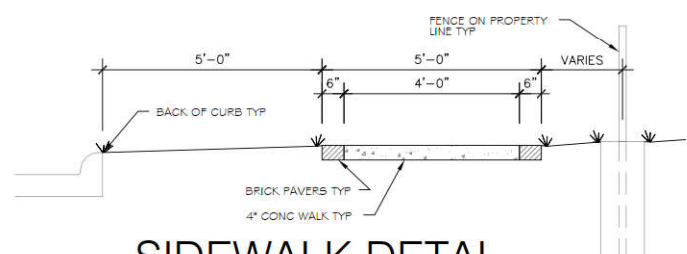
OFFICE: 2,130 SF/300 SF =	7.1
FACTORY: 22,056 SF/1,000 SF =	22.1
WAREHOUSE: 13,970 SF/5,000 =	2.8
TOTAL STALLS REQD/PROVIDED:	32

IMPERVIOUS COVERAGE ANALYSIS

BUILDINGS:	39,930 SF (34%)
PAVEMENT:	30,895 SF (26%)
TOTAL COVER:	70,825 SF (60%)
SITE AREA:	118,410 SF (100%)



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

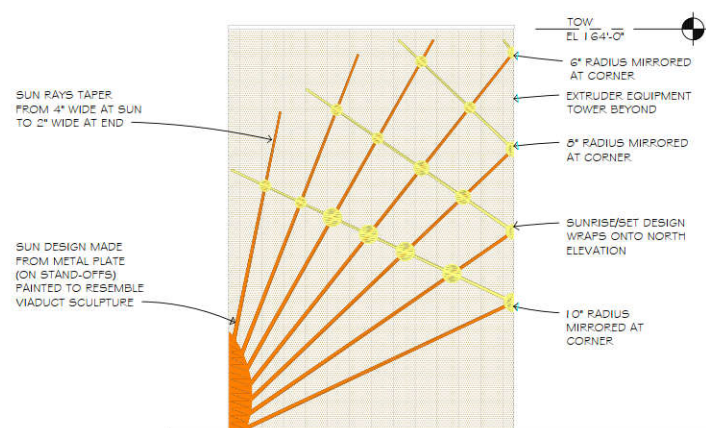


SIDEWALK DETAL
SCALE: 1/2" = 1'-0"

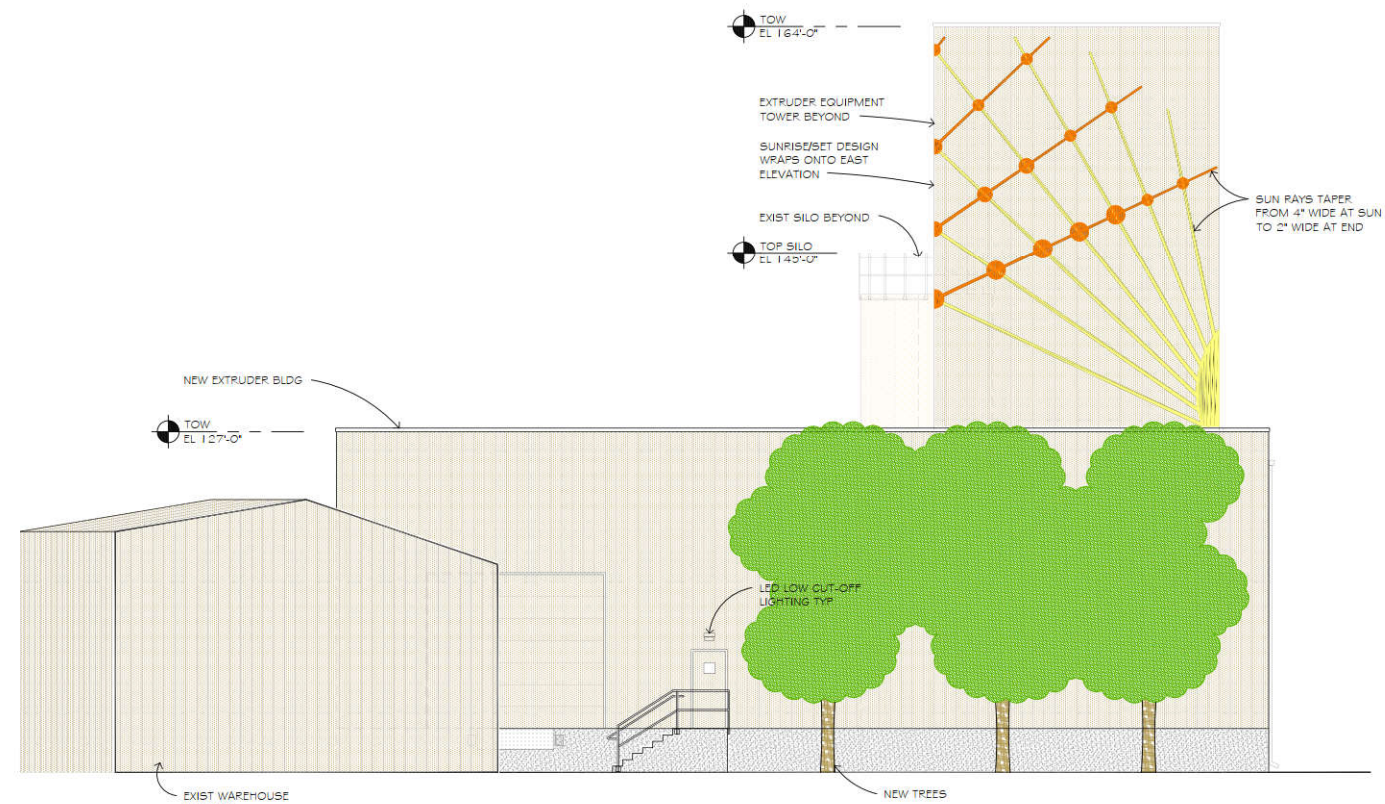
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



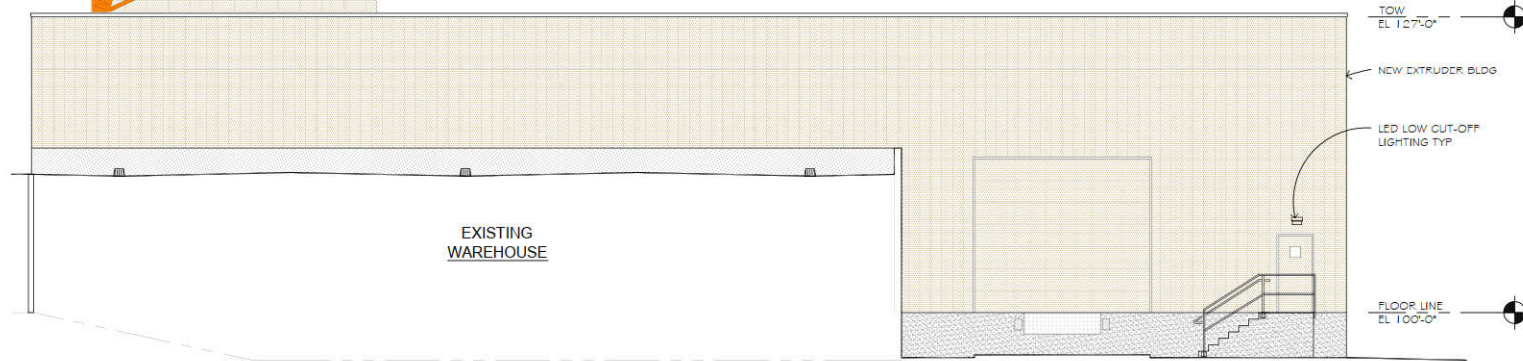
DECKER PLASTICS EXTRUDER BUILDING ADDITION



SUNRISE/SET STEEL GRAPHIC WILL BE INSTALLED WHEN TOWER IS BUILT - TENTATIVELY FALL 2023 PENDING RE-ZONING APPROVAL

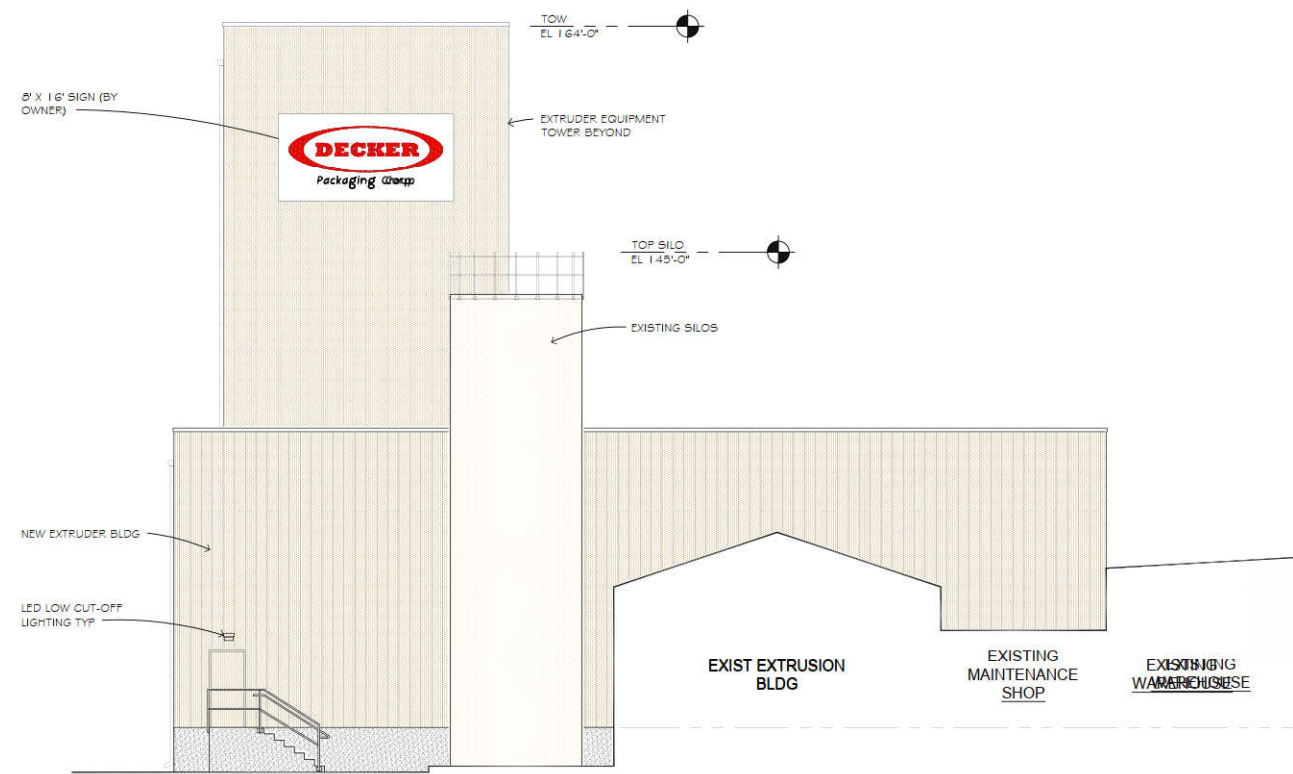


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

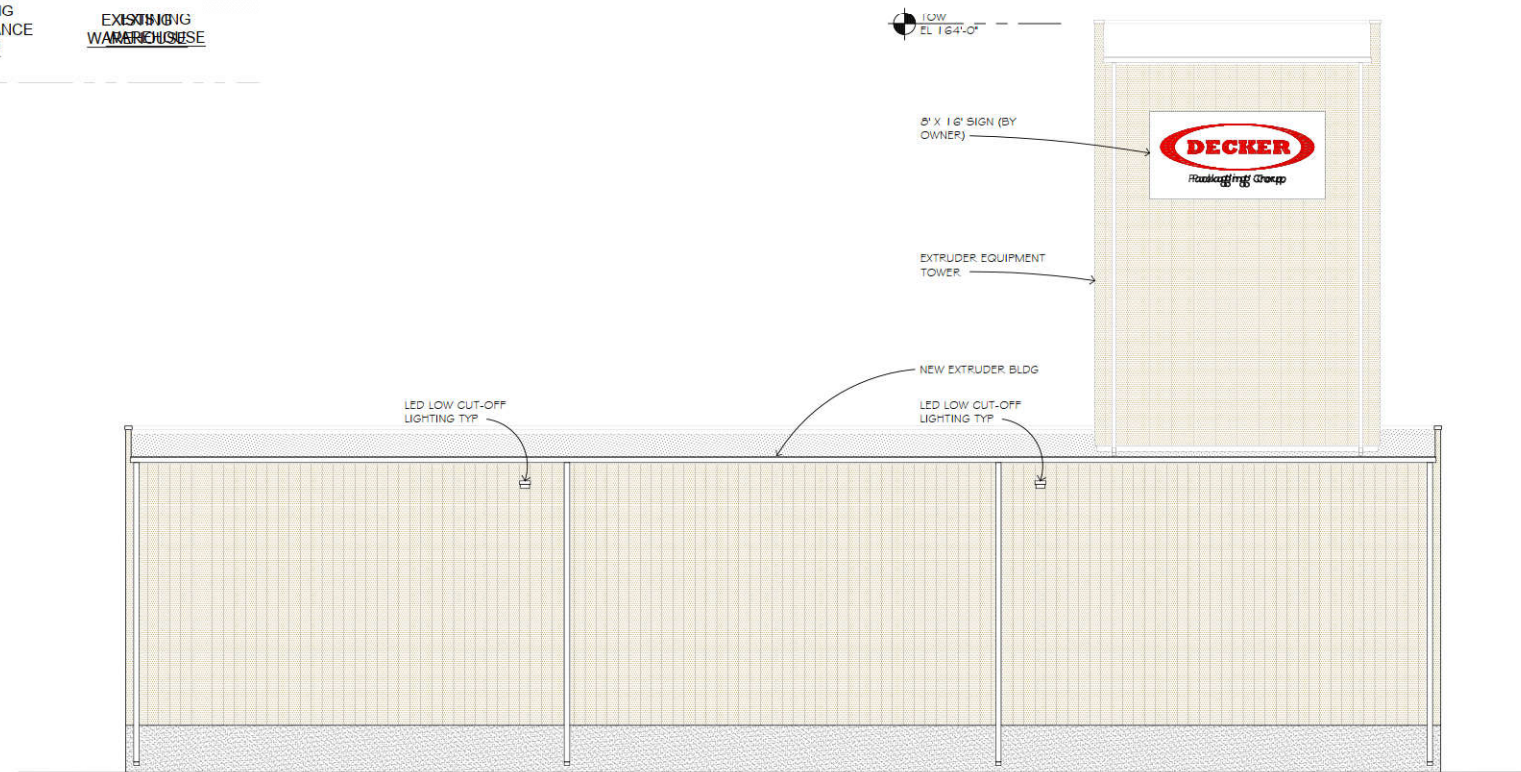


EAST ELEVATION
SCALE: 1/8" = 1'-0"

DECKER PLASTICS EXTRUDER BUILDING ADDITION



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



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

DECKER PLASTICS EXTRUDER BUILDING ADDITION

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 B&D Land and Development Company, LLC, represented by Bob Decker, to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer's Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer's Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District, as defined in Chapter 15.19 of the Municipal Code of Council Bluffs, Iowa; and to adopt a P-I/Planned Industrial development plan for said property legally described above and being more particularly described in the associated case file located in the Council Bluffs Community Development Department.

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 19th day of December, 2022 in the City Council Chambers, 2nd 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

ORDINANCE NO. 6530

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS BEING PART OF LOTS 1, 2, 3, 4, 7, 8, 9 AND 10 (INCLUDING THE ABUTTING VACATED ALLEY), ALL IN BLOCK 12, BEER'S ADDITION ALONG WITH PART OF LOTS 1, 2, 7, 8, 9 AND 10, (INCLUDING THE ABUTTING VACATED ALLEY), ALL IN BLOCK 9, BEER'S ADDITION, ALONG WITH PART OF VACATED FIRST AVENUE BETWEEN BLOCKS 9 AND 12, BEER'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM A-2/PARKS, ESTATES, AND AGRICULTURAL DISTRICT AND I-1/LIGHT INDUSTRIAL DISTRICT TO P-I/PLANNED INDUSTRIAL DISTRICT AS SET FORTH AND DEFINED IN CHAPTER 15.19 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 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer's Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer's Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District, as set forth and defined in Chapter 15.19 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 from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED

December 19, 2022.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

First Consideration: 11-28-22
Second Consideration: 12-19-22
Public Hearing: 12-19-22
Third Consideration: _____

Council Communication

Department: City Clerk
Case/Project No.: ZT-22-009
Submitted by: Haley Weber, Planner

Ordinance 6531
ITEM 4.B.

Council Action: 12/19/2022

Description

Ordinance to amend Chapter 15.28, Development Plan Review Procedure (Zoning Ordinance) by amending Section 15.28.060 to provide clarity on the process for adopting a P-R/Planned Residential Development Plan. ZT-22-009

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/18/2022
Attachment A: Proposed Text Amendment	Code Section	11/18/2022
Public Hearing Notice	Notice	11/18/2022
Ordinance 6531	Ordinance	11/22/2022

City Council Communication

Department: Community Development CASE #ZT-22-009 Applicant: Community Development Department	Ordinance No. _____	1 st Consideration: 11/28/2022 2 nd Consideration: 12/19/2022 3 rd Consideration: Request to be waived Planning Commission: 11/8/22
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Subject/Title

Request: Public hearing on the request of the Community Development Department to amend Section 15.28.060, *Development Plan Review Procedure*, of the Council Bluffs Municipal Code (Zoning Ordinance) to provide clarity on the legislative process for adopting a P-R development plan.

Background

The Community Development Department is requesting to amend Chapter 15.28, P-R/Planned Residential Overlay, of the Council Bluffs Municipal Code (Zoning Ordinance) to provide clarity on the mechanism used to adopt a P-R/Planned Residential development plan. The current language references both the process for adopting a P-R development plan by ordinance and by resolution. The purpose of this text amendment is to remove the language which states that P-R development plans are adopted by ordinance, as these plans are intended to be adopted by resolution.

The proposed text amendment is included with this report as Attachment ‘A’.

All City Departments and local utilities were notified of the proposed text amendment. No adverse comments were received as of the date of this report.

Recommendation

The Community Development Department recommends approval of the request of the City of Council Bluffs to amend Section 15.28.060, *Development Plan Review Procedure*, of the Council Bluffs Municipal Code (Zoning Ordinance) to provide clarity on the legislative process for adopting a P-R development plan.

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: None

Speakers against: None

The City Planning Commission recommended approval of the request of the City of Council Bluffs to amend Section 15.28.060, *Development Plan Review Procedure*, of the Council Bluffs Municipal Code (Zoning Ordinance) to provide clarity on the legislative process for adopting a P-R development plan.

VOTE: AYE – Bailey, Bass, Halm, Hutcheson, Knauss, Opperman, Rater, Rew, Scott, Stroebele and Van Houten. NAY – None. ABSTAIN – None. ABSENT – None. VACANT - None
Motion: Carried.

Attachment(s)

Attachment A: Proposed Text Amendment

Prepared by: Haley Weber, Planner, Community Development Department

ATTACHMENT A

Chapter 15.28 - P-R/PLANNED RESIDENTIAL OVERLAY

15.28.010 Statement Of Intent

15.28.020 Applicability

15.28.030 Permitted Land Uses And Site Development Regulations

15.28.040 Additional Regulations

15.28.050 Establishment Of A Planned Residential Overlay

15.28.060 Development Plan Review Procedure

15.28.070 Development Plan Completion

15.28.080 Termination Of The Planned Residential Overlay

15.28.010 Statement Of Intent

The Planned Residential Overlay is established to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone would not be inconsistent with the comprehensive plan or harmful to the surrounding neighborhoods. The PR Overlay is intended to:

1. Provide for innovative and imaginative development through flexibility in subdivision and site layout, placement of buildings, a variety of housing types, efficient diversification of land uses, alternative modes of transportation, pedestrian and vehicular interconnections, use of open space, conservation of natural habitats and wildlife, and related architectural design, off-street parking and signage considerations;
2. Increase and diversify the city's housing stock;
3. Encourage the preservation and use of existing landscape features;
4. Promote efficient land use and infrastructure with smaller networks of utilities and streets;
5. Promote an attractive and safe living environment which is compatible with surrounding residential developments;
6. Provide an alternative method for redeveloping older residential areas and to encourage infill development.

(Ord. 5309 § 1 (part), 1996)

HISTORY

Amended by Ord. 6483 on 2/28/2022

15.28.020 Applicability

1. A PR Overlay may be applied to all residential zoning districts, except the R-1M/Single-Family Manufactured Housing District, and the A-P/Administrative-Professional District.

2. PR-1 Overlay (General Master Planned Development). The PR-1 Overlay is intended for general master planned development. The minimum tract of land considered for a PR-1 Overlay shall be one and a half (1 ½) acres.
3. PR-2 Overlay (Site-Specific Infill Development). The PR-2 Overlay is intended for site-specific infill development. A PR-2 Overlay may be applied to any property, or 2 combination of contiguous properties owned by the same person or entity, that contain a maximum of one and one-half (1 ½) acres of total land area; however, at least one of the following shall be included within the development:
 1. A minimum of two (2) residential structures.
 2. A minimum of one (1) residential structure that contains a minimum of three (3) dwelling units.
 3. A minimum of one (1) mixed commercial-residential structure.
4. All PR Overlays existing prior to the effective date of this ordinance shall continue to be governed by all applicable conditions of the adopted development plan on the subject property.

(Ord. 5309 § 1 (part), 1996)

HISTORY

Amended by Ord. 6483 on 2/28/2022

15.28.030 Permitted Land Uses And Site Development Regulations

1. All site development regulations and land uses established as part of an adopted development plan shall supersede those of the underlying zoning district.
2. Land uses. Residential uses as identified in this Section shall comprise the majority of the land area and building square footage for any development. All uses identified in this Section as 'Commercial' or 'Other' shall be clearly subordinate to the overall residential development. The following land uses shall be allowed in a PR Overlay:
 1. Residential.
 1. Dwelling, single-family attached;
 2. Dwelling, single-family detached;
 3. Dwelling, multifamily;
 4. Dwelling, townhome;
 5. Dwelling, two-family;
 6. Congregate housing, life care facility, or nursing home;
 7. Family home;
 8. Group care home.

2. Commercial.

1. Automobile service establishment (limited to the following):
 1. Car wash;
 2. Convenience grocery store with retail gasoline sales;
 3. Electric vehicle charging station;
2. Boarding, lodging rooming house, or bed and breakfast;
3. Business, professional office;
4. Business service establishment;
5. Club or lodge;
6. Commercial recreation (indoor and outdoor);
7. Commercial storage (only allowed in the PR-1 Overlay, as further limited by Section 15.28.040);
8. Consumer service establishment;
9. Day care services (as further limited by CBMC 15.28.040);
10. Financial service;
11. Hotel/motel;
12. Mixed commercial/residential structure;
13. Newspaper printing;
14. Pawn shop;
15. Restaurants (drive-in/fast food, limited and general);
16. Retail shopping establishment;
17. Storage yard (only allowed in the PR-1 Overlay, as further limited by CBMC 15.28.040);
18. Tattoo parlor;
19. Tavern (as limited by Section 15.28.040).

3. Other.

1. College or universities;
2. Community recreation services;
3. Cultural service;

4. Funeral service;
 5. General government use;
 6. Governmental maintenance facility;
 7. Hospital;
 8. Local utility services;
 9. Park and recreation services;
 10. Private parking lot;
 11. Public parking lot;
 12. Public safety services;
 13. Religious assembly;
 14. School;
 15. Small alcohol production facility (as limited by Section 15.28.040);
 16. Veterinary service.
3. Site development regulations. Site development standards shall be established as part of an adopted development plan and shall include, but not be limited to, the following: minimum lot size, setbacks and building placement, height, lot coverage, signage, off-street parking, block design, architecture, landscaping, streetscapes, pedestrian facilities, screening, utilities, outdoor lighting, fencing and site amenities.

(Ord. 5743 § 1, 2002)

HISTORY

Repealed & Replaced by Ord. 6483 on 2/28/2022

15.28.040 Additional Regulations

1. Storage Uses. Storage uses shall only be allowed in a PR-1 Overlay, and shall be limited to a combined maximum of five percent of the land area designated as commercial within the development. The following storage use regulations shall apply to all storage uses:
 1. Commercial storage facilities and storage yards shall be owned and operated by a homeowner's association or management group for the overall development.
 2. Storage yards shall be limited to the exterior storage of operable vehicles, including trucks, recreational vehicles, as defined in CBMC 15.03.585, and vessels, as defined in CMBC 15.03.586, and trailers on designated parking spaces. Exterior storage of junk, wrecked, or inoperable vehicles, equipment, and other materials shall not be allowed.
 3. Outdoor storage areas shall be completely screened from view at or beyond the property line and shall be designed as a part of the overall development.

2. No tavern or small alcohol production facility shall be located within two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.
3. In-home day care services shall be subject to approval of a conditional use permit as set forth in CMBC 15.02.090.

(Ord. 5309 § 1 (part), 1996)

HISTORY

Repealed & Replaced by Ord. 6483 on 2/28/2022

15.28.050 Establishment Of A Planned Residential Overlay

1. Procedure. All requests to establish a planned residential overlay shall be considered by the City Planning Commission and the City Council in the same manner as a rezoning request, as set forth in CMBC 15.02.070

(Ord. 5309 § 1 (part), 1996)

HISTORY

Repealed & Replaced by Ord. 6483 on 2/28/2022

15.28.060 Development Plan Review Procedure

~~1. Procedure. All requests to adopt a planned residential development shall be considered by the City Planning Commission and the City Council in the same manner as a rezoning request, as set forth in CMBC 15.02.070, except as stated below.~~

2.1. Application. A development plan shall be submitted to the community development department, along with a filing fee as specified by this title. Upon application submittal, the development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:

1. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and phasing;
2. The development name and legal description of the boundary;
3. A north arrow, scale, bar scale and date;
4. The names and addresses of the owner, and the architect or engineer preparing the plan;
5. A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas;
6. All established floodway or floodway fringe encroachment limits;

7. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development;
8. Location and size of any sites to be considered for dedication to public use;
9. Layout, numbers and dimensions of proposed lots;
10. The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;
11. The location and width of other public ways, railroad rights-of-way, utility and all other easements, existing or proposed within the development and within two hundred (200) feet;
12. Existing and proposed contour intervals of not more than five feet;
13. All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
14. The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets, landscaping, screening and fencing;
15. Design, location and size of signage to be installed as part of the proposed development;
16. A photometric plan which shows proposed light pole height, materials and height, light fixture type and design, and other outdoor lighting considerations;
17. Location and area proposed as open space;
18. The number of dwelling units proposed for the development and the general arrangement of buildings; and
19. Architectural drawings, renderings, or other visual documents which illustrate the proposed building design(s).

3.2. Review by Community Development Department. The community development director shall determine the adequacy and completeness of the development plan application. The community development director may require additional information prior to scheduling review by the city planning commission. The application shall be accompanied by one (1) electronic copy and one (1) paper copy (minimum size: 11 in. x 17 in.) of the preliminary development plan for the entire development.

4.3. Review by the City Planning Commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements as set forth, the commission in recommending approval of the proposed

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

5.4. Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.

6.5. Building Permit Review. The community development director shall review all grading, building, and public works construction permits for compliance with the approved development plan. No grading, building, or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. However, the community development director shall have the authority to approve minor changes to the development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.

7.6. Amendment to Development Plan. Proposed amendments to an approved development plan shall be subject to the same review and approval procedure as an initial application. Minor amendments to an adopted development plan may be administratively approved at the discretion of the Community Development Director.

(Ord. 5309 § 1 (part), 1996)

HISTORY

Amended by Ord. 6483 on 2/28/2022

15.28.070 Development Plan Completion

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

(Ord. 5309 § 1 (part), 1996)

HISTORY

Amended by Ord. 6483 on 2/28/2022

15.28.080 Termination Of The Planned Residential Overlay

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

(Ord. 5309 § 1 (part), 1996)

HISTORY

Amended by Ord. 6483 on 2/28/2022

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 to amend Section 15.28.060, *Development Plan Review Procedure*, of the Council Bluffs Municipal Code (Zoning Ordinance) to provide clarity on the legislative process for adopting a P-R development plan.

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 19th day of December, 2022 in the City Council Chambers, 2nd 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

ORDINANCE NO. 6531

AN ORDINANCE TO AMEND CHAPTER 15.28, DEVELOPMENT PLAN REVIEW PROCEDURE OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.28.060 TO PROVIDE CLARITY ON THE PROCESS FOR ADOPTING A P-R/PLANNED RESIDENTIAL DEVELOPMENT PLAN.

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

SECTION 1. That Chapter 15.28, Development Plan Review Procedure of the Municipal Code (Zoning Ordinance) of the 2020 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.28.060 “Development Plan Review Procedure” to read as follows:

- A. Application. A development plan shall be submitted to the community development department, along with a filing fee as specified by this title. Upon application submittal, the development plan shall be reviewed in accordance with the procedures outlined below. The following information shall be submitted to the community development department:
1. A letter of intent stating the proposed uses, improvements necessary to serve the development, construction time frame and phasing;
 2. The development name and legal description of the boundary;
 3. A north arrow, scale, bar scale and date;
 4. The names and addresses of the owner, and the architect or engineer preparing the plan;
 5. A location map showing the proposed development and its relationship to existing abutting subdivisions and community facilities such as streets, schools, parks, and commercial areas;
 6. All established floodway or floodway fringe encroachment limits;
 7. A soils and drainage report prepared by the engineer. The report shall show the general soil and drainage conditions and include preliminary recommendations as to the adaptability of the property proposed for development;
 8. Location and size of any sites to be considered for dedication to public use;
 9. Layout, numbers and dimensions of proposed lots;
 10. The location, width, name, grade and typical cross-sections of all proposed streets within the development and the width and name of any platted street located within two hundred (200) feet of the site;
 11. The location and width of other public ways, railroad rights-of-way, utility and all other easements, existing or proposed within the development and within two hundred (200) feet;
 12. Existing and proposed contour intervals of not more than five feet;
 13. All existing and proposed underground installations within the proposed development or adjacent thereto or the location of the nearest available facilities;
 14. The location of all existing and proposed structures, proposed parking areas, pedestrian ways, private and public streets, landscaping, screening and fencing;
 15. Design, location and size of signage to be installed as part of the proposed development;
 16. A photometric plan which shows proposed light pole height, materials and height, light fixture type and design, and other outdoor lighting considerations;

17. Location and area proposed as open space;
 18. The number of dwelling units proposed for the development and the general arrangement of buildings; and
 19. Architectural drawings, renderings, or other visual documents which illustrate the proposed building design(s).
- B. Review by Community Development Department. The community development director shall determine the adequacy and completeness of the development plan application. The community development director may require additional information prior to scheduling review by the city planning commission. The application shall be accompanied by one (1) electronic copy and one (1) paper copy (minimum size: 11 in. x 17 in.) of the preliminary development plan for the entire development.
 - C. Review by the City Planning Commission. The city planning commission, in reviewing the development plan, shall take into consideration conformance with the comprehensive plan, recognized principles of land use planning, landscape, architecture, the conservation and stabilization of the value of property, adequate open space for light and air, congestion of public streets, the promotion of public safety, health, convenience and comfort and the general welfare of persons using the facility. In addition to the proposed use meeting the general requirements as set forth, the commission in recommending approval of the proposed development plan, may recommend certain conditions to be attached to such use which the commission deems necessary in order to carry out the intent and purpose of this title. Such conditions may include, but are not limited to an increase in the required lot or yard area, control of the location and number of vehicular access points to the property, limitations to the number of signs, limitations to coverage or height of buildings situated on the property because of obstruction to view and reduction of light and air to adjacent property, and required screening and landscaping where necessary to reduce noise and glare, and designation and responsibility for maintenance of the property.
 - D. Review by City Council. After review of the development plan by the city planning commission, it shall be forwarded to the city council, with its written recommendations, whether for approval or denial, whereupon the city council may take action on the plan. Approval of the development plan shall be by city council resolution.
 - E. Building Permit Review. The community development director shall review all grading, building, and public works construction permits for compliance with the approved development plan. No grading, building, or public works construction permit shall be issued if determined by the community development director to be inconsistent with the approved development plan. However, the community development director shall have the authority to approve minor changes to the development plan. If the community development director determines that major changes are requested, review and approval by the city planning commission and city council shall be required.
 - F. Amendment to Development Plan. Proposed amendments to an approved development plan shall be subject to the same review and approval procedure as an initial application. Minor amendments to an adopted development plan may be administratively approved at the discretion of the Community Development Director.

(Ord. 5309 § 1 (part), 1996)

HISTORY

Amended by Ord. [6483](#) on 2/28/2022

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 19, 2022.

MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 11-28-22
Second Consideration: 12-19-22
Public Hearing: 12-19-22
Third Consideration: _____

Council Communication

Department: Public Works Admin
Case/Project No.: BM-23-01
Submitted by: Jeremy Noel, Public Works
Operations Manager

Resolution 22-326
ITEM 4.C.

Council Action: 12/19/2022

Description

Resolution approving the plans, specifications, form of contract, and cost estimate for the Mid-America Center Roof Replacement Project, Phase 3.
Project # BM-23-01

Background/Discussion

The Mid-America Center roof is twenty years old and several repairs have been necessary. There is concern that if sections of the roof continue to leak, it could lead to structural damage and a potential for property damage within the building.

Two roof projects have been completed to date, replacing a total area of 69,395 square feet. The Phase 2 project was completed earlier this year.

The remaining 102,625 square foot of roof will be replaced in multiple phases. Roof sections that show the most deterioration will get the highest priority. This third phase includes 50,038 square feet of roof area to be replaced.

The estimated construction cost for this project is \$1,020,690. The project was included in the FY23 CIP with funding from General Fund - Gaming.

The project schedule is as follows:

Hold Public Hearing	December 19, 2022
Bid Letting	January 12, 2023
Award	January 23, 2023
Construction End	June 1, 2023

Recommendation

Approval of this resolution. This phase of the project will replace the most deteriorated portions of the roof to reduce the potential for damage.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 22-326	Resolution	12/14/2022

RESOLUTION NO. 22-326

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS,
FORM OF CONTRACT, AND COST ESTIMATE FOR THE MID-AMERICA CENTER
ROOF REPLACEMENT PROJECT, PHASE 3
PROJECT #BM-23-01**

WHEREAS, the City of Council Bluffs desires to remove and replace the roof at the Mid-America Center; and

WHEREAS, HGM Associates Inc. was hired to provide professional services; and

WHEREAS, funding for this project will be provided by General Fund Gaming; and

WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by HGM Associates Inc. 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 plans, specifications, form of contract, and cost estimate are hereby approved for the Mid-America Center Roof Replacement Project, Phase 3 and the City is hereby authorized to advertise for bids for said project.

**ADOPTED
AND
APPROVED**

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: SUB-22-015
Submitted by: Brandon Siracuse, Planner

Resolution 22-329
ITEM 4.D.

Council Action: 12/19/2022

Description
Resolution granting final plat approval of a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2. Location: Undeveloped land lying between Ave J, Ruth Nelson Road, North 14th St, and the north-south walkway in the Charles E. Lakin Human Services Campus. SUB-22-015

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/9/2022
Attachment A: Location/Zoning Map	Map	12/9/2022
Attachment B: Legacy Family Campus Subdivision Phase 3 Final Plat	Other	12/9/2022
Attachment C: Site Plan	Other	12/9/2022
Resolution 22-329	Resolution	12/14/2022

City Council Communication

<p>Department: Community Development</p> <p>CASE #SUB-22-015</p> <p>Applicant: Clarrissa Newman Legacy Family Campus 1515 Avenue J Council Bluffs, IA 51501</p> <p>Engineer/Surveyor: Olsson c/o Maegan Woolf 2111 S 67th Street, Suite 200 Omaha, NE 68106</p>	<p>Resolution No. _____</p>	<p>City Council: 12/19/2022</p>
<p align="center">Subject/Title</p> <p>Request: Final plat approval of a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2, City of Council Bluffs, Pottawattamie County, Iowa.</p> <p>Location: Undeveloped land and lying between Avenue J, Ruth Nelson Road, North 14th Street, and the north-south walkway in the Charles E. Lakin Human Services Campus.</p>		
<p align="center">Background/Discussion</p> <p>The Community Development Department has received an application from Clarrissa Newman, for final plat approval of a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2, City of Council Bluffs, Pottawattamie County, Iowa. The proposed subdivision is comprised of 5.405 acres, more or less, of land, and will consist of four lots zoned A-P/Administrative-Professional District. Attachment ‘A’ contains a zoning/location map. Attachment ‘B’ contains the proposed final plat.</p> <p>The proposed subdivision will accommodate development of the remaining undeveloped land within the Charles E. Lakin Human Services Campus (Lakin Campus), which is located generally northeast of the intersection of North 16th Street and Avenue G and hosts a variety of human service providers including Heartland Family Services, Boys and Girls Club of the Midlands, The Salvation Army, the Charles E. Lakin Foundation, and the MICAH House. The remaining vacant land will be developed with three buildings. Proposed Lots 1-4 of the subdivision will be developed as follows (see site plan in Attachment ‘C’):</p> <ul style="list-style-type: none"> • Lot 1: A MICAH House-affiliated early education center, to be formally known as the Florence M. Lakin Child Development Center; • Lot 2: Shared parking lots, drainage, and campus green space; • Lot 3: A building containing office space for at least two new nonprofit agencies that will complement the existing agencies on the campus, as well as a new food pantry; and • Lot 4: A new Heartland Family Services facility, which will enable the organization to consolidate many of its services into a central location. 		

On June 27, 2022, the City Council adopted and approved a development plan for the Lakin Campus, which includes standards for site development, parking, architecture, landscaping, and signage (case #MIS-22-003, Resolution no. 22-176). All development on the proposed lots will be in accordance with this adopted development plan. To accommodate the adoption of this development plan, the City Council adopted and approved, on June 13, 2022, an ordinance which rezoned the entire Lakin Campus to the A-P/Administrative-Professional District (case #ZC-22-005, Ordinance no. 6497). Previously, the campus had been zoned partially P-C/Planned Commercial District and partially R-3/Low Density Multifamily Residential District.

Comments

- A. The proposed subdivision is currently zoned A-P/Administrative-Professional District. The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as Public-Semi-Public. The Comprehensive Plan defines “Public/Semi-Public” as uses which “support activities for the benefit of the general public. These include schools, places of worship, libraries, government offices, social service providers, etc.” Lakin Campus representatives propose to construct structures housing various human services uses on proposed Lots 1, 3, and 4. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.
- B. Proposed Lots 1 through 4 each contain more than 5,000 square feet in area and thus exceed minimum A-P district lot size requirements.
- C. All development activity within this subdivision shall comply with the standards set forth in the Lakin Campus development plan adopted and approved by the City Council on June 27, 2022 (Resolution no. 22-176) and Chapter 15.13, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).
- D. Proposed Lots 1, 3, and 4 (to be reassigned as Lots 1-3; see technical corrections below) are intended to have boundaries more or less specific to proposed buildings and are not subject to specific setbacks, per the adopted development plan. The development plan requires only that all structures be setback a minimum of 10 feet from the outer boundary of the Lakin Campus.
- E. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All new utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.
- F. Sidewalks, internal campus walkways, and pedestrian connections to the public right-of-way shall be installed according to the development plan. Each building shall meet the development plan’s standards for pedestrian accessibility prior to issuance of a Certificate of Occupancy.
- G. The Council Bluffs Permits and Inspections Division stated they approve of the request.
- H. The Council Bluffs Fire Department stated they have no comments on the request.
- I. The Parks and Recreation Department stated they have no comments on the request.
- J. Council Bluffs Water Works stated the developer(s) should contact Water Works when they are ready to discuss water connections.
- K. The Public Works Department provided the following comments:
 - 1. Areas outside the buildable lots need to be assigned as an outlot or defined owner with a lot number;
 - 2. Areas to be used for stormwater drainage and detention should be put in an easement and assigned a single lot or group of lots for ownership and maintenance responsibilities; and
 - 3. Cross access and ingress/egress easements need to be established and shown.
- L. Black Hills Energy stated they have no concerns about the request.
- M. The following technical corrections shall be made to the plat prior to being executed:
 - 1. Reassign Lot 2 as Outlot ‘A’;
 - 2. Place a note under the dedications indicating that Outlot ‘A’ is to be used for drainage and green space, and assign ownership and maintenance of Outlot ‘A’.

3. Reassign Lot 4 as Lot 2.
4. Establish and show cross access and ingress/egress easements.
5. Change all references to Lots 1-4 to reflect changes to Lot designations.
6. Lots 1-3 will be more or less specific to the individual proposed buildings and therefore do not have any required minimum setbacks. As such, the standard utility easement language may conflict with the proposed building footprints. Utility easement language shall be clarified as needed to ensure that the standard utility easements described on the plat will not conflict with proposed building footprints.
7. Ensure that the 30-foot sanitary sewer easement dedicated on the Legacy Family Campus Subdivision Phase 2 plat is included under the dedications on the Legacy Family Campus Subdivision Phase 3 final plat.

Recommendation

The Community Development Department recommends approval of the proposed four-lot subdivision to be known as Legacy Family Campus Subdivision Phase 3, subject to the comments above and the conditions below:




- A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director; and
- B. All development shall conform to the Lakin Campus development plan, all applicable City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements; and
- C. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document; and
- D. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.


Attachments

- Attachment A: Location/Zoning Map
- Attachment B: Legacy Family Campus Subdivision Phase 3 Final Plat
- Attachment C: Site Plan

Prepared by: Brandon Siracuse, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY COUNCIL CASE #SUB-22-015 ZONING/LOCATION MAP

-  Case #SUB-22-015 Subject Property
-  City of Council Bluffs Corporate Limits
-  Parcels

0 80 160

 1 inch = 167 feet

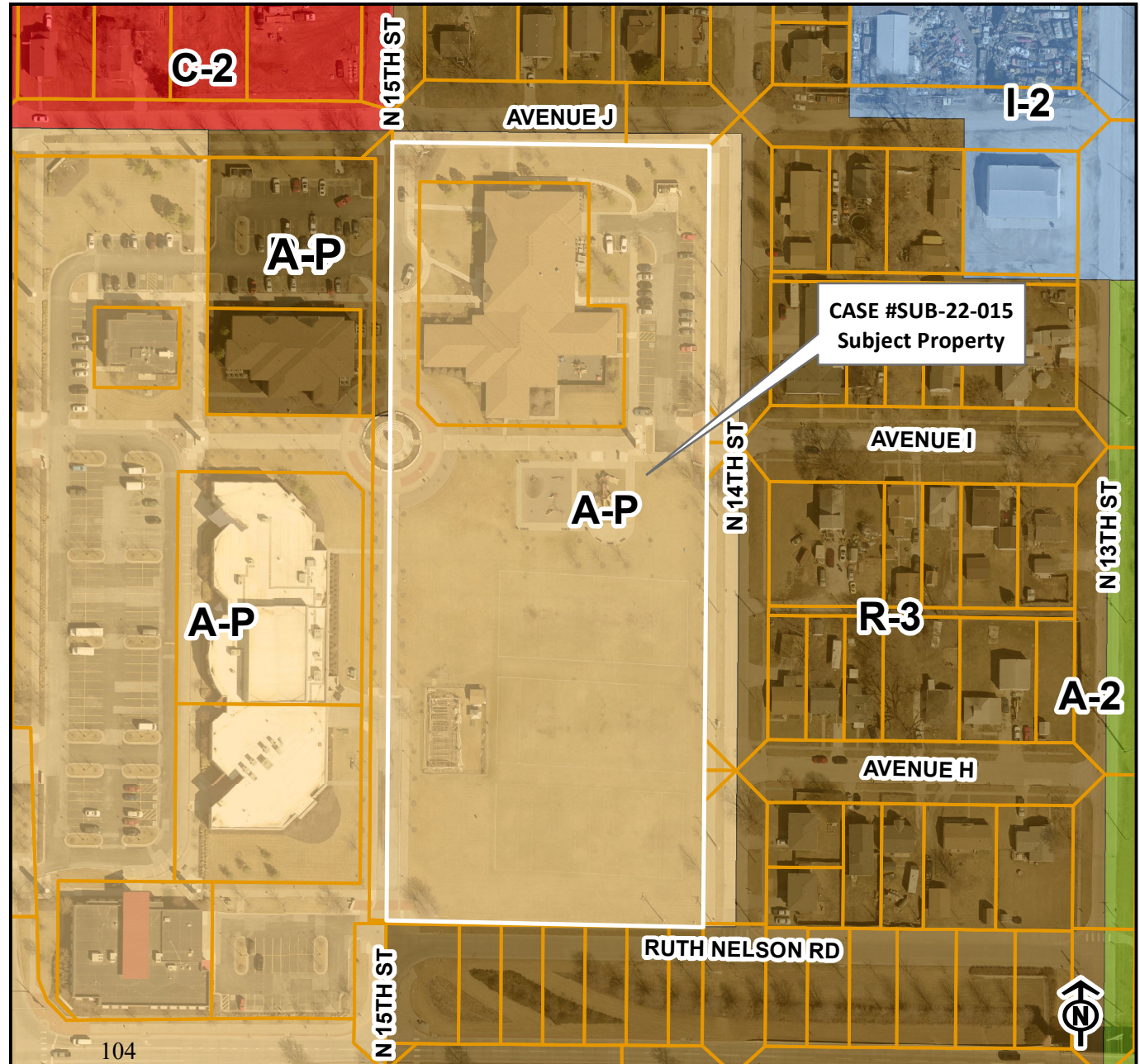


Last Amended: 11/10/2022



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.



RESOLUTION NO. 22-329

A RESOLUTION GRANTING FINAL PLAT APPROVAL OF A FOUR-LOT MINOR SUBDIVISION TO BE KNOWN AS THE LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3, LEGALLY DESCRIBED AS BEING A REPLAT OF LOT 1, LEGACY FAMILY CAMPUS SUBDIVISION PHASE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Clarrissa Newman for Legacy Family Campus is requesting final plat approval of a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, The proposed subdivision is comprised of 5.405 acres, more or less, of undeveloped land between Avenue J, Ruth Nelson Road, North 14th Street, and the north-south walkway in the Charles E. Lakin Human Services Campus; and

WHEREAS, All City departments and local utility companies were provided a copy of the proposed final plat for review and the following comments were received:

- A. The proposed subdivision is currently zoned A-P/Administrative-Professional District. The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as Public-Semi-Public. The Comprehensive Plan defines “Public/Semi-Public” as uses which “support activities for the benefit of the general public. These include schools, places of worship, libraries, government offices, social service providers, etc.” Lakin Campus representatives propose to construct structures housing various human services uses on proposed Lots 1, 3, and 4. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.
- B. Proposed Lots 1 through 4 each contain more than 5,000 square feet in area and thus exceed minimum A-P district lot size requirements.
- C. All development activity within this subdivision shall comply with the standards set forth in the Lakin Campus development plan adopted and approved by the City Council on June 27, 2022 (Resolution no. 22-176) and Chapter 15.13, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).
- D. Proposed Lots 1, 3, and 4 (to be reassigned as Lots 1-3; see technical corrections below) are intended to have boundaries more or less specific to proposed buildings and are not subject to specific setbacks, per the adopted development plan. The development plan requires only that all structures be setback a minimum of 10 feet from the outer boundary of the Lakin Campus.

- E. All lots will be serviced with utilities (e.g., sanitary/storm sewers, water, electricity, etc.). All new utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.
- F. Sidewalks, internal campus walkways, and pedestrian connections to the public right-of-way shall be installed according to the development plan. Each building shall meet the development plan's standards for pedestrian accessibility prior to issuance of a Certificate of Occupancy.
- G. Council Bluffs Water Works stated the developer(s) should contact Water Works when they are ready to discuss water connections.
- H. The Public Works Department provided the following comments:
 - 1. Areas outside the buildable lots need to be assigned as an outlot or defined owner with a lot number;
 - 2. Areas to be used for stormwater drainage and detention should be put in an easement and assigned a single lot or group of lots for ownership and maintenance responsibilities; and
 - 3. Cross access and ingress/egress easements need to be established and shown.
- I. The following technical corrections shall be made to the plat prior to being executed:
 - 1. Reassign Lot 2 as Outlot 'A';
 - 2. Place a note under the dedications indicating that Outlot 'A' is to be used for drainage and green space, and assign ownership and maintenance of Outlot 'A'.
 - 3. Reassign Lot 4 as Lot 2.
 - 4. Establish and show cross access and ingress/egress easements.
 - 5. Change all references to Lots 1-4 to reflect changes to Lot designations.
 - 6. Lots 1-3 will be more or less specific to the individual proposed buildings and therefore do not have any required minimum setbacks. As such, the standard utility easement language may conflict with the proposed building footprints. Utility easement language shall be clarified as needed to ensure that the standard utility easements described on the plat will not conflict with proposed building footprints.
 - 7. Ensure that the 30-foot sanitary sewer easement dedicated on the Legacy Family Campus Subdivision Phase 2 plat is included under the dedications on the Legacy Family Campus Subdivision Phase 3 final plat; and

WHEREAS, The Community Development Department recommends approval of the proposed four-lot subdivision to be known as Legacy Family Campus Subdivision Phase 3, subject to the comments above and the conditions below:

- A. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director; and
- B. All development shall conform to the Lakin Campus development plan, all applicable City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements; and
- C. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document; and
- D. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.

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

That the request for final plat approval for a four-lot minor subdivision to be known as the Legacy Family Campus Subdivision Phase 3, legally described as being a replat of Lot 1, Legacy Family Campus Subdivision Phase 2, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved subject to all comments and conditions listed above and all local, state and federal regulations; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED

December 19, 2022.

MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Council Communication

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

Resolution 22-330
ITEM 4.E.

Council Action: 12/19/2022

Description

Resolution approving the City of Council Bluffs FY24-FY28 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 FY24-FY28 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 efforts, 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 FY24-FY28 CIP was consistent with the Bluffs Tomorrow: 2030 Plan. The City is requesting approval of the FY24-FY28 CIP plan with the understanding the primary focus is FY24 projects and the subsequent years will be re-evaluated on an annual basis, determined by future financial availability, strategic needs and timing.

This also satisfies Step 1 of the General Obligation (GO) Bonding Process, which is to conduct a public hearing to approve the FY24 projects earmarked for GO Bonds. Approval of the CIP will allow the City to move forward in the GO Bond process to issue debt, funding specific projects outlined.

ATTACHMENTS:

Description	Type	Upload Date
FY24-FY28 CIP Packet	Other	12/14/2022
Resolution 22-330	Resolution	12/14/2022



City of Council Bluffs

Capital Improvement Program

Fiscal Years

FY24 through FY28

Public Hearing: December 19, 2022

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR
BRANDON GARRETT, CHIEF OF STAFF

CITY COUNCIL

JOE DISALVO
STEVE GORMAN
CHAD HANNAN
CHRIS PETERSON
ROGER SANDAU
JODI QUAKENBUSH, CITY CLERK

CITY DEPARTMENTS

MARK HOWARD, CHIEF INFORMATION OFFICER
DICK WADE, CITY ATTORNEY
COURTNEY HARTER, COMMUNITY DEVELOPMENT DIRECTOR
DANIELLE BEMIS, FINANCE DIRECTOR
JUSTIN JAMES, FIRE CHIEF
STACIE JENSEN, HUMAN RESOURCES DIRECTOR
ANTONIA KRUPICKA-SMITH, LIBRARY DIRECTOR
VINCENT MARTORELLO, PARKS AND RECREATION DIRECTOR
TIM CARMODY, POLICE CHIEF
MATT COX, PUBLIC WORKS DIRECTOR

SECTION I – INTRODUCTION

Mission: To continuously improve the quality of life and attractiveness of the City of Council Bluffs.

1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital expenditure decisions represent some of the most significant policy choices made by the City of Council Bluffs. Almost all departments within the City face the need for capital expenditures. Capital improvement programming and budgeting involves the development of a long-term plan for capital expenditures for the City. The Capital Improvement Program includes expenditures that are of significant value and have a long-term useful life such as, streets, sewers, land and major equipment.

The Capital Improvements Program (CIP) lists each proposed project to be undertaken, the year in which it will be started, the amount expected to be expended for the project, and the proposed method of financing these expenditures. Based on this information, summaries of capital projects by department can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general/special revenue funds required.

The CIP identifies the City's most critical capital improvement needs and the general policies under which decisions are made. The CIP was developed for the following purposes:

- To address and prioritize the City's improvements needs in a comprehensive manner;
- To permit careful consideration, design, and scheduling of individual projects through advanced planning;
- To allow for financial planning over a long period; and
- To provide continuity in improvement programs with changes in City Council and Staff.

The development of CIP is the process of deciding what capital projects should be done, when they should be done, and how they will be financed. In its simplest form, CIP is a listing of improvement projects by priority, including a cost estimate and funding source. The adoption of the CIP by the City Council does not, by itself, guarantee or commit the City to a given set of projects. It is however, a critical step in the general obligation bonding process. Major improvement projects are authorized on an individual basis in accordance with state laws and municipal ordinances. However, the plan does provide the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions. The latter is particularly important because of the impact public facilities can have on business and development decisions. Future years of the CIP are re-evaluated based on strategic needs, funding availability, and timing.

2. CAPITAL IMPROVEMENT DEFINED

The term capital improvements normally refer to expenditures for capital items of long-term in nature. Minor capital needs and repairs and maintenance, which occur from time to time, are best handled through the annual operating budgets.

The City recognizes capital items to have a 7-10 year useful life, at minimum.

3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical improvements in a manner consistent with the City's overall goals. These goals are expressed in a number of different fashions, including the comprehensive plan, neighborhood plans, and many other less formal expressions of community policy. These goals established over the years, define the basic functions the City has decided to undertake, set minimum levels of service, and determine financing methods. More specifically, the goals of this process include establishing an improvement program which:

- Defines a realistic level of financial resources which can be committed to the City's improvement needs;
- Prioritizes the City's need for allocation of limited resources;
- Addresses the basic facility needs of the community in the most cost effective manner (basic service being defined as streets, sewers, drainage, and water);
- Recognizes the role the City facilities in the development process and the need for the City to make improvements which promote the economic stability and orderly growth of the community;
- Recognizes the total scope of City services and allocates a portion of the City resources to those amenities which improve the quality of life and public safety;
- Encourages acquisition of outside funding to supplement City resources.

SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS

1. OVERALL GOALS OF CIP

The FY24 – FY28 Capital Improvement Program was based on the following goal statements:

Planning and Community Growth

The City will use the CIP process to establish a five-year program that is consistent with the Comprehensive Plan and shall function as a major tool for implementing its adopted goals and policies.

The CIP shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in priority areas of the community including the Missouri River levee system, West Broadway/1st Avenue Corridor, River's Edge, and the Entertainment District.

The City will use the CIP process to construct new and preserve existing components of infrastructure systems that provide the level of service expectations of the public in an efficient and effective manner, recognizing the limited resources available.

The City will use the CIP to construct infrastructure that attracts additional economic activity into the community.

Public Safety

Priority will be placed on activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

Fiscal Considerations

CIP will support the long-range economic and fiscal stability of Council Bluffs. The CIP will structure annual debt service payments consistent within anticipated revenues.

Sales tax proceeds and Road use funds will be used in compliance with State Code and City ordinance.

General obligation bond proceeds will be utilized by projects that provide revitalization, result in additional tax base, or enhance community protection.

Operational Considerations

CIP projects will be evaluated for effects on annual operational and maintenance budgets.

New construction shall be designed to emphasize sustainability and built to a quality that minimizes maintenance and operational costs.

2. CIP CATEGORICAL GOALS

Five specific categories were identified by the Capital Improvements Program. These include public facilities, parks and recreation, public safety, utilities, transportation, and community development. The goals, policies and capital improvement efforts by category are outlined as follows:

a. Utilities and Environment

Objective – Execute improvements to the sanitary sewer, storm sewer, and levee system that meet the needs of the public and comply with state and federal regulations.

Capital Improvement Efforts

- Update the City’s sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Implement improvements to the City’s levee system to meet FEMA accreditation and the USACE standards for federal levees.
- Implement storm water management practices and projects to comply with the requirements of the City’s IDNR NPDES Phase II permit.
- Maintain and improve existing public facilities
- Develop new facilities based upon need.

b. Transportation

Objective – Proactively preserve and upgrade our existing transportation system throughout the City for the safe and efficient movement of people, goods, and services.

Objective – Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other modes of transportation, public utilities, community facilities, and commercial and industrial areas.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street, pedestrian and bicycle system within the community through reconstruction, combined with other utility improvements to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.

c. Public Safety

Objective – Provide for the equitable distribution of community facilities to meet the public safety needs of the community.

Objective – Provide adequate safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.

- Maintain a program to plan and purchase Fire Department and Police Department equipment to ensure current and future levels of service and take advantage of technological advances.

d. Information Technology

Goal – The City will continue to improve the safety and security for IT resources.

Objective – Provide secure mechanisms for expanded user access while maintaining Cybersecurity awareness within the City.

Goal – The City will continue to enhance cost effective common infrastructure services.

Objective – Focus efforts on continuous improvement.

Goal – Support emerging IT areas

Objective – Improve ability of infrastructure to adapt to and integrate architecture into City services with emerging technologies.

Capital Improvement Efforts

- Continue improving the internal network security and increase security awareness within the City user and operations communities.
- Create a secure service infrastructure that enables access anytime from anywhere to any IT resources.
- Implement hardware and software solutions that enable City employees to perform their jobs efficiently and effectively.
- Develop integrated applications designs in order to improve the business process flows of the City.

e. Community Development

Goal – The City will continue to play a leadership role in the strategic development of community growth to expand opportunities for housing, employment, and an expanded tax base.

Objective – Complete infrastructure and upgrades in key areas of community growth.

Goal – The City shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Objective – Remove or redevelop dilapidated structures and sites requiring environmental remediation in the community. Encourage infill development and redevelopment of existing developed areas of the community.

Objective – Work to expand housing choices by cost, by location, and by type of dwelling.

Capital Improvement Efforts

- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Continue the multi-year effort to redevelop West Broadway and 1st Avenue.
- Continue development of River's Edge and the Entertainment District.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Provide public facility improvements to ongoing neighborhood improvement efforts.
- Work to facilitate development of new growth areas.

f. Parks and Recreation

Goal – Provide and maintain an equitable system of parks, open spaces, trails and recreational facilities to meet the cultural, educational, social, and recreational needs of the community and pursue opportunities to provide public facilities that attract regional use and function as economic generators.

Objective – To reinvest in existing assets, and to develop new assets and facilities consistent with the City’s mission “to continuously improve the quality of life and attractiveness of the City of Council Bluffs”. In so doing, the Parks and Recreation Department will provide, renovate and maintain parks and open spaces that uniquely relate to the City’s environment, history, and art/culture, or represent new trends and non-traditional leisure interests.

Capital Improvement Efforts

- ❑ Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- ❑ Continue Implementation of the Parks System and Recreation Facilities Master Plan.
- ❑ Develop the Missouri River Riverfront.
- ❑ Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- ❑ Optimize grant funding opportunities for trails by programming annual City funding for trail renovation and the construction of new trails.
- ❑ Continue implementation of the Council Bluffs Recreational Trail and Bikeway Plan.

g. Public Facilities

Goal – Provide and maintain the City’s buildings and associated amenities to service the needs of the community and employees.

Objective – Construct, renovate, and maintain the City’s buildings utilized for maintenance, public safety, operations, and administrative functions.

Objective – Construct, renovate, and maintain the City’s public, cultural, and entertainment related buildings and their amenities.

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Maintain and upgrade the City’s maintenance, public safety, operational, and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).
- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center and the surrounding Entertainment District parking lots.

h. Public Library

Goal – Improve access and remove barriers to use of the Library’s resources and services for all residents and patrons and remain flexible in response to changing community needs.

Objective – Expand collections and services to include access to Library resources outside of the downtown building.

Capital Improvement Efforts

- Establish partnerships and collaborations to identify a location and install a kiosk satellite site for drop off and pick up of library materials.
- Identify the ideal level of service for county and contract community residents and determine implementation of that service through a combination of kiosk sites, drop box, materials lockers, or bookmobile services.

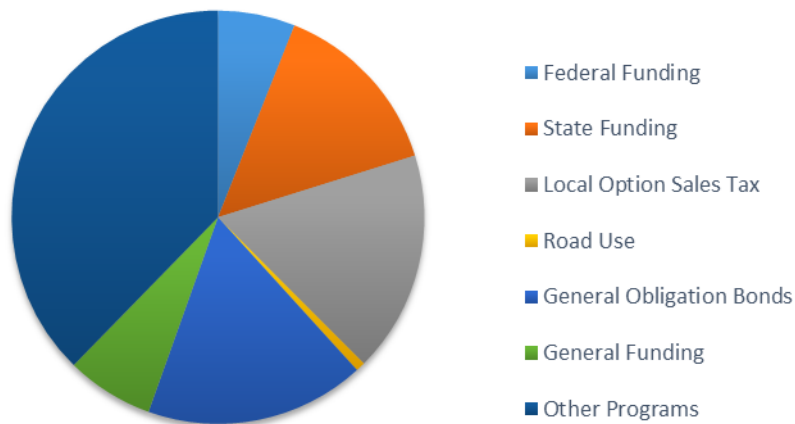
REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

	FY24	FY25	FY26	FY27	FY28	Totals
Federal Funding	\$9,200,000	\$700,000	\$500,000	\$0	\$6,000,000	\$16,400,000
State Funding	\$2,200,000	\$7,900,000	\$2,700,000	\$4,940,000	\$20,575,000	\$38,315,000
Local Option Sales Tax	\$9,100,000	\$9,125,000	\$9,220,000	\$9,735,000	\$9,825,000	\$47,005,000
Road Use	\$0	\$0	\$2,000,000	\$0	\$0	\$2,000,000
General Obligation Bonds	\$6,150,000	\$8,840,000	\$15,800,000	\$6,500,000	\$9,425,000	\$46,715,000
General Funding	\$3,370,000	\$4,300,000	\$3,880,000	\$4,350,000	\$2,665,000	\$18,565,000
Other Programs	\$22,090,000	\$4,845,000	\$23,950,000	\$3,525,000	\$47,800,000	\$102,210,000
Totals	\$52,110,000	\$35,710,000	\$58,050,000	\$29,050,000	\$96,290,000	\$271,210,000

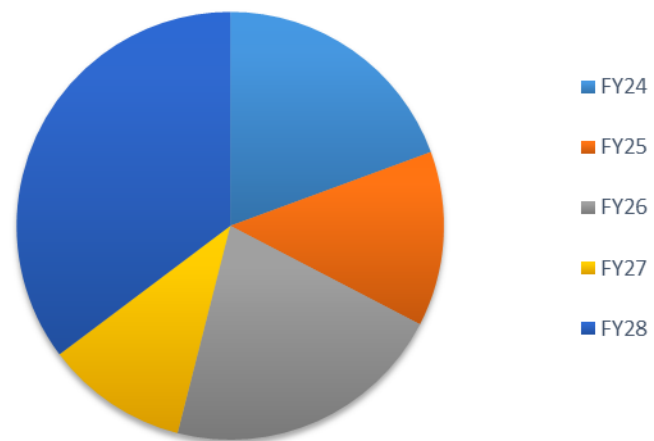
*Road Use funds are primarily used for road maintenance and improvement. Utilization of Road Use funds increases in FY26 and FY27 due to the planned Gifford Road reconstruction/pavement improvement Phase II, the reconstruction of Richard Downing Blvd, and N. 16th St reconstruction/pavement improvements.

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

Revenue Summary By Funding Source



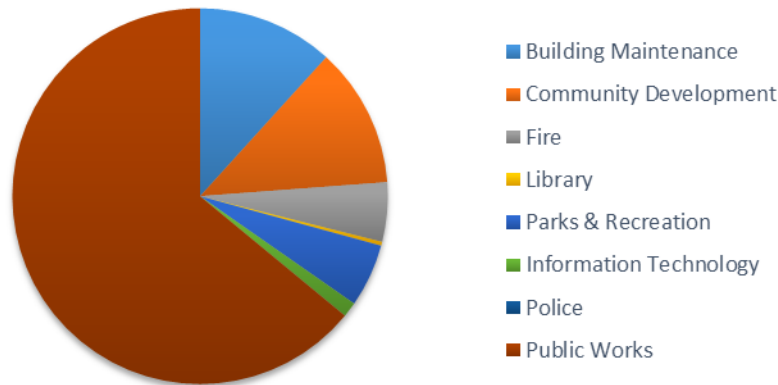
Revenue Summary By Fiscal Year



EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY24	FY25	FY26	FY27	FY28	Totals
Building Maintenance	\$2,165,000	\$2,970,000	\$3,110,000	\$3,250,000	\$20,350,000	\$31,845,000
Community Development	\$3,800,000	\$6,100,000	\$3,220,000	\$3,800,000	\$15,800,000	\$32,720,000
Fire	\$2,050,000	\$1,250,000	\$8,000,000	\$850,000	\$1,700,000	\$13,850,000
Library	\$390,000	\$220,000	\$300,000	\$0	\$0	\$910,000
Parks & Recreation	\$2,855,000	\$3,120,000	\$2,970,000	\$2,950,000	\$2,840,000	\$14,735,000
Information Technology	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$3,500,000
Police	\$0	\$0	\$0	\$0	\$0	\$0
Public Works	\$40,150,000	\$21,350,000	\$39,750,000	\$17,500,000	\$54,900,000	\$173,650,000
Totals	\$52,110,000	\$35,710,000	\$58,050,000	\$29,050,000	\$96,290,000	\$271,210,000

Expenditures By Department



FY 24

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources													Current Year Project Cost	Notes/Further Information	
			Federal	State	Sales	Road Use	GO	General Fund Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other				
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$0	\$2,165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,165,000	
BM-24-01	MAC Parking Lot Rehab - Phase IV	Replacement of City owned lots						\$600,000									\$600,000	Gaming
BM-23-02	MAC Roof Replacement - Phase IV	Replace section of failing roof						\$1,200,000									\$1,200,000	Gaming
BM-24-03	MAC Building Sound System	Replace obsolete sound system						\$185,000									\$185,000	Gaming
BM-24-04	UP Museum Exterior Repair	Clean, repair, and seal exterior walls and capstones						\$150,000									\$150,000	Gaming
BM-24-05	Library Flooring Replacement	Replace worn floor in teen central area						\$30,000									\$30,000	Gaming
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$340,000	\$0	\$0	\$0	\$390,000	
LB-24-01	Material Vending Machine	Off-site material vending machine located in the west end.											\$170,000				\$170,000	Library Foundation
LB-24-02	Booksorter	Replacement of Automated Materials Handler							\$50,000				\$170,000				\$220,000	Library Foundation; Operating Budget
Community Development Department			\$2,100,000	\$0	\$0	\$0	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800,000	
CD-24-01	Metro Crossing Infrastructure	Sanitary extension to Metro Drive					\$600,000										\$600,000	
CD-24-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies /trail stop park					\$900,000										\$900,000	600k-acquisition/demo 300k-trail stop park
CD-24-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000										\$200,000	
CD-24-04	24th and Avenue B	Acquisition/site restoration	\$350,000														\$350,000	CDBG
CD-24-06	East Manawa Development	Planning, design	\$300,000														\$300,000	CDBG
CD-24-07	Richard Downing Housing Project	Acquisition	\$1,450,000														\$1,450,000	ARPA
Fire Department			\$0	\$0	\$0	\$0	\$1,700,000	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,050,000	
FD-24-01	Engine 21	Replacement of Engine 2025 Delivery					\$850,000										\$850,000	
FD-24-02	Engine 41	Replacement of Engine 2025 Delivery					\$850,000										\$850,000	
FD-24-03	Medic 6	Replacement of Ambulance 12/2024							\$350,000								\$350,000	
IT			\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-24-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security						\$75,000									\$75,000	Gaming
IT-24-02	Infrastructure & Services	Fiber, network switches, servers, storage						\$350,000									\$350,000	Gaming
IT-24-03	Mobile Technology	MDTs and tablets						\$75,000									\$75,000	Gaming
IT-24-04	Software Licensing	Software renewals; permit/licensing software implementation						\$200,000									\$200,000	Gaming
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,750,000	\$0	\$105,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,855,000	
PR-24-01	City Wide Parking Lot Upgrades	Improvements to Valley View Park, Big Lake Park - North parking lots. Design and engineering of CBRC Parking Lots, Bahnsen Park, Roberts Park					\$250,000										\$250,000	
PR-24-02	City Wide Trail Upgrades	City Wide Trail Upgrades Iowa Riverfront Trail Big Lake Park to 25th Street.					\$350,000										\$350,000	
PR-24-03	Iowa River Front Trail Repair - Big Lake Park	Repair sink hole in trail, replace three culverts					\$80,000										\$80,000	
PR-24-04	Ave B Pump House Equipment Upgrade	Upgrade equipment not replaced during Pavilion Water Feature Upgrade					\$95,000										\$95,000	
PR-24-05	Roberts Park Restroom And Shelter Renovation - Phase I	Design And Engineering, Develop Construction Costs For New Restroom And Shelter							\$55,000								\$55,000	
PR-24-06	Fairmount Park Improvements, Phase I	Fairmount Park Phase I Improvements - Family Zone, add restroom, upgrade parking					\$925,000										\$925,000	
PR-24-07	Fairmount Park 3K Trail Bridge	Construct pedestrian bridge					\$95,000										\$95,000	
PR-24-08	Fairmount Park Road - erosion repair and storm water improvement	repair erosion issues along Fairmount Park Road with installation of several storm water inlets and pipe					\$125,000										\$125,000	
PR-24-09	Manawa City Park Playground Upgrade, Phase II	Purchase and install stand along play feature, skate park elements, and shelter					\$90,000										\$90,000	
PR-24-10	Cochran Park Shelter	Purchase and install shelter at Cochran Park					\$35,000										\$35,000	
PR-24-11	Cochran Park Sports Court Upgrade	Resurface tennis courts and basket ball court, purchase new basket ball hoops					\$70,000										\$70,000	
PR-24-12	Peterson Park Shelter upgrade	Purchase and install shelter at Peterson Park					\$35,000										\$35,000	
PR-24-13	Recreation Complex Batting Cages	Install new batting cages at Recreation Complex							\$50,000								\$50,000	
PR-24-14	Bahnsen Field Maintenance Building	Install prefabricated storage building at Bahnsen Field					\$65,000										\$65,000	
PR-24-15	Fall Color Corridor Irrigation Water Tap	Install water tap and meter pit					\$35,000										\$35,000	
PR-24-16	Prospect Park Playground Replacement	Upgrade play structure at Prospect Park					\$500,000										\$500,000	
Public Works Department			\$7,100,000	\$2,200,000	\$9,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,750,000	\$40,150,000	
PW-24-01	Infrastructure Maintenance	Emergency Repairs			\$250,000												\$250,000	
PW-24-04	Infrastructure Management	Evaluation study / analysis - pavement management			\$100,000												\$100,000	
PW-24-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000												\$100,000	
PW-24-06	Levee Certification Projects		125															

FY 24

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information		
			Federal	State	Sales	Road Use	GO	General Fund Gaming	General Fund - Operating	General Fund - Other	Iowa West Grant	Other Grant	Donations	Other				
	Program Management	Consultant Services			\$250,000											\$250,000		
	Geotech MR_6	Seepage improvements to Missouri River Levee		\$2,200,000											\$13,800,000	\$16,000,000	FMP, Other = Levee Bonds	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee													\$1,500,000	\$1,500,000	Other = Levee Bonds	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee													\$2,000,000	\$2,000,000	Other = Levee Bonds	
	Freeboard IC_1	Increase Indian Creek levee freeboard, both sides, north of I-80													\$2,500,000	\$2,500,000	Other = Levee Bonds	
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	Simms Ave Storm Outfall Repair	Repair storm sewer and drainage way			\$1,000,000											\$1,000,000		
PW-24-11	28th Street Storm Rehab - Phase IV	Pavement, sewer			\$3,400,000											\$600,000	\$4,000,000	Other = Sewer
PW-24-12	S 23rd Street Sewer Rehab - Phase I	Pavement, sewer - 6th Ave to 3rd Ave			\$700,000										\$300,000	\$1,000,000	Other = Sewer	
PW-24-13	Hillcrest Reconstruction - Phase I	Pavement, sewer			\$850,000											\$850,000		
PW-24-15	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$750,000											\$750,000		
PW-24-17	Pump Station Rehab	6th Ave P.S. Odor Control, HVAC, and Control Upgrades			\$1,000,000											\$1,000,000		
PW-24-18	WPCP Centrifuge Replacement	Replace two units for biosolids separation	\$1,000,000													\$1,000,000	ARPA	
PW-24-20	I-80 Standby Generator	Backup power for sanitary sewer pump station	\$600,000													\$600,000	ARPA	
PW-24-21	Kanesville Sanitary Sewer Extension	Railroad Ave to I-80, sewer improvements to support growth	\$2,000,000													\$2,000,000	ARPA	
PW-24-22	S. 192nd Sanitary Sewer Improvements	Sewer Extension and Pump Station for future development	\$3,000,000													\$3,000,000	ARPA	
PW-24-23	Whispering Oaks Lift Station	Sewer, Franklin & Greenview	\$500,000													\$500,000	ARPA	
Total			\$9,200,000	\$2,200,000	\$9,100,000	\$0	\$6,150,000	\$2,865,000	\$505,000	\$0	\$0	\$340,000	\$0	\$21,750,000	\$52,110,000			

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PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$2,970,000	\$0	\$0	\$0	\$0	\$2,970,000	
BM-25-01	MAC Parking Lot Rehab - Phase V	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming
BM-25-02	MAC Cooling Towers	Replace existing cooling towers due to age and condition						\$700,000					\$700,000	Gaming
BM-25-03	MAC Arena Upgrades - Phase I	Replace south retractable seating						\$550,000					\$550,000	Gaming
BM-25-04	UP Museum Windows and Doors	Replace all windows and doors						\$450,000					\$450,000	Gaming
BM-25-05	UP Museum Roof Top Mechanical	Replace two roof top units						\$100,000					\$100,000	Gaming
BM-25-06	Central Fire Station Exterior Repair	Clean and seal exterior walls						\$80,000					\$80,000	Gaming
BM-25-07	MAC Parking Lot LED Lighting	Replace current fixtures with LED fixtures						\$90,000					\$90,000	Gaming
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$220,000	\$0	\$170,000	\$220,000	
LB-25-01	Book Mobile	Fleet vehicle to transport materials and resources to schools and contract communities.								\$200,000			\$200,000	Library Foundation
LB-25-02	Meeting Room Tables	Purchase of new tables for Meeting Room								\$20,000			\$20,000	Library Foundation
Community Development			\$700,000	\$0	\$0	\$0	\$5,100,000	\$0	\$250,000	\$0	\$0	\$50,000	\$6,100,000	
CD-25-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$600,000		\$250,000				\$850,000	
CD-25-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-25-03	Downtown Master Plan	Last plan was 2003					\$200,000					\$50,000	\$250,000	MAPA
CD-25-04	25th Ave and S. 17th Block	Acquisitions/infrastructure	\$700,000				\$300,000						\$1,000,000	
CD-25-05	East Manawa Development	Acquisition, planning, design, infrastructure					\$2,000,000						\$2,000,000	CDBG
CD-24-05	Rivers Edge Water Main	Extension of water main to Rivers Edge					\$1,800,000						\$1,800,000	
Fire Department			\$0	\$0	\$0	\$0	\$900,000	\$350,000	\$0	\$0	\$0	\$0	\$1,250,000	
FD-25-01	Rescue 30	Apparatus Replacement					\$900,000						\$900,000	
FD-25-02	Medic 2 Replacement	Apparatus Replacement						\$350,000					\$350,000	Operating
IT			\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$700,000	
IT-25-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security						\$75,000					\$75,000	Gaming
IT-25-02	Infrastructure & Services	Fiber, network switches, servers, storage						\$350,000					\$350,000	Gaming
IT-25-03	Mobile Technology	MDTs and tablets						\$75,000					\$75,000	Gaming
IT-25-04	Software Licensing	Software renewals; permit/licensing software implementation						\$200,000					\$200,000	Gaming
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,840,000	\$280,000	\$0	\$0	\$0	\$0	\$3,120,000	
PR-25-01	City Wide Parking Lot Upgrades	Improvements to Bahnsen Park, Roberts Park					\$375,000						\$375,000	
PR-25-02	City Wide Trail Upgrades	Indian Creek Trail					\$450,000						\$450,000	
PR-25-03	Malmore Park Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$425,000						\$425,000	
PR-25-04	CBRC Pickle Ball Complex, Phase I	Construct new parking and three pickleball courts at CBRC					\$1,100,000						\$1,100,000	
PR-25-05	Fairmount Park Overlook Design	Develop Design And Engineering Drawings						\$225,000					\$225,000	Operating
PR-25-06	Twin City Park Improvements - Phase I	Design And Engineering Drawings						\$55,000					\$55,000	Operating
PR-25-07	Sternhill Park Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$490,000						\$490,000	
Public Works Department			\$0	\$7,900,000	\$9,125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$4,325,000	\$21,350,000	
PW-25-01	Infrastructure Maintenance	Emergency Repairs			\$200,000								\$200,000	
PW-25-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-25-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$500,000								\$500,000	
PW-25-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Geotech MC_3	Stability improvements to Mosquito Creek Levee		\$2,200,000									\$2,200,000	
PW-25-07	State Orchard Road Reconstruction	EHD to Steven Rd			\$2,500,000								\$2,500,000	
PW-25-08	30th Ave Sewer Rehab - Phase III	Sewer									\$750,000		\$750,000	Other = Sewer
PW-25-09	E Manawa Sewer Rehab - Phase XIII	Pavement, sewer			\$1,050,000						\$450,000		\$1,500,000	Other = Sewer
PW-25-10	West Graham Reconstruction	Pavement, sewer		\$2,500,000	\$625,000						\$625,000		\$3,750,000	STBG, Other = Sewer
PW-25-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-25-13	Hilcrest Reconstruction - Phase II	Pavement, sewer			\$700,000						\$300,000		\$1,000,000	Other = Sewer
PW-25-14	WPCP Solids Bldg Concrete Repairs	Concrete rehab of walls and ceiling in head cell pit			\$500,000								\$500,000	
PW-25-15	Avenue B	Pavement, sewer - 8th St. to 13th St.			\$1,400,000						\$600,000		\$2,000,000	Other = Sewer
PW-25-16	Sewer Rehab - Insitu Lining	Sanitary Sewer									\$500,000		\$500,000	Other = Sewer
PW-25-17	Pump Station Rehab	Southwest Trash Rack Replacement			\$600,000								\$600,000	
PW-25-18	WPCP Admin Building	Facility Replacement for Admin and Lab		\$3,200,000									\$800,000	SRF ?, Other = Sewer
Total			\$700,000	\$7,900,000	\$9,125,000	\$0	\$8,840,000	\$4,300,000	\$300,000	\$220,000	\$0	\$4,545,000	\$35,710,000	

FY 26

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other			
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$3,110,000	\$0	\$0	\$0	\$0	\$0	\$3,110,000	
BM-26-01	MAC Arena Upgrades - Phase II	Replace north retractable seating						\$1,500,000						\$1,500,000	Gaming
BM-26-02	Bass Pro Shops Roof Relacement	Replace failing roof						\$840,000						\$840,000	Gaming
BM-26-03	MAC Concession Stands	Replace existing concession areas						\$300,000						\$300,000	Gaming
BM-26-04	City Hall Exterior Repair	Repair window lintils, clean and seal exterior walls						\$200,000						\$200,000	Gaming
BM-26-05	MAC Staging	Replace existing stage						\$150,000						\$150,000	Gaming
BM-26-06	MAC Arena Folding Chairs	Replace arena folding chairs						\$120,000						\$120,000	Gaming
Community Development Department			\$500,000	\$0	\$0	\$0	\$2,500,000	\$0	\$50,000	\$0	\$0	\$0	\$170,000	\$3,220,000	
CD-26-01	FIRST AVE Program (turning interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$50,000				\$170,000	\$1,120,000	
CD-26-02	Comp Plan Update	Studies					\$400,000							\$400,000	
CD-26-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000							\$200,000	
CD-26-04	East Manawa Development	Acquisition, planning, design, infrastructure	\$500,000				\$1,000,000							\$1,500,000	CDBG
Fire Department			\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
FD-26-01	Fire Station 7 (New Station)	Additional Station in Southwest quadrant of the City					\$8,000,000							\$8,000,000	
Library			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$300,000	
LB-26-01	Makerspace Remodel	Expansion and remodel to makerspace								\$300,000				\$300,000	
IT			\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-26-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security						\$75,000						\$75,000	Gaming
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage						\$350,000						\$350,000	Gaming
IT-26-03	Mobile Technology	MDTs and tablets						\$75,000						\$75,000	Gaming
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation						\$200,000						\$200,000	Gaming
Parks, Recreation and Public Property Department			\$0	\$0	\$0	\$0	\$2,900,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$2,970,000	
PR-26-01	City Wide Parking Lot Upgrades	CBRC Parking Lot Improvements. Design and engineering of Westwood Park					\$500,000	\$40,000						\$540,000	Operating
PR-26-02	Fairmount Park Improvements, Phase II	Construct neighborhood park and dog park					\$1,000,000							\$1,000,000	
PR24-03	CBRC Pickle Ball Complex, Phase II	Construct new parking and three pickle ball courts at CBRC					\$1,400,000							\$1,400,000	
PR-26-03	Bahnsen Park Restroom Replacement Project	Design And Engineering Phase						\$30,000						\$30,000	Operating
Public Works Department			\$0	\$2,700,000	\$9,220,000	\$2,000,000	\$2,400,000	\$0	\$0	\$0	\$0	\$0	\$23,430,000	\$39,750,000	
PW-26-01	Infrastructure Maintenance	Emergency Repairs			\$250,000									\$250,000	
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	Levee Certification Projects														
	Program Management	Consultant Services			\$250,000									\$250,000	
	Freeboard MC 1	Mosquito Creek Levee improvements		\$2,700,000									\$18,800,000	\$21,500,000	FMP
PW-26-07	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to South			\$1,400,000								\$200,000	\$1,600,000	Other = Sewer
PW-26-08	3rd Avenue Sewer Rehab	Pavement, sewer - 2500 Block			\$420,000								\$180,000	\$600,000	Other = Sewer
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000								\$450,000	\$1,500,000	Other = Sewer
PW-26-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$3,000,000								\$500,000	\$3,500,000	Other = Sewer
PW-26-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$700,000								\$300,000	\$1,000,000	Other = Sewer
PW-26-13	30th Avenue Reconstruction	Pavement - Entrance to Power Center at S Expressway			\$600,000									\$600,000	
PW-26-14	Greenview Trail Extension	Longview to Forrest Glen/Whispering Oaks						\$400,000						\$400,000	
PW-26-15	Sewer Extension	Sanitary sewer improvements to expand service						\$2,000,000						\$2,000,000	
PW-26-16	Richard Downing Blvd Reconstruction	Pavement, storm sewer						\$2,000,000						\$2,000,000	
PW-26-17	Pump Station Rehab	Replace Pump at River Road Storm P.S.			\$500,000									\$500,000	
PW-26-18	WPCP Digester Lids	Repair/Replace Digester Lids											\$3,000,000	\$3,000,000	Other = Sewer
PW-26-19	IDOT Payment for Madison Avenue Storm	Payment 1 of 1			\$750,000									\$750,000	
Total			\$500,000	\$2,700,000	\$9,220,000	\$2,000,000	\$15,800,000	\$3,880,000	\$50,000	\$300,000	\$0	\$0	\$23,600,000	\$58,050,000	

FY 27

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information	
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other			
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$3,250,000	\$0	\$0	\$0	\$0	\$3,250,000		
BM-27-01	MAC Boilers	Replace existing boilers due to age and condition						\$2,300,000					\$2,300,000	Gaming	
BM-27-02	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$950,000					\$950,000	Gaming	
Community Development Department			\$0	\$0	\$0	\$0	\$3,100,000	\$0	\$600,000	\$0	\$0	\$100,000	\$3,800,000		
CD-27-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000		
CD-27-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000					\$100,000	\$300,000	Other=TIF	
CD-27-03	East Manawa Development	Acquisition, planning, design, infrastructure					\$2,000,000						\$2,000,000		
Fire Department			\$0	\$0	\$0	\$0	\$500,000	\$350,000	\$50,000	\$0	\$0	\$0	\$170,000	\$850,000	
FD-27-01	Aerial Refurbish of Standby Aerial	Refurbish of Apparatus					\$500,000						\$500,000		
FD-27-02	Medic 4 Replacement	Apparatus Replacement						\$350,000					\$350,000	Operating	
IT			\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$700,000		
IT-27-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security						\$75,000					\$75,000	Gaming	
IT-27-02	Infrastructure & Services	Fiber, network switches, servers, storage						\$350,000					\$350,000	Gaming	
IT-27-03	Mobile Technology	MDTs and tablets						\$75,000					\$75,000	Gaming	
IT-27-04	Software Licensing	Software renewals; permit/licensing software implementation						\$200,000					\$200,000	Gaming	
Parks, Recreation and Public Property Department			\$0	\$0	\$0	\$0	\$2,900,000	\$50,000	\$0	\$0	\$0	\$0	\$2,950,000		
PR-27-01	City Wide Parking Lot Upgrades	Design and Engineering of Lewis and Clark Monument Park and Sunset park						\$50,000					\$50,000	Operating	
PR-27-02	City Wide Trail Upgrades	Continue Improvements Poor And Fair Rated Trails Within The City					\$400,000						\$400,000		
PR-27-03	CBRC Pickle Ball Complex, Phase III	Construct new parking and three pickle ball courts at CBRC					\$750,000						\$750,000		
PR-27-04	Twin City Park Improvements Phase I	New Playground, Ballfields, Additional Parking Lot And Access Drive					\$1,750,000						\$1,750,000		
Public Works Department			\$0	\$4,940,000	\$9,735,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,825,000	\$17,500,000		
PW-27-01	Infrastructure Maintenance	Emergency Repairs			\$300,000								\$300,000		
PW-27-04	Infrastructure Management	Evaluation study / analysis TBD			\$150,000								\$150,000		
PW-27-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000		
PW-27-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,700,000	\$1,300,000								\$4,000,000	FMP	
PW-27-07	4th Avenue Sewer Rehab	Pavement, sewer - 3200 Block			\$525,000							\$225,000	\$750,000	Other = Sewer	
PW-27-08	30th Ave Sewer Rehab - Phase IV	Sewer			\$750,000								\$750,000		
PW-27-09	E Manawa Sewer Rehab - Phase XV	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer	
PW-27-12	S 23rd Street Sewer Rehab - Phase IV	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer	
PW-27-13	South Expressway Reconstruction, Phase II	Pavement, sewer		\$2,240,000	\$1,260,000								\$3,500,000	STBG	
PW-27-14	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$950,000							\$400,000	\$1,350,000	Other = Sewer	
PW-27-16	Sewer Rehab - In situ Lining	Sanitary Sewer										\$1,000,000	\$1,000,000	Other = Sewer	
PW-27-17	Pump Station Rehab	21st & Ave K P.S. Odor Control, HVAC, and Controls			\$1,000,000								\$1,000,000		
PW-27-18	WPCP Granular Activated Sludge Pilot	Pilot study for future plant expansion			\$500,000								\$500,000		
PW-27-19	W. Pierce Street Reconstruction	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer	
Total			\$0	\$4,940,000	\$9,735,000	\$0	\$6,500,000	\$4,350,000	\$650,000	\$0	\$0	\$0	\$3,095,000	\$29,050,000	

FY 28

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,750,000	\$0	\$0	\$0	\$18,600,000	\$20,350,000	
BM-28-01	City Hall Remodel	Complete renovation of City Hall										\$15,000,000	\$15,000,000	
BM-28-02	Public Works Storage	Construct new storage facility to replace failing buildings at 1301 and 1901 2nd Ave										\$3,600,000	\$3,600,000	
BM-28-03	MAC Carpet Replacement	Replace carpet in ballroom/refunction, locker rooms, office areas, and club						\$800,000					\$800,000	Gaming
BM-28-04	MAC Outdoor Signage	Replace exterior building logo and LED displays						\$750,000					\$750,000	Gaming
BM-28-05	MAC Banquet Furniture	New banquet chairs, soft seating, tables, and bar furniture						\$200,000					\$200,000	Gaming
Community Development Department			\$6,000,000	\$0	\$0	\$0	\$3,100,000	\$0	\$50,000	\$0	\$6,000,000	\$170,000	\$15,800,000	
CD-28-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000	
CD-28-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000					\$100,000	\$300,000	Other=TIF
CD-28-03	East Manawa Development	Acquisition, planning, design, infrastructure					\$2,000,000						\$2,000,000	
CD-28-04	Stormwater Project at S. 38th and 2nd Avenue	Acquisition, demolition, regional stormwater facility	\$6,000,000								\$6,000,000		\$12,000,000	
Fire Department			\$0	\$0	\$0	\$0	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$1,700,000	
FD-28-01	Engine 61	Replacement of Engine 2029 Delivery					\$850,000						\$850,000	
FD-28-02	Engine51	Replacement of Engine 2029 Delivery					\$850,000						\$850,000	
IT			\$0	\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$700,000	
IT-28-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security						\$75,000					\$75,000	Gaming
IT-28-02	Infrastructure & Services	Fiber, network switches, servers, storage						\$350,000					\$350,000	Gaming
IT-28-03	Mobile Technology	MDTs and tablets						\$75,000					\$75,000	Gaming
IT-28-04	Software Licensing	Software renewals; permit/licensing software implementation						\$200,000					\$200,000	Gaming
Parks and Recreation Department			\$0	\$0	\$0	\$0	\$2,625,000	\$215,000	\$0	\$0	\$0	\$0	\$2,840,000	
PR-28-01	City Wide Parking Lot Upgrades	Complete improvements to Westwood Park. Design and Engineer improvements to Sternhill Park and Iowa West Foundation Trailhead park					\$375,000						\$375,000	
PR-28-02	City Wide Trail Upgrades	Continue Improvements Poor And Fair Rated Trails Within The City					\$250,000						\$250,000	
PR-28-03	Big Lake Park Playground Replacement	Replace Existing Playground With New Structure, Safety Surface, Inclusive Features.					\$750,000						\$750,000	
PR-28-04	Valley View Park Playground Replacement	Replace existing and install new playground					\$700,000						\$700,000	
PR-28-05	Kim Park Playground Upgrade	Replace existing and install new playground					\$550,000						\$550,000	
PR-28-05	Fairmount Park Improvements - Gateway Design	Design and Engineer gateway to Fairmount Park entry						\$65,000					\$65,000	Operating
PR-28-06	Fairmount Park Road and Parking Lot Design And Engineering	Design and engineer upgrade to access road and parking areas						\$150,000					\$150,000	Operating
Public Works Department			\$0	\$20,575,000	\$9,825,000	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$22,500,000	\$54,900,000	
PW-28-01	Infrastructure Maintenance	Emergency Repairs			\$300,000								\$300,000	
PW-28-04	Infrastructure Management	Evaluation study / analysis TBD			\$150,000								\$150,000	
PW-28-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-28-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,750,000	\$1,300,000								\$4,050,000	FMP
PW-28-07	Salt Storage Relocation	Acquisition of land and new salt storage facility												TBD
PW-28-08	N 17th St Sewer Rehab-Phase I	Pavement, sewer			\$700,000						\$300,000	\$1,000,000	\$1,000,000	Other = Sewer
PW-28-09	E Manawa Sewer Rehab - Phase XVI	Pavement, sewer			\$1,050,000						\$450,000	\$1,500,000	\$1,500,000	Other = Sewer
PW-28-10	Valley View Sewer Rehab	Sanitary sewer			\$1,000,000							\$1,000,000	\$1,000,000	
PW-28-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$1,050,000						\$450,000	\$1,500,000	\$1,500,000	Other = Sewer
PW-28-12	S 23rd Street Sewer Rehab - Phase V	Pavement, sewer			\$700,000						\$300,000	\$1,000,000	\$1,000,000	Other = Sewer
PW-28-13	N. 16th Street Reconstruction	Pavement - Ave G to Nash Blvd		\$4,825,000	\$1,875,000								\$6,700,000	STBG
PW-28-14	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$1,000,000								\$1,000,000	
PW-28-15	Sewer Extension	Sanitary sewer improvements to expand service					\$2,000,000						\$2,000,000	
PW-28-16	Sewer Rehab - Insitu Lining	Sanitary Sewer									\$1,000,000	\$1,000,000	\$1,000,000	Other = Sewer
PW-28-17	Pump Station Rehab	TBD			\$500,000								\$500,000	
PW-28-18	Storm Outfall Repairs	Storm sewer structures and erosion repairs									\$2,500,000	\$2,500,000	\$2,500,000	
PW-28-19	WPCP Master Plan	Develop master plan and permitting for plant expansion									\$500,000	\$500,000	\$500,000	TBD
PW-28-20	Kanesville Blvd Reconstruction	Reconstruct TJ'd roadway		\$13,000,000								\$17,000,000	\$30,000,000	IDOT payment for TJ
Total			\$6,000,000	\$20,575,000	\$9,825,000	\$0	\$9,425,000	\$2,665,000	\$50,000	\$0	\$6,000,000	\$41,270,000	\$96,290,000	

Resolution 22-330

A Resolution approving the City of Council Bluffs FY24-
FY28 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 FY24-FY28 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 FY24-FY28 Capital Improvement Program (CIP).

ADOPTED
AND
APPROVED

December 19, 2022

Matthew J. Walsh, Mayor

Jodi Quakenbush City Clerk

Council Communication

Department: City Clerk
Case/Project No.: URV-22-009
Submitted by: Housing & Economic
Development

Ordinance 6532
ITEM 5.A.

Council Action: 12/19/2022

Description

Ordinance establishing the establishing the Black Squirrel Flats Urban Revitalization Area within the City of Council Bluffs.
Location: Undeveloped property located at the northwest corner of S. 34th Street and 12th Avenue. URV-22-009

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/18/2022
Attachment A: Boundary Map	Map	11/18/2022
Attachment B: Black Squirrel Flats Urban Revitalization Plan	Other	11/18/2022
Ordinance 6532	Ordinance	11/22/2022

Council Communication

Department: Community Development Case No.: URV-22-009 Submitted by: Housing & Economic Development	Ordinance No.:	Resolution of Intent: 10/24/2022 Planning Commission: 11/8/2022 Public Hearing & First Reading: 11/28/2022 Second Reading: 12/19/2022 Third Reading: Request to Waive
Subject/Title		
Establishment of the Black Squirrel Flats Urban Revitalization Area.		
Location		
Undeveloped property located at the northwest corner of S. 34th Street and 12th Avenue.		
Background/Discussion		
<p><u>Background</u></p> <p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p> <p>A proposal has been submitted to Community Development for the construction of a new multifamily development to be known as Black Squirrel Flats at the northwest corner of S. 34th Street and 12th Avenue. Final plat approval of a four-lot subdivision known as Black Squirrel Flats Subdivision which includes this parcel was approved by City Council on 8/8/2022. The new tax parcel information is pending an update from the Pottawattamie County Assessor and GIS. Community Development wishes to create the Urban Revitalization Area consisting of one parcel at this location.</p> <p>Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The Black Squirrel Flats Urban Revitalization Area will consist of approximately 1.3 acres.</p> <p><u>Discussion</u></p> <p>Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes this project meets the criteria under 404.1.5. Section 404.1.5 discusses an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.</p> <p>On October 24, 2022, City Council approved Resolution 22-261, which directed staff to initiate the process of creating the Black Squirrel Flats Urban Revitalization Plan and Area. This resolution set November 28, 2022 as the date of the public hearing.</p> <p>This matter was brought before the City Planning Commission at their November 8, 2022 meeting. The Commission found the following: 1) That the proposed Black Squirrel Flats Urban</p>		

Council Communication

Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan*, which is the general plan for the development of the City of Council Bluffs; and 2) That the Black Squirrel Flats Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.5 of Iowa code.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects. If approved, the project as proposed could be eligible for full exemption from taxation for four years.

Staff Recommendation

The Community Development Department recommends approval of the Black Squirrel Flats Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Public Hearing

Staff speakers for the request:

1. Courtney Harter, Director, Community Development, City of Council Bluffs

Speakers in favor: None

Speakers in opposition: None

Planning Commission Recommendation

The Planning Commission recommended approval of the Black Squirrel Flats Urban Revitalization Plan and Area.

Vote: 11-0 (0 absent)

AYE – Bailey, Bass, Halm, Hutcheson, Knauss, Opperman, Rater, Rew, Scott, Stroebele and Van Houten

NAY – None

ABSTAIN – None

ABSENT – None

Motion: Carried

Attachments

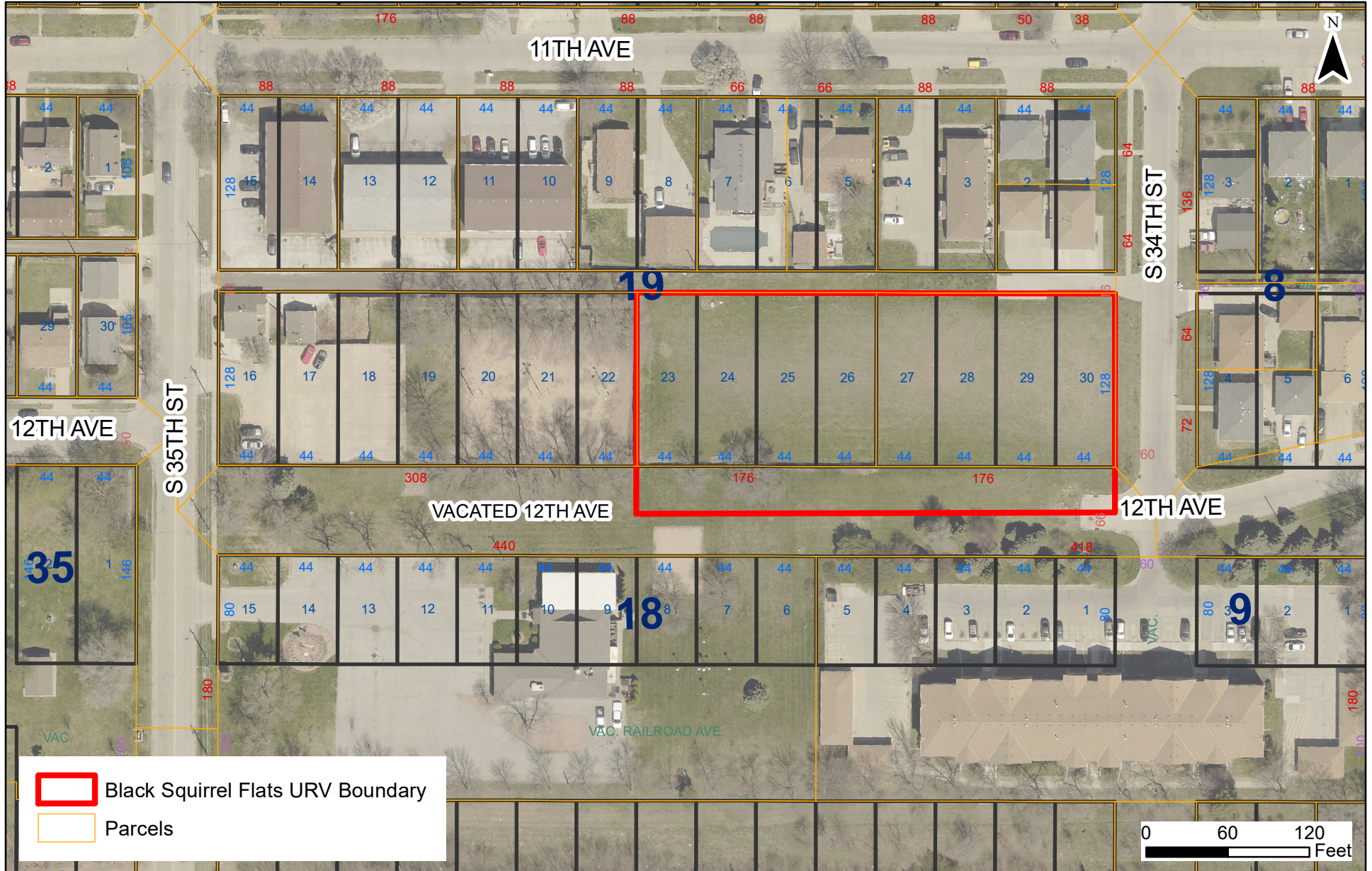
A) Boundary Map

B) Black Squirrel Flats Urban Revitalization Plan

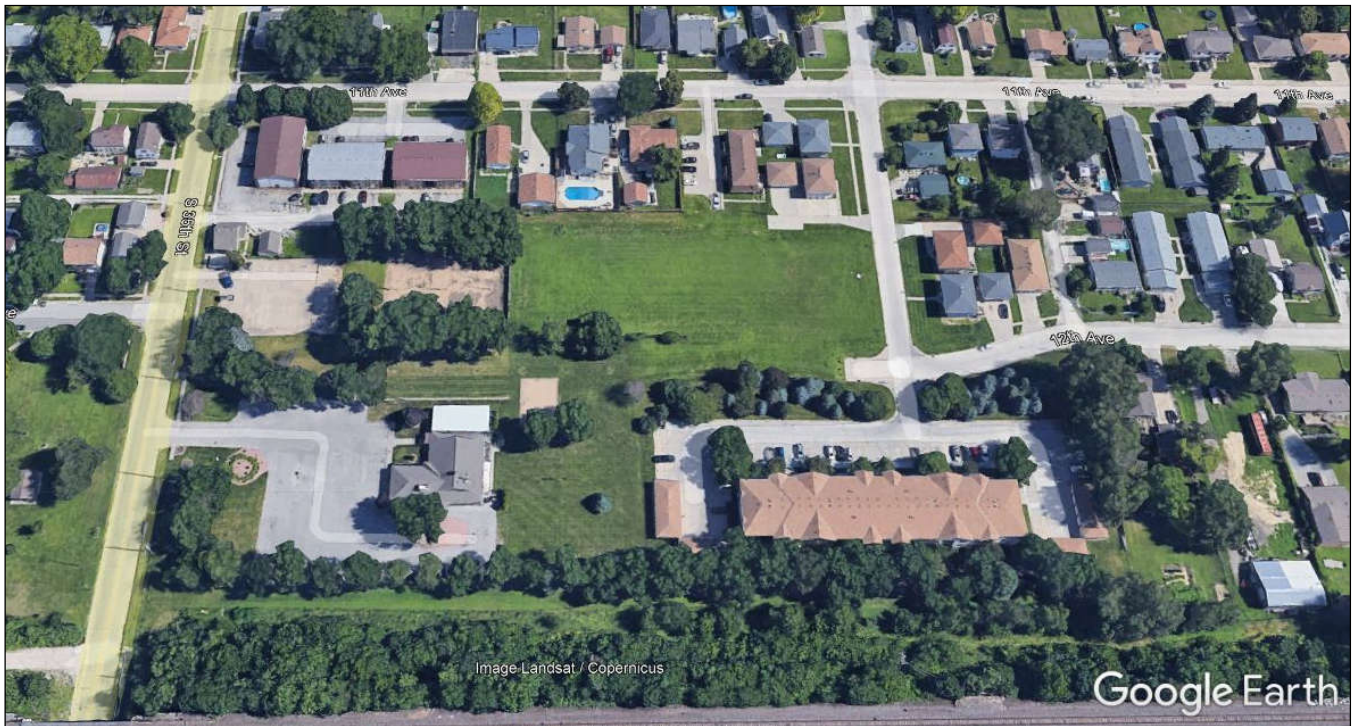
Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department

Approved by: Courtney Harter, Director, Community Development Department

Proposed Black Squirrel Flats Urban Revitalization Area: Boundary Map



Black Squirrel Flats Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by

City Council on [REDACTED], 2022

TABLE OF CONTENTS

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the renovation or construction of new commercial structures resulting in additional employment in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the Black Squirrel Flats Urban Revitalization Area meets the criteria of element 5. Consequently, on October 24, 2022, the City Council adopted Resolution No. 22-261, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Black Squirrel Flats Urban Revitalization Area
Illustration 1 – Resolution

RESOLUTION NO. 22-261

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE BLACK SQUIRREL FLATS URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS LOT 1, BLACK SQUIRREL FLATS SUBDIVISION.

WHEREAS, the subject area is an appropriate area as defined in Sections 404.1.5 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a new multifamily development; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.5.

BE IT FURTHER RESOLVED


That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than October 28, 2022.

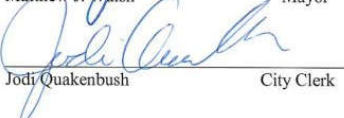
BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on November 28, 2022.

**ADOPTED
AND
APPROVED:** October 24, 2022

ATTEST:


Matthew J. Walsh Mayor


Jodi Quakenbush City Clerk

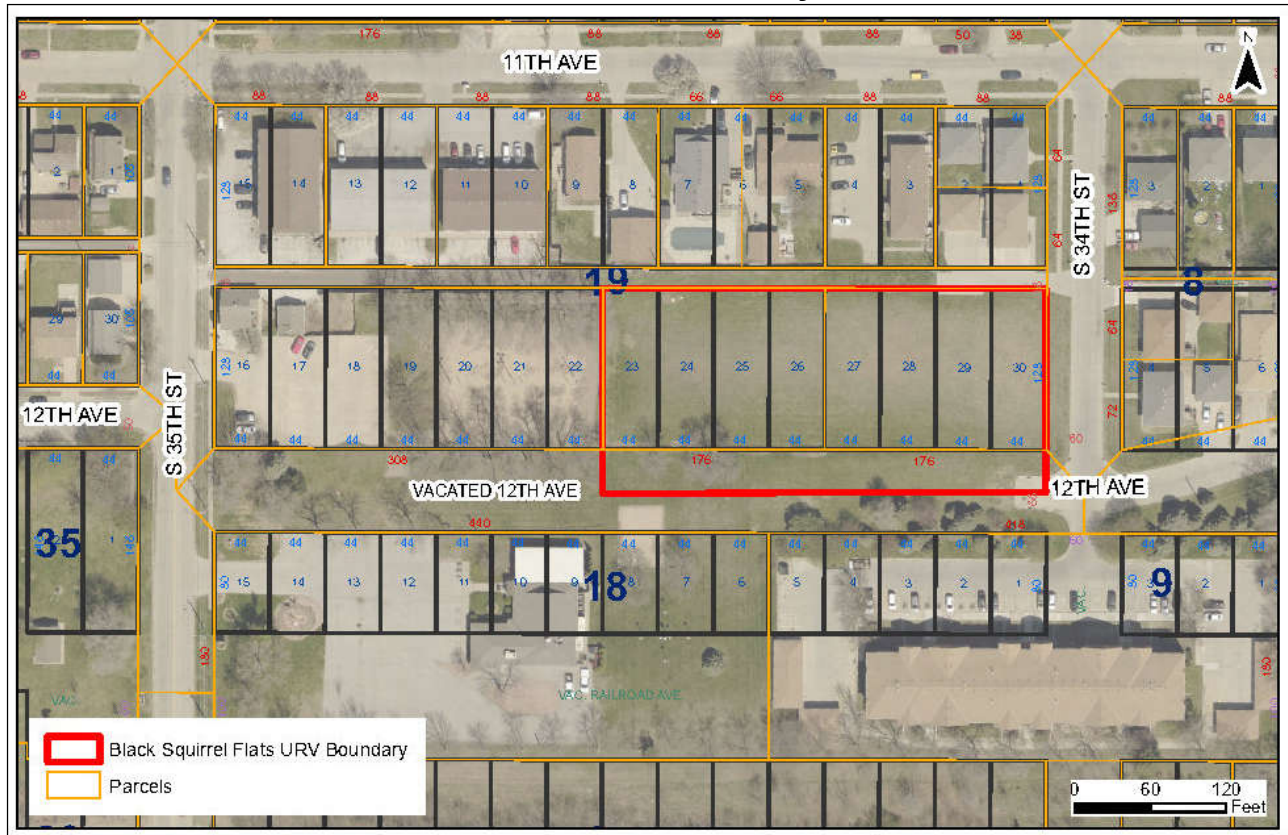
URV-22-009

LEGAL DESCRIPTION

The Black Squirrel Flats Urban Revitalization Area is a tract of land containing one parcel legally described as: Lot 1, Black Squirrel Flats Subdivision.

Illustration 2 shows the location and the boundary of the Black Squirrel Flats Urban Revitalization Area, which is approximately 1.3 acres.

Black Squirrel Flats Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The Black Squirrel Flats Urban Revitalization Area will be comprised of approximately 1.3 acres on one parcel of land owned by Black Squirrel Investors LLC. A developer intends to construct a residential development called Black Squirrel Flats.

Valuation was obtained from the records of the Pottawattamie County Assessor. [Pending update following recent replat.]

Parcel Number	Zoning	Permanent Property Address	Owner Mailing Address	Land Valuation	Building Valuation	Parcel Total Valuation	Acreage
Pending	R-3/Low Density Multifamily Residential	Black Squirrel Investors LLC	Black Squirrel Investors LLC 1115 S 35th St Council Bluffs, IA 51501	Pending	Pending	Pending	Pending

EXISTING ZONING AND PROPOSED LAND USE

The Black Squirrel Flats Urban Revitalization Area is currently zoned R-3. The R-3/Low Density Multifamily Residential District is intended and designed for lower density multifamily residential areas of the city. This district permits a variety of housing types and is intended for established and developing areas of the city. The proposed principal use of the Black Squirrel Flats Urban Revitalization Area is multifamily residential, which is a permitted use in an R-3/Low Density Multifamily Residential District.

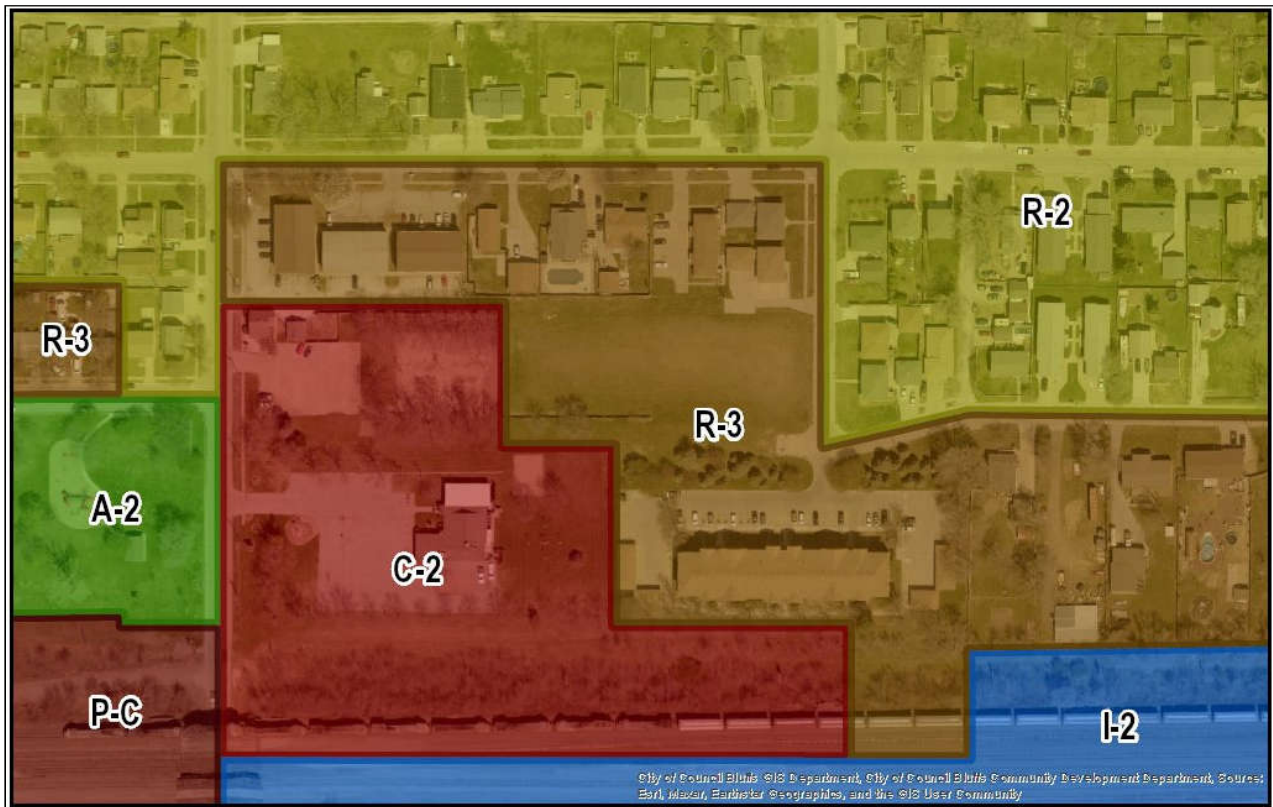
Surrounding properties to the north, northwest, south, and southeast are also zoned R-3. Properties east and northeast of the subject property are zoned R-2/Two-Family Residential District. Properties west and southwest of the subject property are zoned C-2/Commercial District. Illustration 3 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: single-family and multifamily residential to the north and east, multifamily residential to the south, a local restaurant to the southwest, and a local commercial tax service business to the west.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the proposed Black Squirrel Flats Urban Revitalization Area as “High-Density Residential.” According to the plan, high-density residential areas in Council Bluffs typically include a series of multi-family structures built as part of the same development. The structures are often arranged around an internal street network or a central courtyard or open space. These developments are often adjacent to neighborhoods, but tend to have their own character.

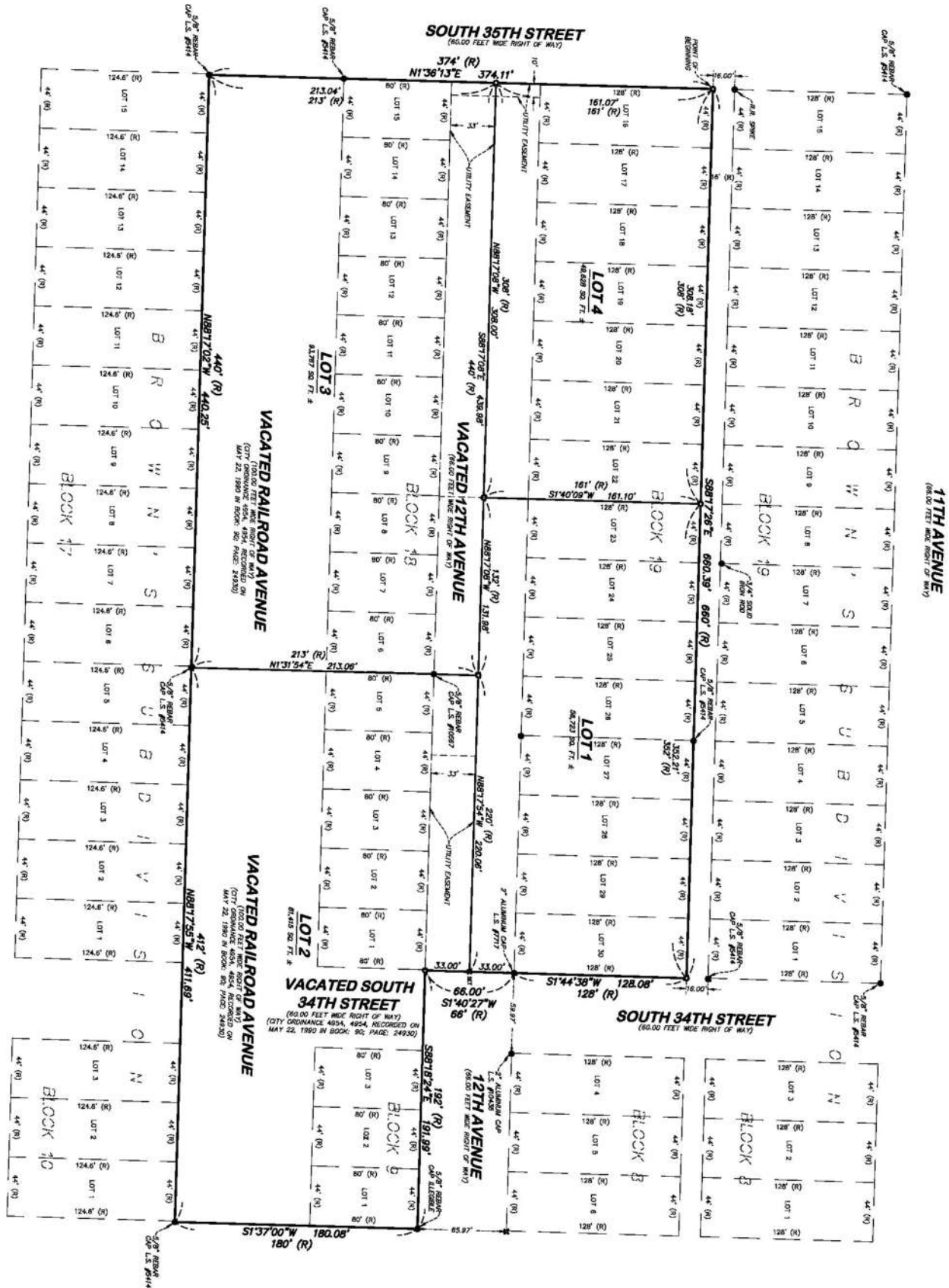
Final plat approval of a four-lot subdivision known as Black Squirrel Flats Subdivision and which includes the proposed Black Squirrel Flats Urban Revitalization Area was approved by City Council on 8/8/2022. Illustration 4 depicts the approved final plat. The new tax parcel information is pending an update from the Pottawattamie County Assessor and GIS.

Black Squirrel Flats Urban Revitalization Area
Illustration 3 – Zoning



Black Squirrel Flats Urban Revitalization Area

Illustration 4 – Final Plat of Black Squirrel Flats



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Black Squirrel Flats Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along South 34th St, which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed Black Squirrel Flats Urban Revitalization Area is currently vacant land. There are no tenants at the location; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The Black Squirrel Flats Urban Revitalization Plan will apply to multi-family residential (12 or more units) use.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2042 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- a. For the first year, eighty percent.
- b. For the second year, seventy percent.
- c. For the third year, sixty percent.
- d. For the fourth year, fifty percent.
- e. For the fifth year, forty percent.
- f. For the sixth year, forty percent.
- g. For the seventh year, thirty percent.
- h. For the eighth year, thirty percent.

- i. For the ninth year, twenty percent.
- j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- For residential property, the improvement must increase the actual value of the structure by at least 10%.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

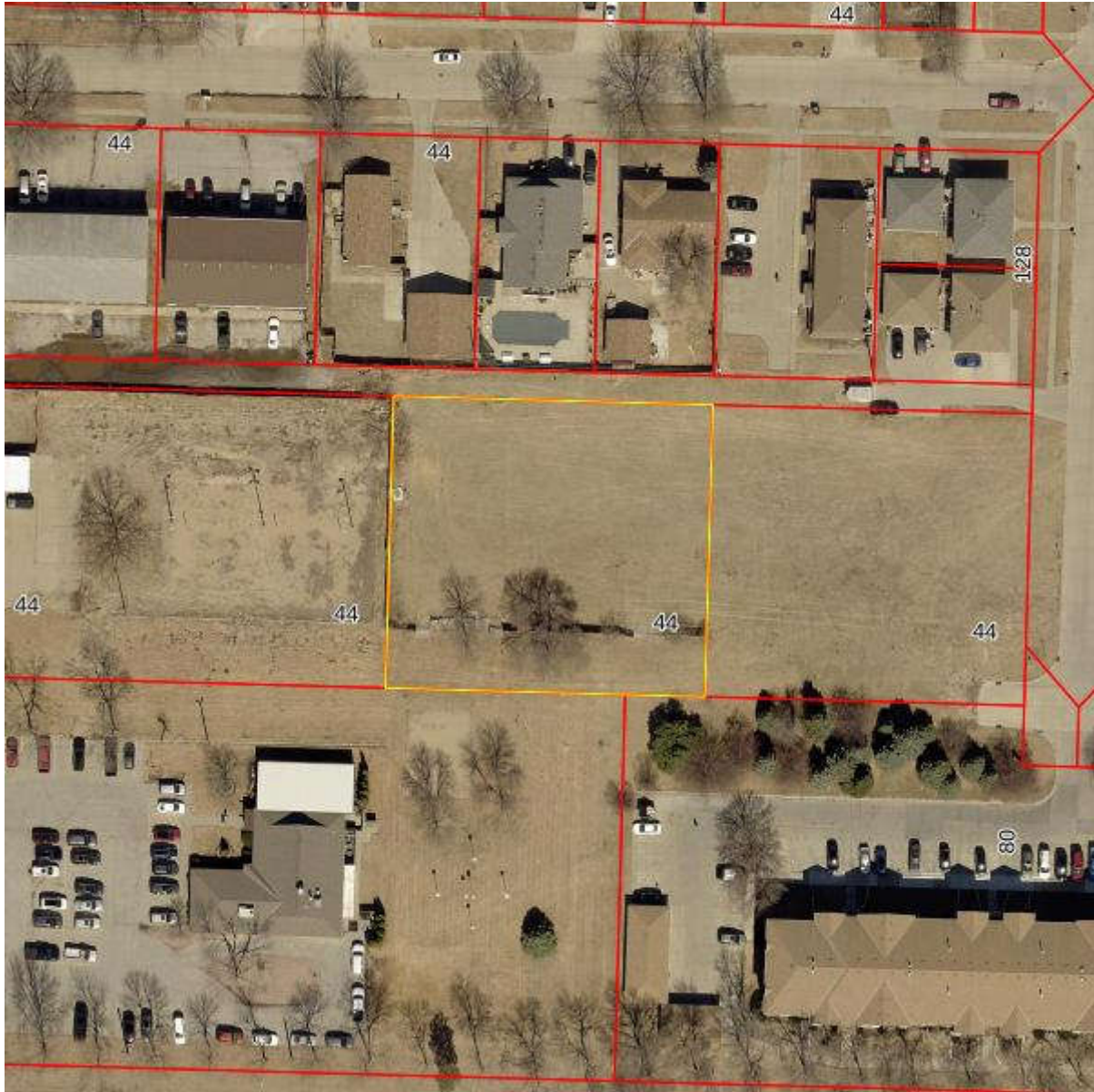
7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.
2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.
3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.
4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

[Zoom Out](#) [Zoom In](#)



600ft x 600ft

[Click any parcel to go to its web page](#)

Spring 2022 aerial

See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7544 33 436 012

--- Permanent Property Address ---	----- Mailing Address -----
BLACK SQUIRREL INVESTORS LLC	BLACK SQUIRREL INVESTORS LLC
	1115 S 35TH ST
	COUNCIL BLUFFS, IA 51501

District: 000 CO BLUFFS CITY/CO BLUFFS

===== REAL ESTATE TAXES ON TREASURER'S WEBPAGE =====

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754433436012>

===== TAX DESCRIPTION* =====

* Not to be used on legal documents

BROWNS SUB LTS 27 THRU 30 BLK 19 & N1/2 VAC 12TH AVE ADJ

===== ASSESSED VALUE =====

* Class is for Assessment purposes only - Not Zoning

Current Value				
2022	Res. Land	Dwelling	Total	Class
Full Value	\$40,500	\$0	\$40,500	R
Exempt	\$0	\$0	\$0	R
Net Total	\$40,500	\$0	\$40,500	R

Prior Year Value				
2021	Res. Land	Dwelling	Total	Class
Full Value	\$40,500	\$0	\$40,500	R
Exempt	\$0	\$0	\$0	R
Net Total	\$40,500	\$0	\$40,500	R

===== EXEMPTIONS/CREDITS APPLIED =====

===== OWNERS =====

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D BLACK SQUIRREL INVESTORS LLC book/page: [2022/14364](#) D

===== SALES HISTORY =====

Sale Date	Amount	Code	Book/Page	
10/24/2022	4088	D2	2022/14364	multiple parcel sale
05/04/2022	0	D1	2022/06456	multiple parcel sale
05/04/2022	0	D1	2022/12559	multiple parcel sale
12/15/2021	75000	D34	2021/21595	multiple parcel sale
03/13/2020	35000	D34	2020/03102	multiple parcel sale
12/11/2015	55000	D34	2015/16827	multiple parcel sale
04/30/1997	30000	D050	0097/42620	multiple parcel sale
08/16/1995	12000	D002	0096/05710	
04/21/1995	0	D006	0095/25941	

===== ASSESSMENT DATA =====

PDF: 4 MAP: 17

Date Reviewed: 09/22/20 KK

LAND.....22528 sqFt .52 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
128	128	176	176	

[Zoom Out](#) [Zoom In](#)



600ft x 600ft

[Click any parcel to go to its web page](#)

Spring 2022 aerial

See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

ORDINANCE NO. 6532

AN ORDINANCE ESTABLISHING THE BLACK SQUIRREL FLATS URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the “Black Squirrel Flats Urban Revitalization Area;” and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as Lot 1, Black Squirrel Flats Subdivision as an urban revitalization area, thus allowing tax abatement for qualified projects; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Section 404.1(5) of the Iowa Code; and

WHEREAS, on October 24, 2022, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Black Squirrel Flats Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for November 28, 2022; and

WHEREAS, the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, at its November 8, 2022 meeting, the City Planning Commission reviewed the plan for the Black Squirrel Flats Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

SECTION 1. That the urban revitalization plan for the Black Squirrel Flats Urban Revitalization Area, known as the "Black Squirrel Flats Urban Revitalization Plan," attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Black Squirrel Flats Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND
APPROVED

December 19, 2022

Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

FIRST CONSIDERATION: 11/28/2022
SECOND CONSIDERATION: 12/19/2022
THIRD CONSIDERATION: REQUEST TO WAIVE

Council Communication

Department: City Clerk
Case/Project No.: URV-22-008
Submitted by: Housing & Economic
Development

Ordinance 6533
ITEM 5.B.

Council Action: 12/19/2022

Description

Ordinance establishing the Whispering Oaks Urban Revitalization Area. Location: the intersection of Greenview Road and Franklin Avenue. URV-22-008

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/18/2022
Attachment A – Legal Description	Legal Description	11/18/2022
Attachment B – Boundary Map	Map	11/18/2022
updated Attachment C - Revit plan	Other	12/14/2022
Ordinance 6533	Ordinance	11/22/2022

Council Communication

<p>Department: Community Development</p> <p>Case No.: URV-22-008</p> <p>Submitted by: Housing & Economic Development</p>	<p>Ordinance No.:</p>	<p>Resolution of Intent: 10/24/2022</p> <p>Planning Commission: 11/08/2022</p> <p>Public Hearing & First Reading: 11/28/2022</p> <p>Second Reading: 12/19/2022</p> <p>Third Reading: Request to Waive</p>
<p>Subject/Title</p> <p>Establishment of the Whispering Oaks Urban Revitalization Area at the intersection of Greenview Road and Franklin Avenue.</p>		
<p>Background/Discussion</p> <p><u>Background</u></p> <p>Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.</p> <p>Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.</p> <p>The Community Development Department wishes to create an Urban Revitalization Area consisting of three parcels creating the Whispering Oaks Urban Revitalization Area located at the intersection of Greenview Road and Franklin Avenue.</p> <p>Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The Whispering Oaks Urban Revitalization Area will consist of approximately 28.07 acres.</p> <p><u>Discussion</u></p> <p>Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes this project meets the criteria under 404.1.5. Section 404.1.5 discusses an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.</p> <p>On October 24, 2022, City Council approved Resolution 22-260, which directed staff to initiate the process of creating the Whispering Oaks Urban Revitalization Plan and Area. This resolution set November 28, 2022 as the date of the public hearing.</p> <p>This matter was brought before the City Planning Commission at their November 8, 2022 meeting. The Commission found the following: 1) That the proposed Whispering Oaks Urban Revitalization Plan furthers the goals of the City’s <i>Bluffs Tomorrow: 2030 Plan</i>, which is the general plan for the development of the City of Council Bluffs; and 2) That the Whispering Oaks Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section</p>		

Council Communication

404.1.4.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the Whispering Oaks Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Recommendation

Staff speakers for the request:

1. Courtney Harter, Director Planning & Community Development, City of Council Bluffs

Speakers in favor: None

Speakers in opposition: None

Planning Commission Recommendation

The Planning Commission recommended approval of the Whispering Oaks Urban Revitalization Plan and Area.

Vote: 10-0-1

AYE – Bailey, Bass, Halm, Hutcheson, Knauss, Opperman, Rater, Rew, Scott and Stroebele

NAY – None

ABSTAIN – Van Houten

ABSENT – None

Motion: Carried

Attachments

Attachment A – Legal Description

Attachment B – Boundary Map

Attachment C - Whispering Oaks Urban Revitalization Plan

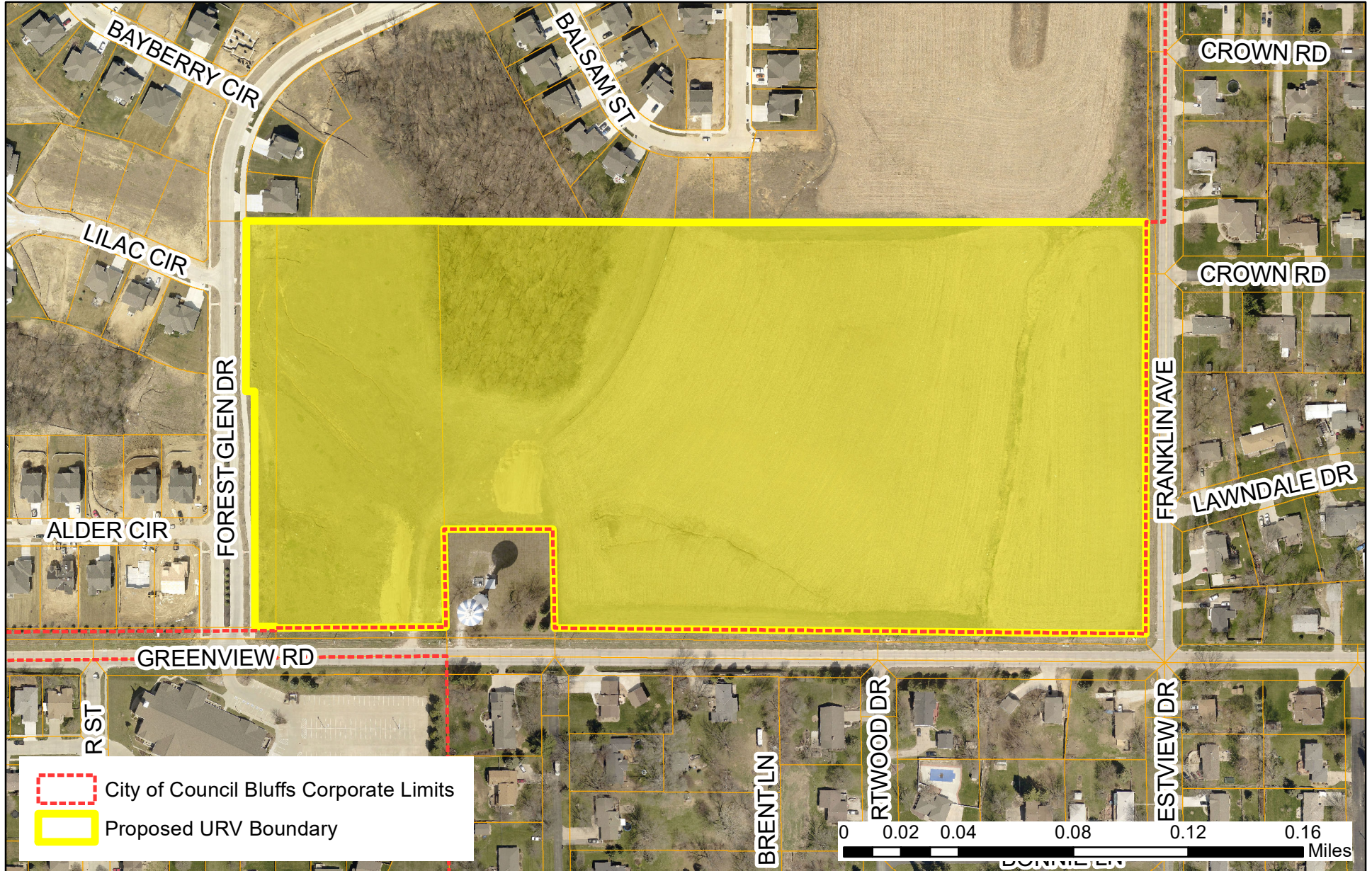
Prepared by: Marianne Collins, Community Development Housing & Economic Development Planner, Community Development Department
Submitted by: Courtney Harter, Director Planning & Community Development, Community Development Department

Attachment A – Legal Description

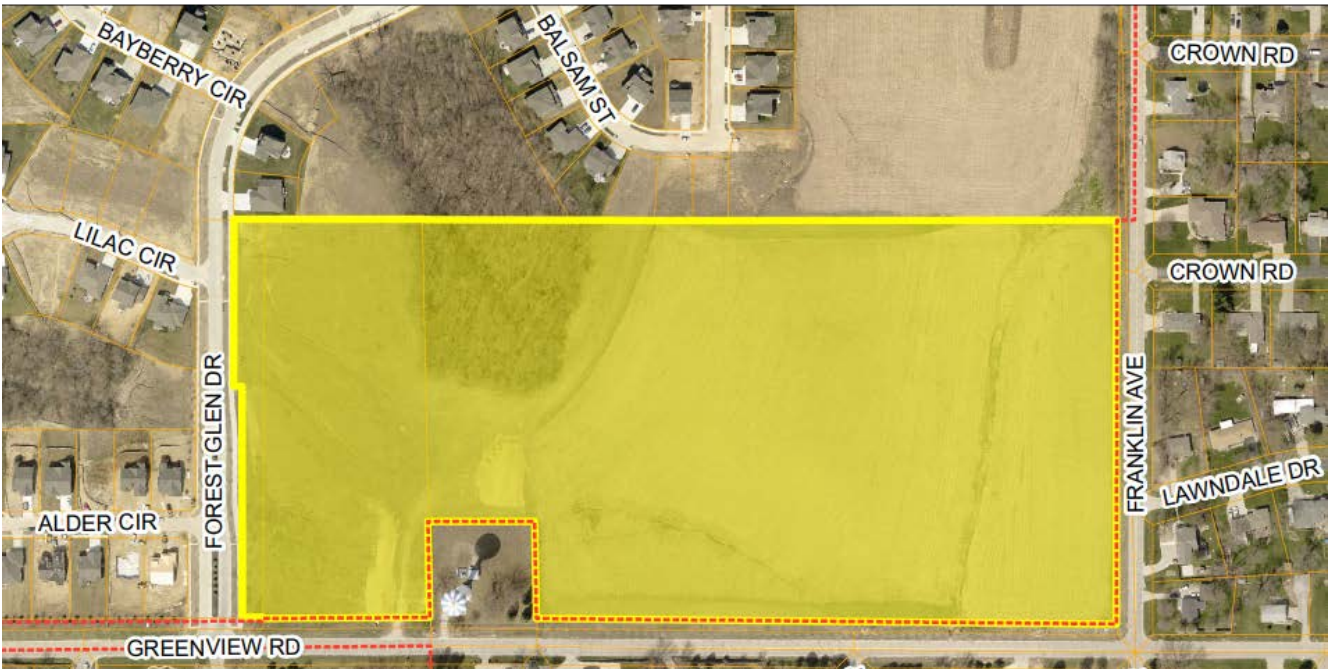
A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO TOGETHER WITH PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, SAID TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 74N, RANGE 43 WEST; THENCE N1°06'10"E (ASSUMED BEARING), 53.00 FEET TO THE POINT OF BEGINNING; THENCE N88°28'13"W A DISTANCE OF 351.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE ON THE FOLLOWING DESCRIBED COURSES: THENCE N1°20'57"E, A DISTANCE OF 433.34 FEET; THENCE N88°16'18"W, A DISTANCE OF 15.99 FEET; THENCE N1°31'50"E, A DISTANCE OF 313.54 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING OAKS; THENCE S88°34'04"E, A DISTANCE OF 56.87 FEET ALONG THE SOUTH LINE OF LOT 106, WHISPERING OAKS TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2017 PAGE 2889; THENCE S88°28'13"E, A DISTANCE OF 306.04 FEET ALONG THE SOUTH LINE OF LOT 106 & SOUTH LINE OF OUTLOT A, WHISPERING OAKS TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF OUTLOT A & THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2017 PAGE 2889; THENCE S88°15'01"E, A DISTANCE OF 562.24 FEET ALONG THE SOUTH LINE OF OUTLOT A, & LOTS 87-90 WHISPERING OAKS TO THE SOUTHEAST CORNER OF LOT 87 WHISPERING OAKS; THENCE S88°15'01"E, A DISTANCE OF 714.76 FEET; THENCE S88°15'01"E, A DISTANCE OF 17.46, TO THE WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE; THENCE S1°43'39"W, A DISTANCE OF 747.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE N88°15'01"W DISTANCE OF 1,086.30 FEET TO THE EAST LINE OF A PARCEL BOOK 87, PAGE 22729; THENCE N01°06'10"E ALONG SAID EAST LINE OF SAID PARCEL BOOK 87, PAGE 22729, A DISTANCE OF 180.01 FEET TO THE NORTHEAST CORNER OF SAID PARCEL BOOK 87, PAGE 22729; THENCE N88°15'01"W ALONG THE NORTH LINE OF SAID PARCEL, BOOK 87, PAGE 22729 A DISTANCE OF 200.00 FEET; THENCE S1°06'10"W ALONG SAID PARCEL BOOK 87, PAGE 22729, A DISTANCE OF 180.01 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1,193,878.13 SQ.FT. OR 27.40 ACRES MORE OR LESS

Proposed Whispering Oaks Urban Revitalization Area: Boundary Map



Whispering Oaks Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2022

TABLE OF CONTENTS

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate-income families, including single or multi-family housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization Act to facilitate the construction of a multi-family residential project in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.
2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multi-family housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing.

The City of Council Bluffs concluded that the Whispering Oaks Urban Revitalization Area meets the criteria of element 5. Consequently, October 24, 2022, the City Council adopted Resolution No. 22-260, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Whispering Oaks Urban Revitalization Plan
Illustration 1 – Resolution

RESOLUTION NO. 22-260

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE WHISPERING OAKS URBAN REVITALIZATION AREA IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.5 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a multi-family residential project on the vacant land; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

WHEREAS, a legal description of this area is attached as Exhibit A.

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

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.5.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by October 28, 2022.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on November 28, 2022.

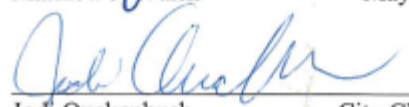
**ADOPTED
AND
APPROVED:**

October 24, 2022



Matthew J. Walsh Mayor

ATTEST:



Jodi Quakenbush City Clerk

LEGAL DESCRIPTION

The Whispering Oaks Urban Revitalization Area is a tract of land consisting of three parcels legally described as:

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO TOGETHER WITH PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, SAID TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Illustration 2 shows the approximate location and the boundary of the Whispering Oaks Urban Revitalization Area. The area is 27.40 acres.

Whispering Oaks Urban Revitalization Plan
Illustration 2 - Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The Whispering Oaks Urban Revitalization Area will be comprised of 27.40 acres of land which is currently owned by TS Development LLC. The Whispering Oaks Urban Revitalization area will be located on what is currently a 27.40 acre parcel that is currently being subdivided into a three-lot subdivision. The assessed land value is \$303,300.

Parcel Number	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
744305276010	T S Development LLC	\$25,000	\$0	\$0	\$25,000
744305276005	T S Development LLC	\$54,400	\$0	\$0	\$54,400
744304151003	T S Development LLC	\$223,900	\$0	\$0	\$223,900

EXISTING ZONING AND PROPOSED LAND USE

The Whispering Oaks Urban Revitalization Area is zoned R-3/Low Density Multi-Family Residential with a Planned Residential Overlay. The R-3/Low Density Multi-Family District is intended and designed for development of medium density multi-family residential units. The Planned Residential Overlay is intended to provide flexibility in the use and design of structures and land in situations where conventional development may be inappropriate. The Overlay also permits projects that involve the mixture of commercial and residential uses.

Adjacent zoning of Whispering Oaks to the north, south and west, within City limits, are zoned R-1 single family. To the east and south, outside City limits, are zoned R-3 urban residential.

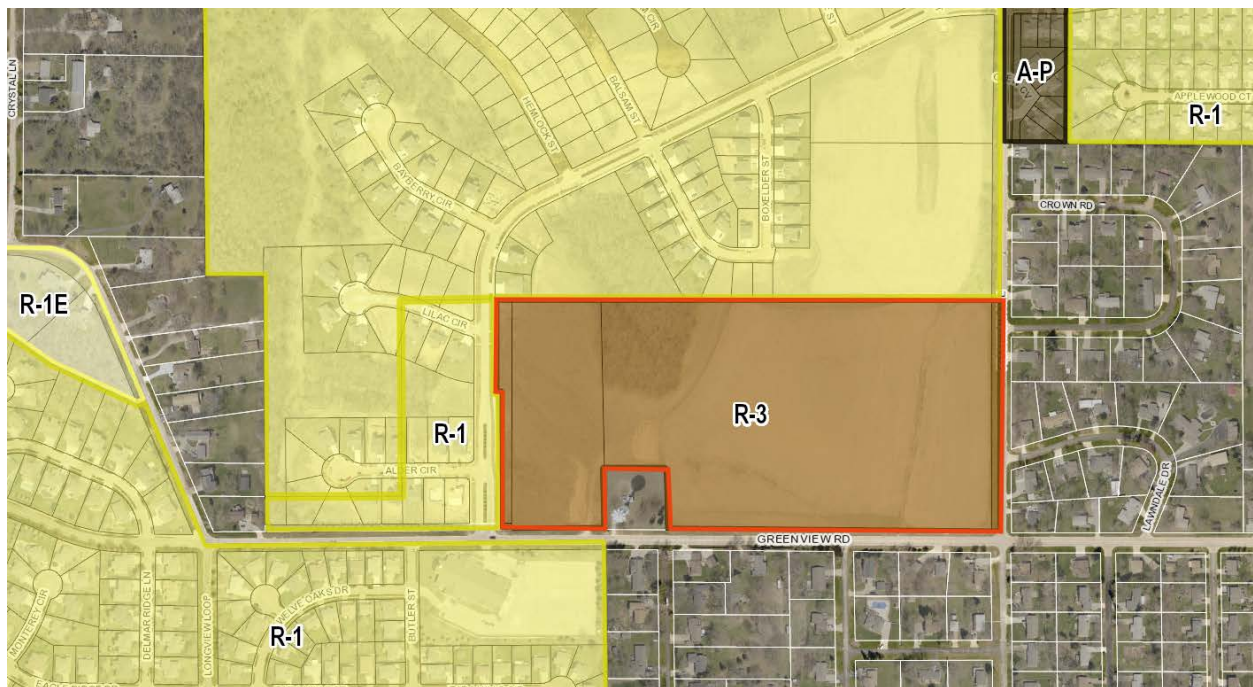
A development proposal has been submitted by T S Development LLC for the construction of a multi-family/mixed-use residential project. Lot 1, approximately 6.11 acres, will be developed as an assisted living facility with a maximum of 133 dwelling units. Lot 2, approximately 12.41 acres, will be developed into a maximum of 150 multifamily units. Lot 3, approximately 7.87 acres, will be developed into a maximum of 124 multifamily units.

City Council is not endorsing the 133 dwelling units for assisted living on Lot 1.

The Development Plan can be found in Attachment A.

Whispering Oaks Urban Revitalization Plan

Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Whispering Oaks Urban Revitalization Area will be served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The developer is constructing a new sanitary sewer lift station and force main to service the multifamily/missed-use development. A new sanitary force main system will connect into the existing sanitary sewer in Balsam Street. A 10-foot wide Portland cement concrete trail along Greenview Road shall be incorporated in the design of the subdivision. This trail will eventually be extended further east, where it will connect into the existing trail at Greenview Road/Eastern Hills Drive intersection. A pedestrian sidewalk network shall be provided that connects all buildings in the development to the Greenview Road trail and sidewalks along Sycamore Street and Franklin Avenue. The project is located adjacent to Greenview Road and Franklin Avenue, which will adequately handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The Whispering Oaks Urban Revitalization Area is currently undeveloped; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer may be eligible for additional City assistance through construction of the required lift station. Cost is still to be determined.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility - The Whispering Oaks Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2042 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

- a. For the first year, eighty percent.
- b. For the second year, seventy percent.
- c. For the third year, sixty percent.
- d. For the fourth year, fifty percent.
- e. For the fifth year, forty percent.
- f. For the sixth year, forty percent.
- g. For the seventh year, thirty percent.
- h. For the eighth year, thirty percent.
- i. For the ninth year, twenty percent.
- j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.
- For residential property, the improvement must increase the actual value of the structure by at least 10%.
- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.
2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.
3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.
4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.
5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

ORDINANCE NO. 6533

AN ORDINANCE ESTABLISHING THE WHISPERING OAKS URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, the City of Council Bluffs has the authority under Chapter 404 of the Code of Iowa to declare an area as an urban revitalization area to be known as the “Whispering Oaks Urban Revitalization Area;” and

WHEREAS, the City of Council Bluffs is contemplating exercising said authority by designating an area legally described as an urban revitalization area, thus allowing tax abatement for qualified projects, legal description of this area is attached as Exhibit A; and

WHEREAS, this City Council of the City of Council Bluffs, Iowa, finds that the subject area is appropriate as an urban revitalization area as outlined in Sections 404.1(4) of the Iowa Code; and

WHEREAS, on October 24, 2022, the City Council passed a Resolution of Necessity and Intent to establish an urban revitalization area for the Whispering Oaks Urban Revitalization Area, directing staff to prepare the required revitalization plan and a public hearing was set for November 28, 2022; and

WHEREAS, the Revitalization Plan has been written and packaged, notification sent to all the property owners and tenants affected and published notification has appeared in the daily newspaper; and

WHEREAS, at its November 8, 2022 meeting, the City Planning Commission reviewed the plan for the Whispering Oaks Urban Revitalization Area and has forwarded its recommendation to this City Council.

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

SECTION 1. That the urban revitalization plan for the Whispering Oaks Urban Revitalization Area, known as the “Whispering Oaks Urban Revitalization Plan,” attached hereto and made a part hereof, is hereby approved as to form and content.

SECTION 2. That the proposed Whispering Oaks Urban Revitalization Area be and the same is hereby approved, pursuant to the proposed plan attached hereto and incorporated herein by this reference.

SECTION 3. **EFFECTIVE DATE.** That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022

SECOND CONSIDERATION: 12/19/2022

THIRD CONSIDERATION: REQUEST TO WAIVE

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by: Housing & Economic
Development

Ordinances 6534 through 6540
ITEM 5.C.

Council Action: 12/19/2022

Description
Ordinances 6534 through 6540 to repeal Urban Revitalization plans and areas for; the Peterson School; Indian Creek South; Bluff Street; South 4th Street; Pine Ridge; Hawkeye Heights and Gunn School.

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/18/2022
Ordinance 6534	Ordinance	11/22/2022
Ordinance 6535	Ordinance	11/22/2022
Ordinance 6536	Ordinance	11/22/2022
Ordinance 6537	Ordinance	11/22/2022
Ordinance 6538	Ordinance	11/22/2022
Ordinance 6539	Ordinance	11/22/2022
Ordinance 6540	Ordinance	11/22/2022

Council Communication
November 28, 2022 City Council Meeting

Department: Community Development Case/Project Nos.: URV-18-002, URV 11-002, URV -10-003, URV-18-003, URV-10-004, URV 16-001, URV-14-004	Ordinance Nos.: Resolution Nos.: 22-	First Reading: 11-28-22 Second Reading: N/A Third Reading: N/A Public Hearing: 11-28-22
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Subject/Title

- 1) Repeal of the Peterson School Urban Revitalization Plan, Area and Ordinance
- 2) Repeal of the Indian Creek South Urban Revitalization Plan, Area and Ordinance
- 3) Repeal Bluff Street Urban Revitalization Plan, Area and Ordinance
- 4) Repeal South 4th Street Urban Revitalization Plan, Area and Ordinance
- 5) Repeal Pine Ridge Urban Revitalization Plan, Area and Ordinance
- 6) Repeal Hawkeye Heights Urban Revitalization Plan, Area and Ordinance
- 7) Repeal Gunn School Urban Revitalization Plan, Area and Ordinance

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property. Urban revitalization tax abatement incentives apply to commercial development, industrial development and multi-family residential development (12 units or more). Both new construction on vacant or unimproved land and the rehabilitation of existing structures are eligible for tax abatement.

The City of Council Bluffs currently has 21 urban revitalization areas. Several of these areas projects have been completed. As a result, these seven areas should now be repealed.

Discussion

Peterson School – The Peterson School Urban Revitalization Area was originally adopted on April 9, 2018 by Resolution 18-93 and Ordinance 6324. As a result of the creation of this urban revitalization area, Lake Creek Properties, LLC renovated an existing structure in to a post-secondary school specializing in hair design. The project is now complete.

Indian Creek South – The Indian Creek South Urban Revitalization Area was originally adopted on December 12, 2011 by Resolution 11-284 and Ordinance 6143. As a result of the creation of this urban revitalization area several commercial improvement projects were able to be completed.

Bluff Street – The Bluff Street Urban Revitalization Area was originally adopted on June 14, 2010 by Resolution 10-160 and Ordinance 6087. As a result of the creation of this urban revitalization area, J Development Company renovated the Kirn gym into 20 multi-family units. The project is now complete.

South 4th Street – The South 4th Street Urban Revitalization Area was originally adopted on April 9,

Council Communication
November 28, 2022 City Council Meeting

2018 by Resolution 18-94 and Ordinance 6325. As a result of the creation of this urban revitalization area, 7 South 4th Street, LLC constructed a family entertainment center. The project is now complete.

Pine Ridge – The Pine Ridge Urban Revitalization Area was originally adopted on June 14, 2010 by Resolution 10-161 and Ordinance 6088. As a result of the creation of this urban revitalization area, J Development renovated 96 multi-family units, parking areas, retaining walls and made drainage improvements. The project is now complete.

Hawkeye Heights – The Hawkeye Heights Urban Revitalization Area was originally adopted on February 22, 2016 by Resolution 16-23 and Ordinance 6269. As a result of the creation of this Urban Revitalization area, Agemark Senior Living developed a 34 unit senior memory care/assisted living facility. The project is now complete.

Gunn School – Gunn School Urban Revitalization Area was originally adopted on October 27, 2014 by Resolution 14-253 and Ordinance 6216. As a result of the creation of this Urban Revitalization area, Seldin renovated the Gunn School into 46 multi-family units for senior living. The project is now complete.

Staff Recommendation

The Community Development Department recommends repealing the Peterson School, Indian Creek South, Bluff Street, South 4th Street, Pine Ridge, Hawkeye Heights and Gunn School Urban Revitalization Plans and Areas and including the corresponding ordinances, effective November 28, 2022.

Attachments

Resolutions and Ordinances to Repeal

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

ORDINANCE NO. 6534

AN ORDINANCE TO REPEAL ORDINANCE NO. 6324 WHICH ESTABLISHED THE PETERSON SCHOOL URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on April 9, 2018, Ordinance No. 6324 was passed by the City Council establishing the Peterson School Urban Revitalization Area; and

WHEREAS, the term of the Peterson School Urban Revitalization Area is set to expire on December 31, 2035; and

WHEREAS, the project is complete and there is no longer a need for the Peterson School Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 6324, which established the Peterson School Urban Revitalization Area, should be repealed.

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

SECTION 1. That Ordinance No. 6324 passed and approved on April 9, 2018 is hereby repealed.

SECTION 2. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022

SECOND CONSIDERATION: 12/19/2022

THIRD CONSIDERATION: REQUEST TO WAIVE

ORDINANCE NO. 6535

AN ORDINANCE TO REPEAL ORDINANCE NO. 6143 WHICH ESTABLISHED THE INDIAN CREEK SOUTH URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on December 12, 2011, Ordinance No. 6143 was passed by the City Council establishing the Indian Creek South Urban Revitalization Area; and

WHEREAS, the term of the Indian Creek South Urban Revitalization Area is set to expire on June 30, 2025; and

WHEREAS, the project is complete and there is no longer a need for the Indian Creek South Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 6143, which established the Indian Creek South Urban Revitalization Area, should be repealed.

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

SECTION 1. That Ordinance No. 6143 passed and approved on December 12, 2011 is hereby repealed.

SECTION 2. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022

SECOND CONSIDERATION: 12/19/2022

THIRD CONSIDERATION: REQUEST TO WAIVE

ORDINANCE NO. 6537

AN ORDINANCE TO REPEAL ORDINANCE NO. 6325 WHICH ESTABLISHED THE SOUTH FOURTH STREET URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on April 9, 2018, Ordinance No. 6325 was passed by the City Council establishing the South Fourth Street Urban Revitalization Area; and

WHEREAS, the term of the South Fourth Street Urban Revitalization Area is set to expire on December 31, 2038; and

WHEREAS, the project is complete and there is no longer a need for the South Fourth Street Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 6325, which established the South Fourth Street Urban Revitalization Area, should be repealed.

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

SECTION 1. That Ordinance No. 6325 passed and approved on April 9, 2018 is hereby repealed.

SECTION 2. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022
SECOND CONSIDERATION: 12/19/2022
THIRD CONSIDERATION: REQUEST TO WAIVE

ORDINANCE NO. 6538

AN ORDINANCE TO REPEAL ORDINANCE NO. 6088 WHICH ESTABLISHED THE PINE RIDGE URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on June 14, 2010, Ordinance No. 6088 was passed by the City Council establishing the Pine Ridge Urban Revitalization Area; and

WHEREAS, the term of the Pine Ridge Street Urban Revitalization Area is set to expire on June 30, 2025; and

WHEREAS, the project is complete and there is no longer a need for the Pine Ridge Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 6088, which established the Pine Ridge Urban Revitalization Area, should be repealed.

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

SECTION 1. That Ordinance No. 6088 passed and approved on June 14, 2010 is hereby repealed.

SECTION 2. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022

SECOND CONSIDERATION: 12/19/2022

THIRD CONSIDERATION: REQUEST TO WAIVE

ORDINANCE NO. 6539

AN ORDINANCE TO REPEAL ORDINANCE NO. 6269 WHICH ESTABLISHED THE HAWKEYE HEIGHTS URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on February 22, 2016, Ordinance No. 6269 was passed by the City Council establishing the Hawkeye Heights Urban Revitalization Area; and

WHEREAS, the term of the Hawkeye Heights Street Urban Revitalization Area is set to expire on December 31, 2030; and

WHEREAS, the project is complete and there is no longer a need for the Hawkeye Heights Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 6269, which established the Hawkeye Heights Urban Revitalization Area, should be repealed.

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

SECTION 1. That Ordinance No. 6269 passed and approved on February 22, 2016 is hereby repealed.

SECTION 2. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022

SECOND CONSIDERATION: 12/19/2022

THIRD CONSIDERATION: REQUEST TO WAIVE

ORDINANCE NO. 6540

AN ORDINANCE TO REPEAL ORDINANCE NO. 6216 WHICH ESTABLISHED THE GUNN SCHOOL URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on October 27, 2014, Ordinance No. 6216 was passed by the City Council establishing the Gunn School Urban Revitalization Area; and

WHEREAS, the term of the Gunn School Street Urban Revitalization Area is set to expire on June 30, 2025; and

WHEREAS, the project is complete and there is no longer a need for the Gunn School Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 6216, which established the Gunn School Urban Revitalization Area, should be repealed.

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

SECTION 1. That Ordinance No. 6216 passed and approved on October 27, 2014 is hereby repealed.

SECTION 2. EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

APPROVED
AND
ADOPTED

December 19, 2022

Matthew J. Walsh

Mayor

ATTEST:

Jodi Quakenbush

City Clerk

FIRST CONSIDERATION: 11/28/2022

SECOND CONSIDERATION: 12/19/2022

THIRD CONSIDERATION: REQUEST TO WAIVE

Council Communication

Department: Public Works Admin
Case/Project No.: BM-23-03
Submitted by: Jeremy Noel, Public Works
Operations Manager

Resolution 22-327
ITEM 6.A.

Council Action: 12/19/2022

Description

Resolution accepting the bid of Muth Electric Inc. in the amount of \$152,035.00 for the Mid-America Center Ballroom and Pre-Function Lighting. Project #BM-23-03

Background/Discussion

- On December 6, 2022 three bids were received through the City bidding software, Ion Wave, as follows:

Muth Electric Inc., Mitchell, SD \$152,035.00
 Bluffs Electric Inc., Council Bluffs, IA \$199,270.00
 ABC Electric Inc., Council Bluffs, IA \$248,695.00

Engineers Estimate (ETI) \$145,755.00

- The lighting for the Mid-America Center ballroom and pre-function areas was installed when the building was new in 2002. The dimming controls for this lighting are no longer functioning and replacement parts for the system are unavailable due to the use of compact fluorescent lamps used in the main pendant fixtures and high wattage halogen bulbs used in the downlights. The use of these lamps also contribute to high utility costs.
- The work includes, but is not limited to, replacement of the dimming system with a new dimming system that has components that are more readily available for repair and allow for future changes in equipment without replacement of the system and retrofitting existing fixtures with LED lights that will reduce the amount energy used at the facility. Materials include new retrofit led light fixtures to replace the 250 watt halogen downlights, retrofit led light modules for the compact florescent pendant fixtures, new dimming modules compatible with the retrofit and existing light fixtures, associated wiring, partition sensors and new control interfaces for the different areas.
- The total cost of this project is \$176,535 which includes \$24,500 for professional services provided by ETI. The project is included in the FY23 CIP with funding from the General Fund - Gaming.
- The project is scheduled to be completed by May 12th, 2023.

Recommendation

Approval of this resolution to accept the bid of Muth Electric Inc. in the amount of \$152,035.00 to replace the non-working lighting dimmer controls and retrofitting existing lighting with more efficient LED lights to increase energy efficiency and reduce utility costs at the Mid-American Center.

ATTACHMENTS:

Description	Type	Upload Date
Resolution 22-327	Resolution	12/14/2022

RESOLUTION NO. 22-327

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH MUTH ELECTRIC INC
FOR MID-AMERICA CENTER
BALLROOM AND PRE-FUNCTION LIGHTING
PROJECT #BM-23-03**

- WHEREAS, the City of Council Bluffs desires to renovate the Mid-America Center area; and
- WHEREAS, funding for this project will be provided by General Fund - Gaming; and
- WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by Engineering Technologies Inc. are on file in the office of the city clerk; and
- WHEREAS, a Notice of public Hearing was published as required by law, and a public hearing was held on October 24, 2022, and the plans, specifications, form of contract, and cost were approved; and
- WHEREAS, Muth Electric Inc. has submitted a low bid in the amount of \$152,035.00 for this contract.

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

That the bid of Muth Electric Inc. in the amount of \$152,035.00 is hereby accepted as the lowest and best bid received for said work; and

BE IT FURTHER RESOLVED

That the City Council does hereby award the contract in connection with the Mid-America Center Ballroom and Pre-Function Lighting Project #BM-23-03; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized, empowered, and directed to execute an agreement with Muth Electric Inc. for and on behalf of the City of Council Bluffs, upon approval by the City Attorney of the certificate of insurance and payment and performance bonds as required by the contract specifications.

ADOPTED
AND
APPROVED

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: PW-24-09
Submitted by: Matthew Cox, Public Works
Director

Resolution 22-328
ITEM 6.B.

Council Action: 12/19/2022

Description

Resolution authorizing the mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase XII. Project # PW24-09

Background/Discussion

- The area of East Manawa is very flat with open ditches. There are no storm sewers in this area and the streets are thin asphalt or seal-coated rock roads. During rainfall events, considerable surface ponding occurs due to the poor drainage.
- Due to the narrow right-of-way (30 ft.) and the high water table in the area, conventional storm sewer construction is not practical. The use of porous pavement in conjunction with a drainable granular base and shallow subdrain/conveyance system was determined to be the most cost effective means available to improve the area drainage.
- The rehab program also includes installation of new sanitary sewers utilizing a vacuum system.
- Phases I thru IX are complete and included Huron Circle, Aztec Street, Blackhawk Street, Osage Street, Victor Street, East Navajo Street and the construction of the vacuum sewer pump station. Phase X is substantially complete and included the south half of Pickard Lane from Hall Walk Road to Navajo Street. Phase XI will be constructed in the spring\summer of 2023 and includes the north half of Pickard Lane from Hall Walk Road north to Navajo Street.
- This project is included in the FY24 CIP and includes a budget of \$700,000 in Local Option Sales Tax funds and \$300,000 in Sewer funds. The exact limits for Phase XII will be determined during the project scoping.
- EGA was previously selected from the pre-qualified list of engineers because of their successful project history and strong relationship with the Iowa DNR, and subsequently provided engineering services for the previous construction phases. As before, they will be partnering with FOX Engineering who developed the master plan for the East Manawa area, and have been part of the engineering team on each of the previous phases.

Recommendation

Approval of this resolution for the selection of Ehrhart Griffin & Associates to continue their role as project engineers for design and construction engineering services associated with Phase XII.

ATTACHMENTS:

Description	Type	Upload Date
Agreement	Resolution	12/9/2022
Resolution 22-328	Resolution	12/14/2022



PROPOSAL FOR PROFESSIONAL ENGINEERING &
LAND SURVEYING SERVICES
EGA PROJECT NO EGA221274

December 5, 2022

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

Dear Mr. Cox:

EHRHART GRIFFIN & ASSOCIATES with FOX STRAND propose to render professional engineering and land surveying services in connection with that portion of PW 24-09, East Manawa Sewer Rehab, Phase 12.

Our service structure is as follows:

A. Surveying

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

B. Conceptual Phase

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

C. Preliminary and Final Design Phases

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

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

D. Bidding Phase

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

E. Construction Phase

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

F. Project Management

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

G. Outside Consultants/Testing

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

H. Right of Way

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

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

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

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

EHRHART GRIFFIN & ASSOCIATES

STANDARD HOURLY RATE SCHEDULE:

Principal	231.00/hr.	Survey Department Manager	147.00/hr.
Engineering Department Manager	231.00/hr.	Professional Land Surveyor	137.00/hr.
Sr. Engineering Project Manager	200.00/hr.	Survey Technician	121.00/hr.
Engineering Project Manager	137.00/hr.	Survey Crew Party Chief	131.00/hr.
Project Engineer	137.00/hr.	Survey Crew Tech. W/ EDM	131.00/hr.
Design Engineer	131.00/hr.	Robotic Laser EDM	131.00/hr.
Engineering Technician I	110.00/hr.	GPS Satellite Receiver	263.00/hr.
Engineering Technician II	121.00/hr.	Survey Crew W/ Drone	263.00/hr.
Construction Manager	126.00/hr.	Office Clerical	85.00/hr.
Construction Observer I	85.00/hr.	Office Manager	85.00/hr.
Construction Observer II	90.00/hr.		

REIMBURSABLE EXPENSES:

Federal/Airborne Express	33.60/ea.	Bond Copy (8½x11)	0.60/ea.
Express Messenger	16.00/ea.	Bond Copy (8½x14)	0.70/ea.
Mileage	.63/mi.	Bond Copy (11 x 17)	0.85/ea.
Mylar Copy (24" x 36")	8.50/ea.	Bond Copy (24 x36)	4.50/ea.
Mylar Copy (30"x 42")	10.50/ea.	Bond Copy (30 x 42)	5.80/ea.
		Color Copy (8½x11)	1.25/ea.
		Color Copy (8½x14)	1.50/ea.
		Color Copy (11 x 17)	3.20/ ea.
		Color Copy (24x36)	6.30/ea.
		Color Copy (30x42)	10.00/ea.

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

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

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

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

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

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

- **INSURANCE**

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

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

- **ARBITRATION**

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

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

- **ENGINEER'S RESPONSIBILITY**

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

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

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

OWNER : CITY OF COUNCIL BLUFFS

Signature: _____

By: Matthew J. Walsh

Title: Mayor

Date: _____

Address: 209 Pearl Street

City, State: Council Bluffs, IA 51503

Phone: 712-890-5264

Email: mayor@councilbluffs-ia.gov

A/E: EHRHART GRIFFIN & ASSOCIATES

Signature: 

By: Terry L. Morrison, P.E.

Title: Vice President

Date: December 5, 2022

Address: 149 West Broadway

City, State: Council Bluffs, IA 51503

Phone: (712) 256-5691 Fax: _____

Email: tmorrison@ehrhartgriffin.com



ATTACHMENT 1

FOX Strand
 414 South 17th Street, Suite 107
 Ames, IA 50010
 (P) 515.233.0000
 www.strand.com

July 2022 - June 2023 Fee Schedule

<u>Staff Category</u>	<u>Hourly Billing Rate</u>
Engineer	\$135.00
Project Engineer	\$166.00
Senior Project Engineer	\$186.00
Project Manager	\$210.00
Senior Project Manager	\$232.00
Principal I	\$250.00
Principal II	\$272.00
Engineering Technician I	\$91.00
Engineering Technician II	\$101.00
Engineering Technician III	\$116.00
Engineering Technician IV	\$127.00
Engineering Technician V	\$162.00
Land Surveyor	\$162.00
Administrative Assistant I	\$77.00
Administrative Assistant II	\$99.00

Hourly billing rates include salary costs, normal employee benefits, overhead, and profit.

Listed rates are effective through June 30, 2023

BILLABLE EXPENSES: Billable expenses include specialty vehicles (\$0.80/mile) and use of personal vehicles (within the current IRS rate), and equipment charges, as needed. A listing of all billable expense charges is available as applicable.

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

APPENDIX “A”

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

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

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

RESOLUTION
NO 22-328

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE AN AGREEMENT WITH
EHRHART GRIFFIN & ASSOCIATES FOR ENGINEERING SERVICES
IN CONNECTION WITH THE
EAST MANAWA SEWER REHAB, PHASE XII
PROJECT #PW24-09**

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

WHEREAS, Ehrhart Griffin & Associates has submitted an agreement to provide engineering services for the work necessary for said improvements; and

WHEREAS, the city council deems approval of said agreement to be in the best interest of the City of Council Bluffs.

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

That the Mayor and City Clerk are hereby authorized and directed to execute an agreement with Ehrhart Griffin & Associates for engineering services relative to the East Manawa Sewer Rehab, Phase XII project.

AND BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Mayor
Case/Project No.:
Submitted by: Brandon Garrett

Resolution 22-331
ITEM 6.C.

Council Action: 12/19/2022

Description
Resolution approving the abolishment of the Communications Officer position and the creation of the Communications and Events Manager position.

Background/Discussion
The Mayor’s Office proposes the following:
1. Abolishment
Communications Officer. The position’s responsibilities have grown beyond the existing job description. Furthermore, it is desired to assign additional duties involving communitywide events above and beyond the expectations and responsibilities assigned to the Communications Officer position.
2. Creation
Communications and Events Manager. The proposed position largely modifies the Communications Officer job description to include the same responsibilities, but also adds a significant new role of planning, coordinating, and promoting communitywide events. The expectations of this role include working with outside parties, applying for grant funds, and managing all associated contracts. For example, the new position will have a central role in Winterfest, Summerfest, special events, ribbon cuttings, “activation” of public spaces such as the riverfront and FIRST AVE trail, mural program, etc.
These changes are not adding payroll expense to the current authorized strength.

Recommendation
The Mayor’s Office recommends that City Council adopt a resolution approving the abolishment of the Communications Officer position and the creation of the Communications and Events Manager position.

ATTACHMENTS:

Description	Type	Upload Date
Job Description	Job Description	12/9/2022
Resolution 22-331	Resolution	12/14/2022



City of Council Bluffs

Job Description

Communications and Events Manager

Department: Mayor's Office

Supervisor: Chief of Staff

Location: City Hall

FLSA Status: Exempt

Prepared By: Cori Shaw, Recruiter

Prepared Date: November 2022

Union: Non-Union

Pay Grade: 28

Summary: Develops and implements strategic communication activities; media and public relations; special events; and performs related work as required.

Essential Duties and Responsibilities: includes the following:

- Executes citywide strategic communications to enhance the City's image
- Ensures consistent messaging and branding across all communications
- Designs communication and marketing to increase public awareness of City projects, programs, and services
- Directs media relations and communications planning for the City
- Prepares media releases and other communications, including research of issues pertaining to the City and other background information
- Manages and coordinates large-scale public events
- Coordinates and responds to inquiries from print and television media on a wide range of issues concerning City policy and initiatives
- Arranges press conferences and schedules media availability to ensure a timely communication of ongoing City policies and initiatives
- Assists City departments with ceremonies and events such as ribbon cuttings and ground breakings
- Develops and maintains media relationships regarding City issues
- Develops, implements, and manages strategic communication plans for community outreach needs
- Monitors community feedback and responds to questions and concerns Analyzes extent of public understanding of programs administered by City departments and determines need and type of information and education programs
- Meets with and provides an input process to City Government for community groups

- Coordinates internal communication strategies related to organizational change and operational issues
 - Manages the City's online presence, including but not limited to the City's website and social media
 - Develops and delivers presentations and attends meetings, conferences, and workshops
 - Performs all work duties and activities in accordance with City policies, procedures, and safety practices
 - Facilitates environment that encourages interdepartmental cooperation and sharing of information
 - Supports continuous process improvement initiatives
- Regular and predictable attendance is required
 - Other duties as assigned

Supervisory Responsibilities:

This job has no supervisory responsibilities.

Qualifications:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and/or Experience:

- Bachelor's degree from an accredited college or university in Journalism, Public Administration, Communications, Political Science, or a closely related field
- Minimum of five (5) years of experience in public administration, including media relations, preferably in a local government environment
- Or any equivalent combination of education and experience which provides the required knowledge, skills, and abilities

Certificates, Licenses, Registrations:

- None Required

Physical Demands:

- While performing the duties of this job, the employee is frequently required to stand; walk; sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and see, talk, and hear.
- The work environment is an office setting that is normally quiet.

Other Skills and Abilities:

- Knowledge of the current practices of all forms of strategic communications, marketing, and media relations as they relate to city government's policies and operations
- Knowledge of trends and best practices in event coordination, placemaking, and public space activation

- Ability to use interpersonal skills, diplomacy, and tactful persuasion to communicate and accomplish City objectives
- Ability to write effectively for the intended purpose and audience
- Understanding of all current City policies and initiatives
- Knowledge of the basic laws, ordinances, and regulations underlying city government
- Ability to recognize and define areas of concern for the Chief of Staff and Mayor
- Ability to prioritize tasks and projects with effective time management skills
- Ability to utilize technology appropriate to assigned duties and responsibilities
- Ability to work independently
- Ability to work cooperatively and to maintain effective working relationships to accomplish job responsibilities
- Demonstrated ingenuity and inventiveness in the performance of assigned tasks
- Oversee small contracts

RESOLUTION 22-331

RESOLUTION APPROVING THE ABOLISHMENT OF THE COMMUNICATIONS OFFICER POSITION AND THE CREATION OF THE COMMUNICATIONS AND EVENTS MANAGER POSITION

- WHEREAS, The duties and expectations of the Communications Officer position have expanded beyond the existing job description; and
- WHEREAS, communications and coordination of communitywide events are important to the image and promotion of the City; and
- WHEREAS, the crucial duties of the Communications Officer position will be updated and reallocated through the creation of the Communications and Events Manager position; and
- WHEREAS, the planning, coordination, and promotion of communitywide events as well as management of associated grant applications and contracts will also be assigned to the Communications and Events Manager; and
- WHEREAS, the addition of the Communications and Events Manager position will streamline and improve the City’s efforts to achieve its Mission through professional public communications and well-coordinated communitywide events.

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

That the Communications Officer position be abolished effective December 19, 2022.

AND BE IT FURTHER RESOLVED

That the Communications and Events Manager position be added effective upon the approval of Council and this resolution.

ADOPTED
AND
APPROVED December 19, 2022

Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: PI-22-001
Submitted by: Christopher Gibbons, Planning
Manager

Resolution 22-332
ITEM 6.D.

Council Action: 12/19/2022

Description
Resolution adopting the Planned Industrial development plan on property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition. Location: 1104 2nd Avenue. PI-22-001

Background/Discussion
See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	12/9/2022
Attachment A: Location/Zoning Map	Map	12/9/2022
Attachment B: Proposed Development Plan	Other	12/9/2022
Resolution 22-332	Resolution	12/14/2022

City Council Communication

<p>Department: Community Development</p> <p>CASES #ZC-22-007 and #PI-22-001</p> <p>Applicant/Owner: B&D Land and Development LLC 1104 2nd Avenue Council Bluffs, IA 51501</p> <p>Representative: 7910 N. 124th Street Omaha, NE 68142</p>	<p>Resolution No. _____</p> <p>Ordinance No. _____</p>	<p><u>CASE #ZC-22-007</u> 1st Consideration: 11/28/2022 2nd Consideration: 12/19/2022 3rd Consideration: Request to be waived</p> <p><u>CASE #PI-22-001:</u> 12/19/2022</p> <p>Planning Commission: 11/8/2022</p>
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Subject/Title

Request: Combined public hearings on the request of B&D Land and Development Company, LLC, represented by Bob Decker, to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from I-1/Light Industrial District to P-I/Planned Industrial District; and to adopt a P-I/Planned Industrial development plan for said property legally described above and being more particularly described in the associated case file.

Location: 1104 2nd Avenue

Background/Discussion

The Community Development Department has received applications from B&D Land and Development Company, LLC, represented by Bob Decker, for the following requests:

1. CASE #ZC-22-007: Rezone the existing Decker Plastics plant site, as legally described above from A-2/Parks, Estates, and Agricultural District and I-1/Light Industrial District to P-I/Planned Industrial District; and
2. CASE #PI-22-001: Adopt a P-I/Planned Industrial development plan for property legally described above.

The applicant is the owner of Decker Plastics at 1104 2nd Avenue and they have proposed to build a new 10,200 square foot building addition onto the westerly side of their existing plant facility in order to increase production of their food packaging products. Part of the expansion includes a new 65 foot-tall building section, which exceeds the maximum 50 feet allowed in an I-1/Light Industrial District. Additionally, the proposed expansion requires the applicant to bring all existing off-street parking and associated open space for the plant site into conformance with current City zoning standards. The purpose of the rezoning and the proposed P-I/Planned Industrial development plan is to allow the applicant to adopt customized site development standards for off-street parking, building setbacks/heights, lot structure coverage, open space, landscaping, architecture, storm water management, and signage that are appropriate for their plant site.

CASE #ZC-22-007
The subject property is comprised of 2.2 acres of land (more/less) and is zoned I-1/Light Industrial District and A-2/Parks, Estates, and Agricultural District (see Attachment A). Surrounding zoning within the general vicinity of the subject property includes A-2 District to the north, A-2 District and I-1 District to the east,

R-3/Low Density Multi-Family Residential District to the south, and I-1 District to west. Existing land uses within the general vicinity includes the West Broadway viaduct, undeveloped land, residential dwellings, warehousing/manufacturing, railroad tracks, and a restaurant. The future land use plan of the Bluffs Tomorrow: 2030 Plan (comprehensive plan) designates the subject property as Light Industrial.

On December 17, 2019, the Council Bluffs Zoning Board of Adjustment approved the following variances (see Case #BA-19-009) to allow Decker Plastics to expand their production and storage capacity on the subject property:

- Variance 1: A seven foot street-side yard setback variance to allow an accessory warehouse building to be constructed eight feet from a street-side property line, as opposed to, the required 15 feet in an I-1/Light Industrial District
- Variance 2: A 17-foot front yard setback variance to allow a building addition to be constructed eight feet from a front property line, as opposed to, the required 25 feet in an I-1/Light Industrial District.

Both variances were granted by the ZBA on the basis that the property experiences unnecessary hardships due its unique shape and inability to expand because of surrounding railroad and street right-of-ways. Both variances run with the land and are included in the proposed P-I/Planned Industrial development plan.

All property owners within 200 feet of the subject property were notified of the proposed rezoning and P-I/Planned Industrial development plan. One letter to the Iowa State Highway Commission was returned as undeliverable. No other responses were received.

CASE #PI-21-001

Section 15.28.010, *State of Intent, P-I/Planned Industrial District*, of the Council Bluffs Municipal Code (Zoning Ordinance) states that “*the P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage, and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the City Council, with extensive review by Planning Commission.*” The applicant proposes to adopt a planned industrial development plan for the subject property in order to address existing non-conforming site conditions and to establish development standards that are appropriate for the plant site’s operation and are compatible with the surrounding area.

All City Departments and local utility providers were notified of the proposed development request. All comments received from City Departments and local utilities are incorporated into the development discussion below.

Site Development and Operational Standards

1. The subject property is bounded by 2nd Avenue to the south, South 11th Street to the east, the West Broadway Viaduct to the north, and the Union Pacific Railroad to the west. For zoning purposes, the property line abutting 2nd Avenue shall be considered the front; the property line abutting South 11th Street shall be considered a street side; the property line abutting the Union Pacific Railroad shall be considered an interior side; and the property line abutting the West Broadway Viaduct shall be considered the rear. The following minimum setbacks shall apply to each respective yard on the subject property:
 - Front Yard – 8 feet (*Note: The submitted site plan shows the southwest corner of the existing 2-story office building having a one foot setback. This portion of the building shall be allowed to maintain its existing one-foot setback. If this portion of the building is ever destroyed by 50%*

or more of its replacement cost, the replacement structure shall be built to comply with the minimum eight foot front yard setback variance that was granted for the property by the Zoning Board of Adjustment as part of Case #BA-19-009).

- Street Side Yard – 8 feet
 - Interior Side – 10 feet
 - Rear – 10 feet
2. The maximum height for all structures, except the tower structure on the proposed new extrusion building addition, shall not exceed 50 feet, as measured from finished grade to the peak of the roof. The maximum height for the tower on the proposed new extrusion building addition shall not exceed a maximum height of 70 feet, as measured from finished grade to the peak of the roof. Additionally, due to the high visibility of said tower structure from adjacent rights-of way and surrounding properties, the most visible public facing facades of said tower shall be designed to include a decorative art and/or architectural feature to help conceal the mass and view of the tower structure. The proposed building elevations show a decorative “Sunrise/Sunset” steel graphic on the east and north elevations. City staff recommends that art be placed on the easterly and westerly façades, as these facades are most visible from Downtown Council Bluffs and the First Avenue Trail, and then place signage on the north and south facades. City staff and the applicant will continue discussions on the most appropriate placement for said art on the tower structure. All art and/or decorative architectural features on the tower shall be installed prior to issuance of a final Certificate of Occupancy for the new extrusion building addition.
 3. The maximum lot coverage for all structures shall be sixty (60) percent of the total lot area.
 4. All visible trash receptacles/dumpsters shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed completely eliminates view of the dumpster.
 5. The submitted site plan does not show any outdoor storage areas. Outdoor storage of materials, products, equipment, or packaging shall not be permitted on-site. This includes the temporary and/or permanent placement of inter-modal storage containers
 6. Outdoor lighting plans were not submitted with the development plan proposal. Any new outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. All outdoor lighting shall comply with standards stated in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Municipal Code (Zoning Ordinance). The maximum height of any light pole shall not exceed 30 feet from finished grade.
 7. All noise associated with the plant site shall conform to the requirements of Section 4.50, *Noise Control*, of the Council Bluffs Municipal Code.
 8. Any installation of solar energy conversion system(s) on the subject property shall be in accordance with the standards in Chapter 15.34, *Renewable Energy*, of the Council Bluffs Municipal Code (Zoning Ordinance).
 9. The site contains an existing perimeter chain-link fence. The section of the fence along the easterly property line appears to be located within South 11th Street right-of-way. The applicant shall work with the Council Bluffs Public Works Department to obtain a license to occupy or a lease for said fence to remain in South 11th Street right-of-way. No barb-wire and/or electric security fencing shall be installed along any areas of the property that abut 2nd Avenue or South 11th Street right-of-way. All fencing on the property shall comply with the standards stated in Section 15.24.040, *Required Fencing*, of the Council Bluffs Municipal Code (Zoning Ordinance).
 10. All site development shall comply with City stormwater management standards.
 11. The Council Bluffs Fire Department stated the proposed extrusion building addition will require the entire Decker Plastics facility to be fire sprinkled and alarmed. The applicant’s building plans for said building addition shall address this requirement and shall conform to all applicable Fire code standards.

Utilities

1. The subject property has access to public water, sanitary sewer, storm sewers, electricity, gas, and telecommunication utilities. All on-site utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site or on-site shall be at the sole cost of the applicant and not the City.

Off-Street Parking

1. The required number of off-street parking spaces for the subject property shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Council Bluffs Municipal Code (Zoning Ordinance), as follows:
 - Office or administrative activity – 1 space per 300 square feet of gross floor area
 - Manufacturing space – 1 space per 1,000 square feet of gross floor area
 - Indoor or outdoor storage or warehousing – 1 space per 5,000 square feet of gross floor area

The submitted development plan states there is a total of 2,130 square feet of office space (7 required parking spaces), 22,056 square feet of manufacturing/factory space (22 required parking spaces), and 13,970 square feet of warehouse space (3 required parking spaces) on-site. A total of 32 parking spaces are required for said stated land uses and associated building square footages.
2. All parking/loading areas, driveways, and drive aisles shall be hard-surfaced paved and shall be designed to comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance). All parking spaces, drive aisles and loading areas that are currently unpaved are required to be hard-surfaced paved as part of the new building extrusion addition project. A parking lot permit is required to be obtained from the City of Council Bluffs for all parking lot and truck loading areas that will be paved.
3. All off-street parking areas shall comply with Chapter 661-18, *Parking for Persons with Disabilities*, of the Iowa Administrative Code.
4. A minimum four foot-wide sidewalk shall be installed along the frontage of the property abutting 2nd Avenue as part of the new extrusion building addition project. Additionally, a minimum five foot pedestrian walkway shall be installed that connects the main office entrance to the adjacent sidewalk along 2nd Avenue. The pedestrian walkway may be designated with pavement striping, change in pavement material, or some other alternative approved by the Community Development Director or their assignee. Sidewalk installation along the frontage of South 11th Street shall be coordinated with Public Works and should be completed at such time South 11th Street is reconstructed and/or improved to current City standards.
5. Electric vehicle charging units and supporting equipment shall not impede parking, circulation, or designated pedestrian pathways. Transformer boxes and other above-ground equipment for electric vehicle charging units shall be screened with fencing and/or landscaping that extends at least six (6) inches above the highest point of the equipment or be wrapped with artwork.
6. No junked, wrecked, or inoperable vehicles shall be stored outdoors on the subject property.
7. All driveway approaches shall be constructed with eight inch thick Portland concrete.

Architecture

1. The subject property is comprised of an existing industrial manufacturing operation whose buildings are primarily constructed out of metal panels and brick. In order to maintain a level of continuity between existing buildings and future buildings the following building materials shall be deemed acceptable for this site: metal wall panels, brick/stone masonry (or similar materials in appearance and durability), CMU block (split-faced), glass, pre-cast concrete panels, decorative architectural metal, and/or other high quality durable materials that are approved by the Community Development Director of their designee.

Landscaping

1. The submitted landscaping plan identifies a mixture of ornamental and canopy trees being planted along the frontage area of South 11th Street and at the rear of the property facing the West Broadway Viaduct. The quantity and placement of said trees, as per the submitted development plan, are deemed acceptable. Additionally, the plan shows the removal of existing concrete along the frontage of 2nd Avenue and replacing it with landscape beds that are comprised of mulch and shrubs. The number of shrubs to be planted is not identified. City staff recommends a minimum of 20 shrubs be planted in each proposed landscape bed. All landscaping identified on the submitted development plan shall be

installed prior to issuance of a final Certificate of Occupancy for the applicant’s proposed new extrusion building addition.

2. All disturbed areas not utilized for buildings, parking, truck loading areas, or decorative landscaping shall be seeded with sod, turf, and/or prairie grass at a minimum.
3. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one (1) year.
4. Not more than ten (10) percent of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf.

Signage

1. All signage shall comply with the standards stated in Chapter 15.33, *Signs*, of the Council Bluffs Municipal Code.
2. The total amount of signage for the entire parcel shall not exceed 1x the street frontage of the subject property. The portion of the subject property that abuts the West Broadway Viaduct shall not be considered frontage for sign calculation purposes.
3. A maximum of two detached signs shall be permitted on the subject property for business advertisement. Additionally, each entrance into the site shall be allowed a maximum of two directional signs. All detached signage (including directional signs) shall comply with I-1 District standards, as stated in Section 15.33.180, *Industrial Districts Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. All attached wall signage shall comply with Section 15.33.180, *Industrial Districts Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance). Attached signage shall not extend above the peak roof of any portion of the building that it’s attached to, nor shall it extend beyond the side wall of any building façade that it’s attached to.
5. All new signage shall receive a sign permit from the City prior to installation.

Recommendation

The Community Development Department recommends the following for the subject property legally described above:

1. Approval of the request to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from I-1/Light Industrial District to P-I/Planned Industrial District, based on the reasons stated above.
2. Approval of the request to adopt a planned industrial development plan for the subject property legally described above, and as shown in Attachment ‘B’, subject to the comments stated above and the following condition:
 - a) Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

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. Bob Decker, 7910 North 124th Street, Omaha, NE 68142

Speakers against: None

The City Planning Commission recommended:

1. Approval of the request to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, from I-1/Light Industrial District to P-I/Planned Industrial District, based on the reasons stated above; and
2. Approval of the request to adopt a planned industrial development plan for property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, and as shown in Attachment ‘B’, subject to the comments stated above and the following condition:
 - a) Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

VOTE: AYE – Bailey, Bass, Hutcheson, Knauss, Opperman, Rater, Scott, Stroebele and Van Houten. NAY - Halm ABSTAIN – Rew. ABSENT – None. VACANT - None Motion: Carried.

Attachments:

Attachment A: Location/Zoning Map

Attachment B: Proposed Development Plan

Prepared by: Christopher Gibbons, Planning Manager, Community Development Department


CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

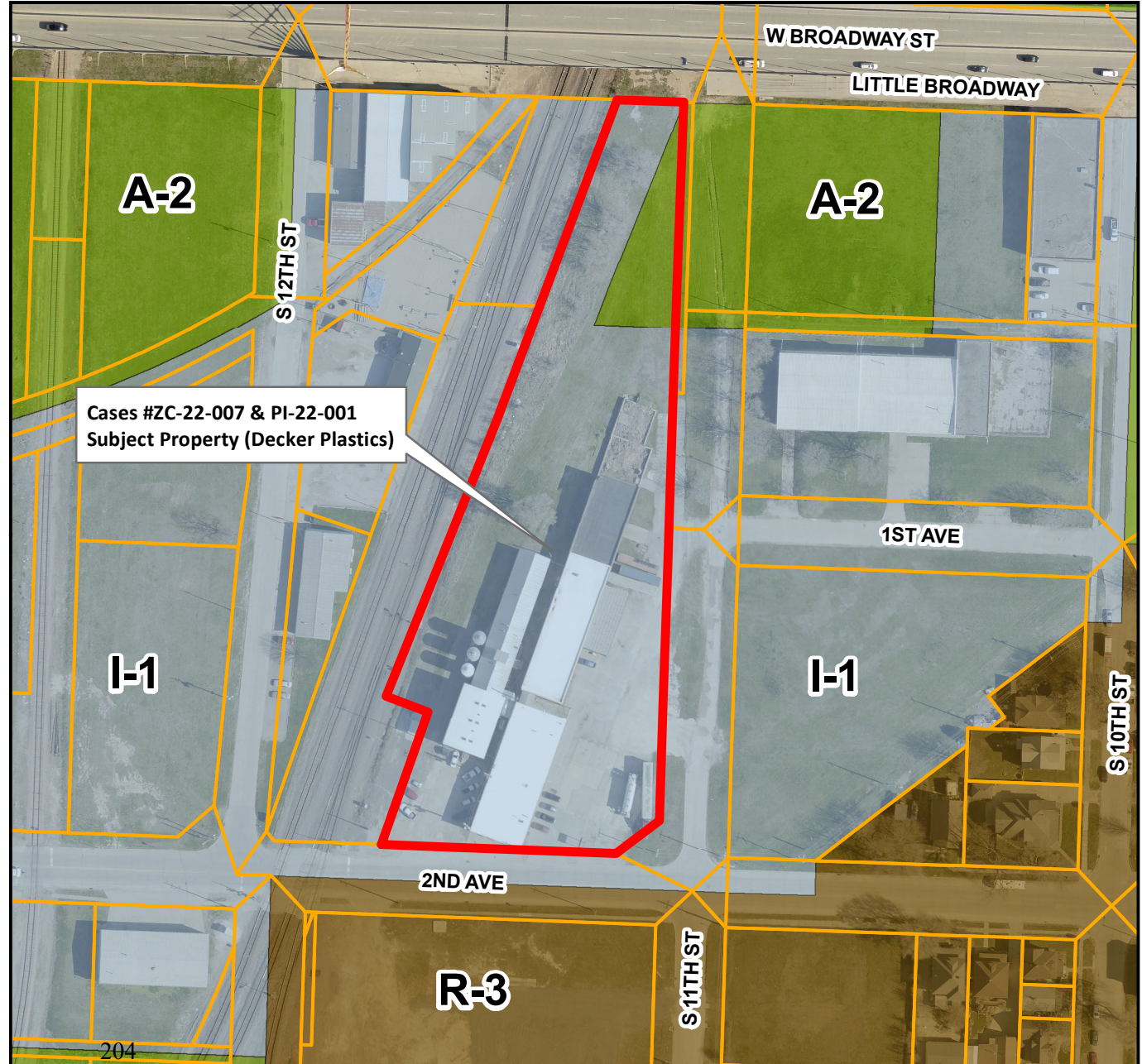
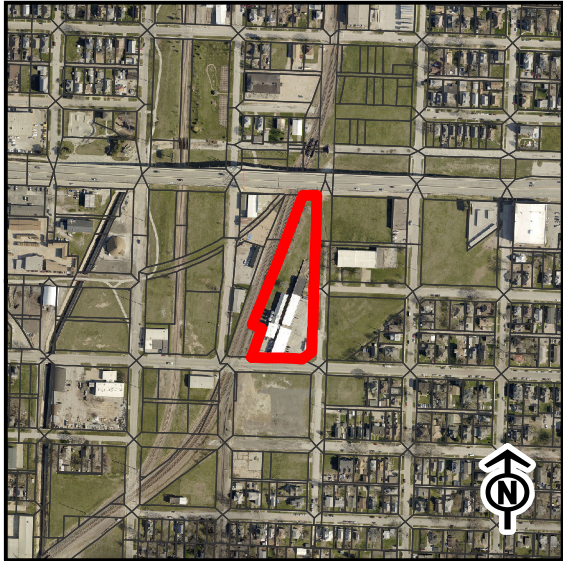
CASES #ZC-22-007 & PI-22-001 LOCATION/ZONING MAP

ATTACHMENT A

Legend

 Subject_Property

0 75 150

 1 Inch = 150 Feet

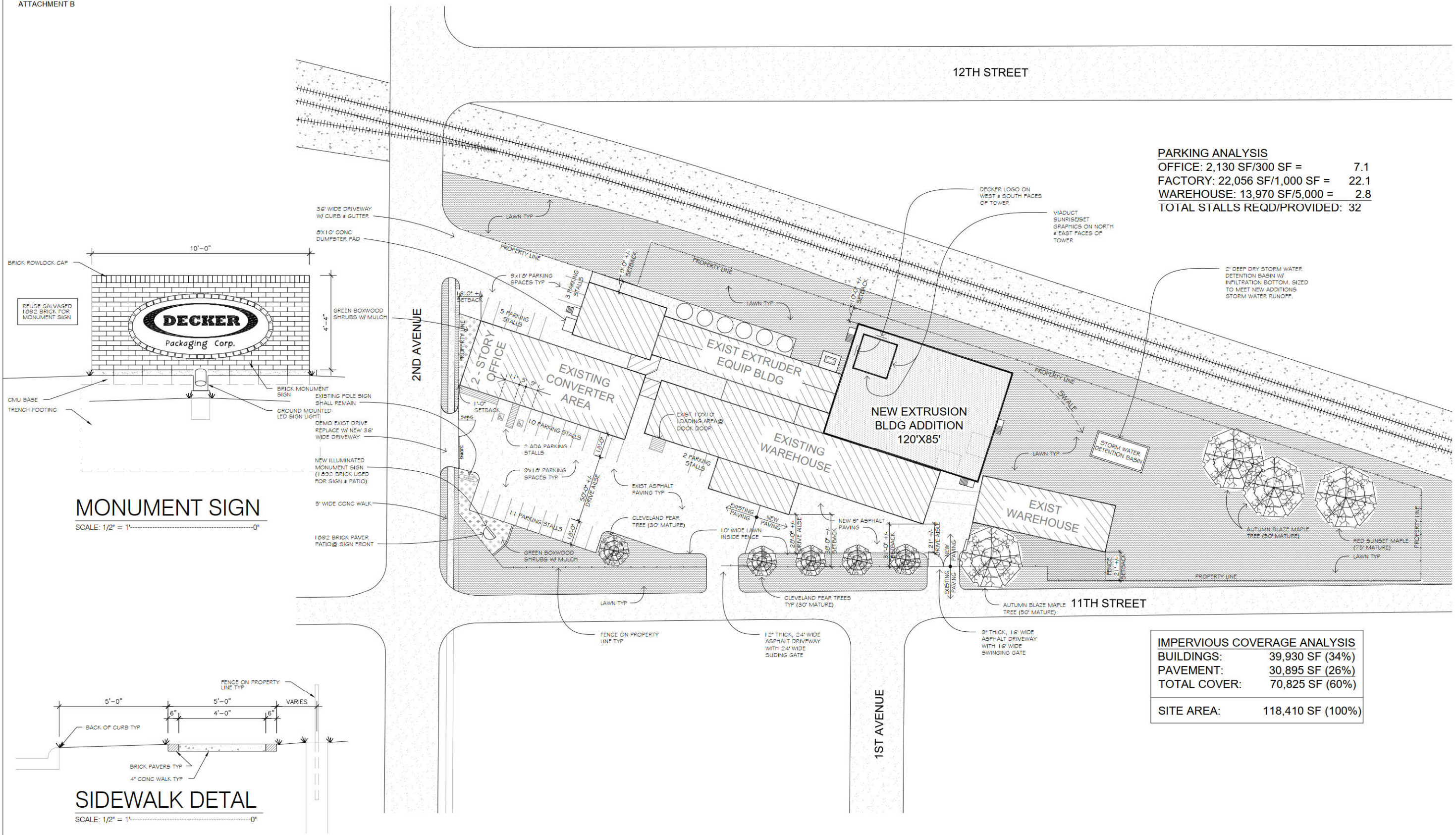


Last Amended: 10/18/2022



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.



PARKING ANALYSIS

OFFICE: 2,130 SF/300 SF =	7.1
FACTORY: 22,056 SF/1,000 SF =	22.1
WAREHOUSE: 13,970 SF/5,000 =	2.8
TOTAL STALLS REQD/PROVIDED:	32

IMPERVIOUS COVERAGE ANALYSIS

BUILDINGS:	39,930 SF (34%)
PAVEMENT:	30,895 SF (26%)
TOTAL COVER:	70,825 SF (60%)
SITE AREA:	118,410 SF (100%)

MONUMENT SIGN

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

SIDEWALK DETAIL

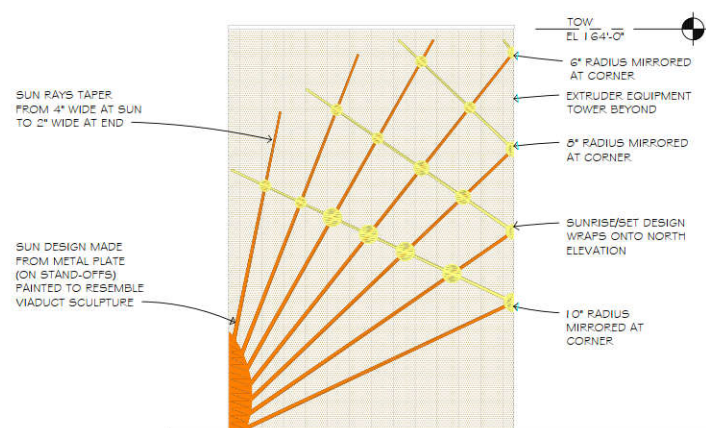
SCALE: 1/2" = 1'-0"

PROPOSED SITE PLAN

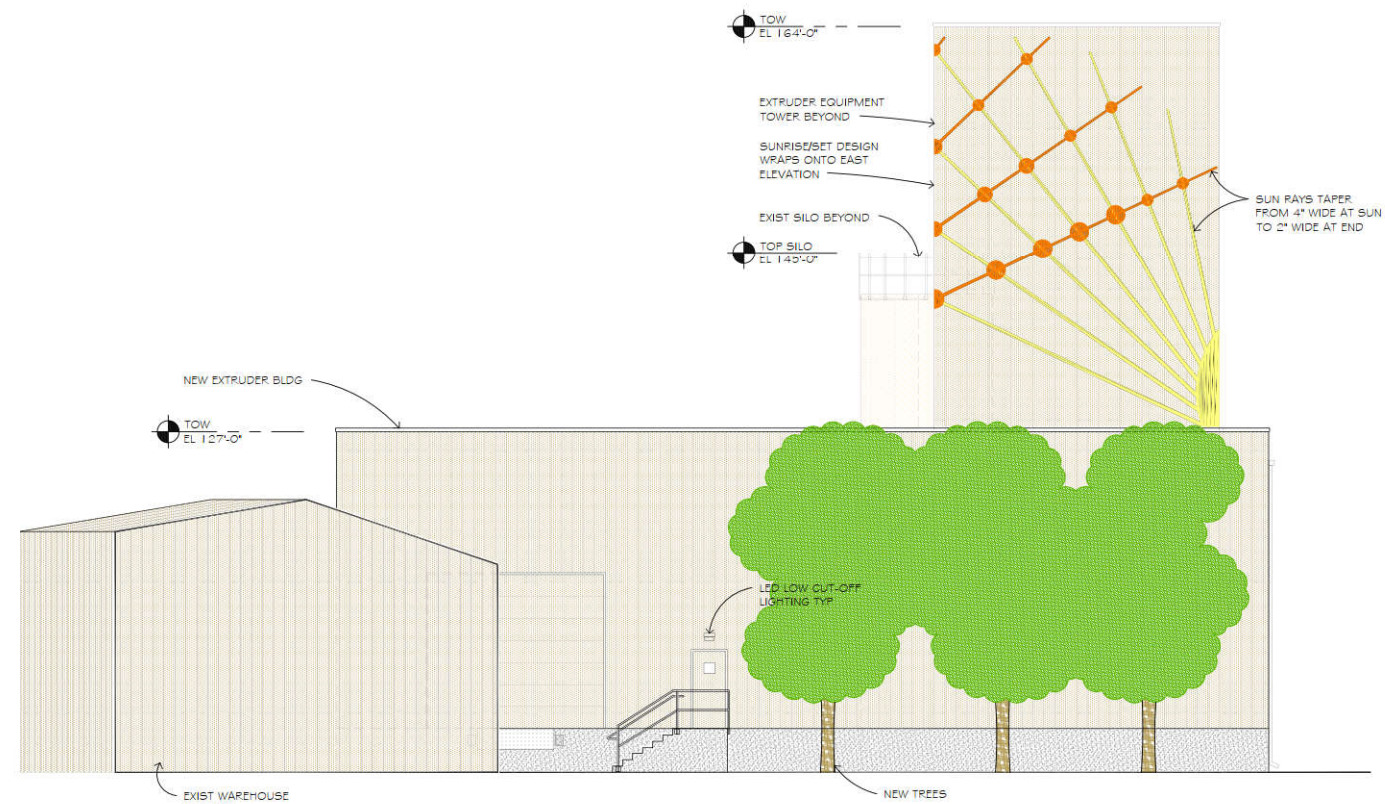
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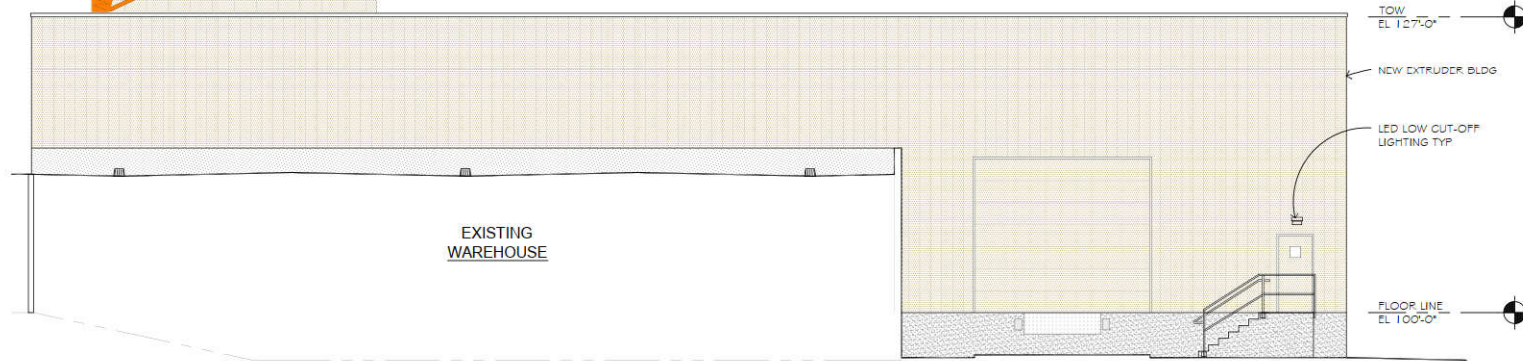
DECKER PLASTICS EXTRUDER BUILDING ADDITION



SUNRISE/SET STEEL GRAPHIC WILL BE INSTALLED WHEN TOWER IS BUILT - TENTATIVELY FALL 2023 PENDING RE-ZONING APPROVAL

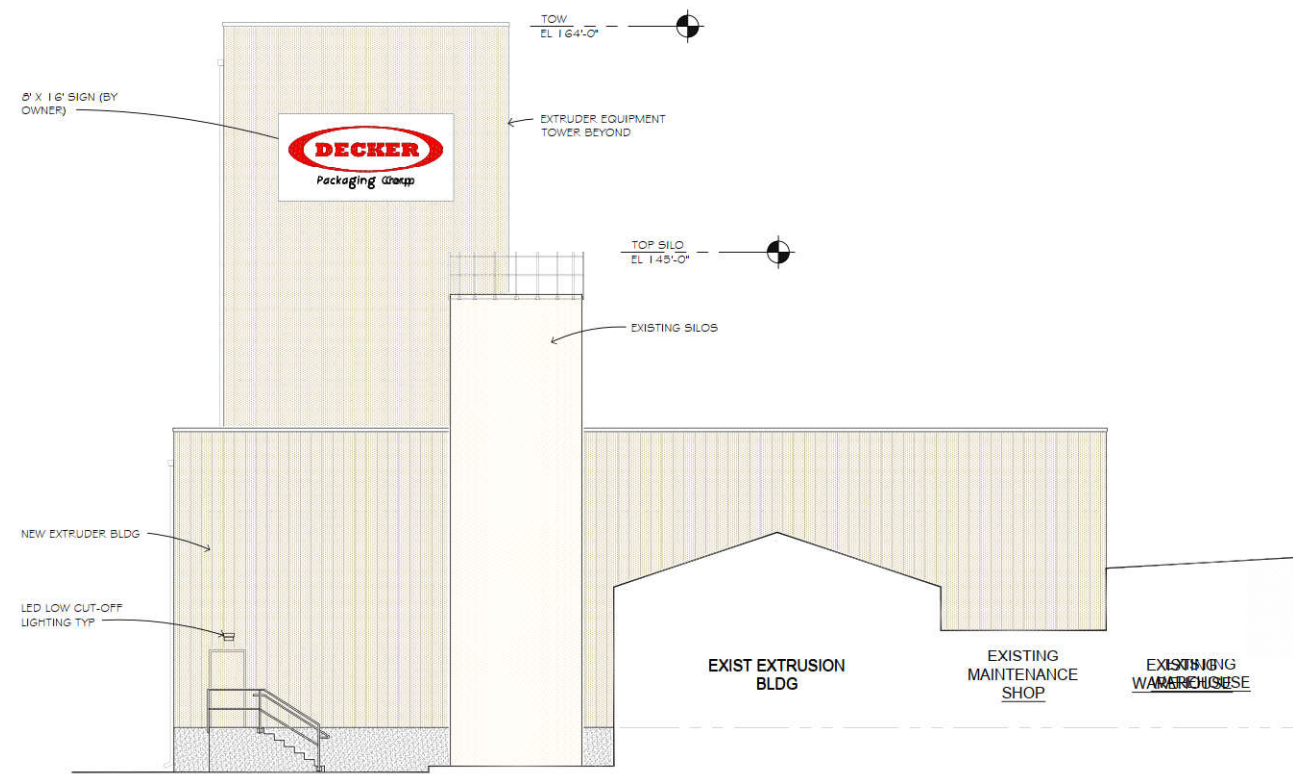


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

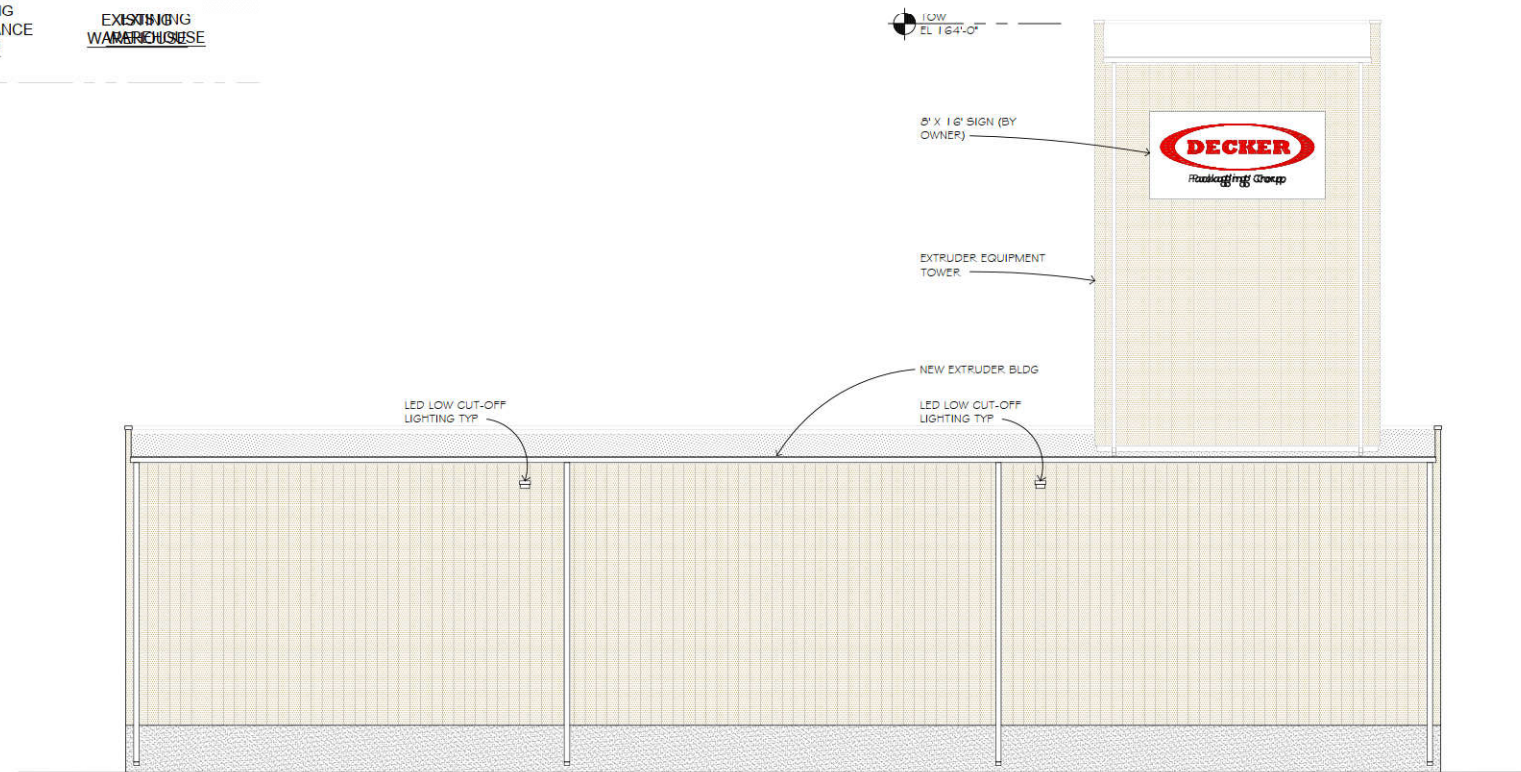


EAST ELEVATION
SCALE: 1/8" = 1'-0"

DECKER PLASTICS EXTRUDER BUILDING ADDITION



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



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

DECKER PLASTICS EXTRUDER BUILDING ADDITION

RESOLUTION NO. 22-332

A RESOLUTION ADOPTING THE PLANNED INDUSTRIAL DEVELOPMENT PLAN ON PROPERTY LEGALLY DESCRIBED AS BEING PART OF LOTS 1, 2, 3, 4, 7, 8, 9 AND 10 (INCLUDING THE ABUTTING VACATED ALLEY), ALL IN BLOCK 12, BEER'S ADDITION ALONG WITH PART OF LOTS 1, 2, 7, 8, 9 AND 10, (INCLUDING THE ABUTTING VACATED ALLEY), ALL IN BLOCK 9, BEER'S ADDITION, ALONG WITH PART OF VACATED FIRST AVENUE BETWEEN BLOCKS 9 AND 12, BEER'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, B&D Land and Development Company, LLC, has submitted an application to adopt a Planned Industrial Development Plan on this property consisting of 2.2 acres of land (more/less) located at 1104 2nd Avenue; and

WHEREAS, A request to rezone for this property has also been submitted and is being considered at this time; and

WHEREAS, The following standards shall apply:

Site Development and Operational Standards

A. The subject property is bounded by 2nd Avenue to the south, South 11th Street to the east, the West Broadway Viaduct to the north, and the Union Pacific Railroad to the west. For zoning purposes, the property line abutting 2nd Avenue shall be considered the front; the property line abutting South 11th Street shall be considered a street side; the property line abutting the Union Pacific Railroad shall be considered an interior side; and the property line abutting the West Broadway Viaduct shall be considered the rear. The following minimum setbacks shall apply to each respective yard on the subject property:

- Front Yard – 8 feet (*Note: The submitted site plan shows the southwest corner of the existing 2-story office building having a one foot setback. This portion of the building shall be allowed to maintain its existing one-foot setback. If this portion of the building is ever destroyed by 50% or more of its replacement cost, the replacement structure shall be built to comply with the minimum eight foot front yard setback variance that was granted for the property by the Zoning Board of Adjustment as part of Case #BA-19-009).*)
- Street Side Yard – 8 feet
- Interior Side – 10 feet
- Rear – 10 feet

- B. The maximum height for all structures, except the tower structure on the proposed new extrusion building addition, shall not exceed 50 feet, as measured from finished grade to the peak of the roof. The maximum height for the tower on the proposed new extrusion building addition shall not exceed a maximum height of 70 feet, as measured from finished grade to the peak of the roof. Additionally, due to the high visibility of said tower structure from adjacent rights-of way and surrounding properties, the most visible public facing facades of said tower shall be designed to include a decorative art and/or architectural feature to help conceal the mass and view of the tower structure. The proposed building elevations show a decorative “Sunrise/Sunset” steel graphic on the east and north elevations. City staff recommends that art be placed on the easterly and westerly façades, as these facades are most visible from Downtown Council Bluffs and the First Avenue Trail, and then place signage on the north and south facades. City staff and the applicant will continue discussions on the most appropriate placement for said art on the tower structure. All art and/or decorative architectural features on the tower shall be installed prior to issuance of a final Certificate of Occupancy for the new extrusion building addition.
- C. The maximum lot coverage for all structures shall be sixty (60) percent of the total lot area.
- D. All visible trash receptacles/dumpsters shall be enclosed on three sides with a masonry, wood, or vinyl fence and have a lockable gate that when closed completely eliminates view of the dumpster.
- E. The submitted site plan does not show any outdoor storage areas. Outdoor storage of materials, products, equipment, or packaging shall not be permitted on-site. This includes the temporary and/or permanent placement of inter-modal storage containers
- F. Outdoor lighting plans were not submitted with the development plan proposal. Any new outdoor light poles shall be constructed out of painted or finished aluminum or steel. Wood poles shall not be accepted. All outdoor lighting shall comply with standards stated in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Municipal Code (Zoning Ordinance). The maximum height of any light pole shall not exceed 30 feet from finished grade.
- G. All noise associated with the plant site shall conform to the requirements of Section 4.50, *Noise Control*, of the Council Bluffs Municipal Code.

- H. Any installation of solar energy conversion system(s) on the subject property shall be in accordance with the standards in Chapter 15.34, *Renewable Energy*, of the Council Bluffs Municipal Code (Zoning Ordinance).
- I. The site contains an existing perimeter chain-link fence. The section of the fence along the easterly property line appears to be located within South 11th Street right-of-way. The applicant shall work with the Council Bluffs Public Works Department to obtain a license to occupy or a lease for said fence to remain in South 11th Street right-of-way. No barb-wire and/or electric security fencing shall be installed along any areas of the property that abut 2nd Avenue or South 11th Street right-of-way. All fencing on the property shall comply with the standards stated in Section 15.24.040, *Required Fencing*, of the Council Bluffs Municipal Code (Zoning Ordinance).
- J. All site development shall comply with City stormwater management standards.
- K. The Council Bluffs Fire Department stated the proposed extrusion building addition will require the entire Decker Plastics facility to be fire sprinkled and alarmed. The applicant's building plans for said building addition shall address this requirement and shall conform to all applicable Fire code standards.

Utilities

- A. The subject property has access to public water, sanitary sewer, storm sewers, electricity, gas, and telecommunication utilities. All on-site utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site or on-site shall be at the sole cost of the applicant and not the City.

Off-Street Parking

- A. The required number of off-street parking spaces for the subject property shall be based on the standards stated in Section 15.23.060, *Parking spaces required*, of the Council Bluffs Municipal Code (Zoning Ordinance), as follows:
- Office or administrative activity – 1 space per 300 square feet of gross floor area
 - Manufacturing space – 1 space per 1,000 square feet of gross floor area

- Indoor or outdoor storage or warehousing – 1 space per 5,000 square feet of gross floor area

The submitted development plan states there is a total of 2,130 square feet of office space (7 required parking spaces), 22,056 square feet of manufacturing/factory space (22 required parking spaces), and 13,970 square feet of warehouse space (3 required parking spaces) on-site. A total of 32 parking spaces are required for said stated land uses and associated building square footages.

- B. All parking/loading areas, driveways, and drive aisles shall be hard-surfaced paved and shall be designed to comply with the standards stated in Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance). All parking spaces, drive aisles and loading areas that are currently unpaved are required to be hard-surfaced paved as part of the new building extrusion addition project. A parking lot permit is required to be obtained from the City of Council Bluffs for all parking lot and truck loading areas that will be paved.
- C. All off-street parking areas shall comply with Chapter 661-18, *Parking for Persons with Disabilities*, of the Iowa Administrative Code.
- D. A minimum four foot-wide sidewalk shall be installed along the frontage of the property abutting 2nd Avenue as part of the new extrusion building addition project. Additionally, a minimum five foot pedestrian walkway shall be installed that connects the main office entrance to the adjacent sidewalk along 2nd Avenue. The pedestrian walkway may be designated with pavement striping, change in pavement material, or some other alternative approved by the Community Development Director or their assignee. Sidewalk installation along the frontage of South 11th Street shall be coordinated with Public Works and should be completed at such time South 11th Street is reconstructed and/or improved to current City standards.
- E. Electric vehicle charging units and supporting equipment shall not impede parking, circulation, or designated pedestrian pathways. Transformer boxes and other above-ground equipment for electric vehicle charging units shall be screened with fencing and/or landscaping that extends at least six (6) inches above the highest point of the equipment or be wrapped with artwork.
- F. No junked, wrecked, or inoperable vehicles shall be stored outdoors on the subject property.
- G. All driveway approaches shall be constructed with eight inch thick Portland concrete.

Architecture

- A. The subject property is comprised of an existing industrial manufacturing operation whose buildings are primarily constructed out of metal panels and brick. In order to maintain a level of continuity between existing buildings and future buildings the following building materials shall be deemed acceptable for this site: metal wall panels, brick/stone masonry (or similar materials in appearance and durability), CMU block (split-faced), glass, pre-cast concrete panels, decorative architectural metal, and/or other high quality durable materials that are approved by the Community Development Director of their designee.

Landscaping

- A. The submitted landscaping plan identifies a mixture of ornamental and canopy trees being planted along the frontage area of South 11th Street and at the rear of the property facing the West Broadway Viaduct. The quantity and placement of said trees, as per the submitted development plan, are deemed acceptable. Additionally, the plan shows the removal of existing concrete along the frontage of 2nd Avenue and replacing it with landscape beds that are comprised of mulch and shrubs. The number of shrubs to be planted is not identified. City staff recommends a minimum of 20 shrubs be planted in each proposed landscape bed. All landscaping identified on the submitted development plan shall be installed prior to issuance of a final Certificate of Occupancy for the applicant's proposed new extrusion building addition.
- B. All disturbed areas not utilized for buildings, parking, truck loading areas, or decorative landscaping shall be seeded with sod, turf, and/or prairie grass at a minimum.
- C. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one (1) year.
- D. Not more than ten (10) percent of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal or artificial turf.

Signage

- A. All signage shall comply with the standards stated in Chapter 15.33, *Signs*, of the Council Bluffs Municipal Code.

- B. The total amount of signage for the entire parcel shall not exceed 1x the street frontage of the subject property. The portion of the subject property that abuts the West Broadway Viaduct shall not be considered frontage for sign calculation purposes.
- C. A maximum of two detached signs shall be permitted on the subject property for business advertisement. Additionally, each entrance into the site shall be allowed a maximum of two directional signs. All detached signage (including directional signs) shall comply with I-1 District standards, as stated in Section 15.33.180, *Industrial Districts Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance).
- D. All attached wall signage shall comply with Section 15.33.180, *Industrial Districts Signs*, of the Council Bluffs Municipal Code (Zoning Ordinance). Attached signage shall not extend above the peak roof of any portion of the building that it's attached to, nor shall it extend beyond the side wall of any building façade that it's attached to.
- E. All new signage shall receive a sign permit from the City prior to installation; and

WHEREAS,

The Community Development Department recommends the following for the subject property legally described above:

- A. Approval of the request to rezone property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer's Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer's Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer's Addition, City of Council Bluffs, Pottawattamie County, Iowa, from I-1/Light Industrial District to P-I/Planned Industrial District, based on the reasons stated above.
- B. Approval of the request to adopt a planned industrial development plan for the subject property legally described above, and as shown in Attachment 'B', subject to the comments stated above and the following condition:
 - 1. Any modifications to the approved development plan which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed by the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

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

That the Planned Industrial Development Plan for property legally described as being part of Lots 1, 2, 3, 4, 7, 8, 9 and 10 (including the abutting vacated alley), all in Block 12, Beer’s Addition along with part of Lots 1, 2, 7, 8, 9 and 10, (including the abutting vacated alley), all in Block 9, Beer’s Addition, along with part of vacated First Avenue between Blocks 9 and 12, Beer’s Addition, City of Council Bluffs, Pottawattamie County, Iowa, as shown in Attachment “B”, is hereby approved, subject to all comments and conditions stated above.

ADOPTED
AND
APPROVED

December 19, 2022.

MATTHEW J. WALSH

Mayor

Attest:

JODI QUAKENBUSH

City Clerk

Council Communication

Department: Human Resources
Case/Project No.:
Submitted by: Stacie Jensen; Director of Human Resources

Resolution 22-333
ITEM 6.E.

Council Action: 12/19/2022

Description

Resolution approving the Policy 713-Work-Related Injury Reporting.

Background/Discussion

Human Resources prioritizes the policies and forms a subcommittee that generally include unions, Legal, Department Heads, and other key employees. There will be no redlined policy attached since this policy was completely rewritten.

Recommendation

Approving the resolution will allow this policy addition which will ensure we are up to date with regulations, technology and best practices. Policy review and updates ensure the City's policies are consistent and effective.

ATTACHMENTS:

Description	Type	Upload Date
Policy 713-Work-Related Injury Reporting	Resolution	12/9/2022
Resolution 22-333	Resolution	12/14/2022



City Personnel Policy

WORK-RELATED INJURY REPORTING

POLICY:713

Council approval: 12/19/2022

Pages: 5

Policy:

The purpose of this program is to provide guidelines for employees who are injured on the job. The City of Council Bluffs is committed to a safe workplace and the prevention of work-related injuries or illness through prompt reporting of injuries and subsequent investigations. The City complies with all State workers' compensation laws that govern work-related injuries and illnesses. Additionally, the City has a Return to Work Program to assist eligible employees who are temporarily unable to return to regular duties as a result of a work-related injury or illness.

1. Definition of a Work-related Injury

An injury or illness is considered by Occupational Safety and Health Administration to be work-related if an event or exposure in the work environment either caused or contributed to the resulting condition or significantly aggravated a pre-existing condition.

2. Treatment of Work-related Injuries

A. Emergency Treatment- If a work-related injury is an emergency, the injured employee should be taken to either Mercy Emergency Room; or when circumstances warrant, an ambulance should be called.

B. Non-Emergency Treatment- Employees needing non-emergency medical attention shall report to CHI Health Company Care- Mercy Council Bluffs location- 715 Harmony Street, Council Bluffs IA, 51503. Supervisors shall contact CHI Health Company Care in the event the injured employee is seeking immediate medical care, to notify the clinic that an employee is enroute by calling (712) 328-5550.

C. Out of the City Treatment- While this is rare, it could happen. An employee on assignment out of town should seek appropriate level of care.

3. Reporting Procedures

- A. Employees must report all work-related injuries and illnesses to their supervisor as soon as the injury is identified. Reporting of all work-related injuries is required regardless of whether or not medical treatment is sought.
- B. The injured employee and supervisor must complete an Injury Reporting Form on the day of the incident being reported to investigate the reasons for the injury and identify potential preventative measures.
- C. Employees needing non-emergency medical attention shall report to the current City health care provider as identified by the City Risk management office. After obtaining care, the employee shall notify the City Risk management office or designee.
- D. Under Iowa law employers have the authority to direct the medical care regarding its employee's work-related injuries. If an employee decides to go to another provider without being directed from the authorized treating clinic, the employee will be responsible for all expenses related to that visit. Work related benefits may be delayed or denied unless the employee is seen by the City's designated physician, as stated above.
- E. The Injury Reporting Form shall be forwarded to the City's Risk management office or designee no later than the next workday after the injury was reported. In the event the employee is incapacitated, the supervisor will file the appropriate forms.
- F. If an employee is hospitalized as a result of a work-related injury or illness, the Department Head shall notify the City's Risk management office or designee as soon as possible.

4. Post Incident Drug Testing

All employees who have a work-related injury will take a drug and alcohol test if reasonable suspicion exists as documented by the Reasonable Suspicion Form. A supervisor must complete the Reasonable Suspicion Form within two hours of being notified of the injury. The drug and alcohol test will be coordinated through the City's Human Resources Department or through the emergency room as applicable.

5. Lost Time Reporting (*non-sworn employees only*)

- A. Employees experiencing lost-time injuries will be paid for the day in which they were injured.
- B. If it is necessary for an injured employee to be off work beyond the day of the injury, then that injury is considered to be a lost-time injury. The treating physician must authorize all lost time prior to taking the time off.

- C. The next three consecutive calendar days or three cumulative days of lost time, after the day of injury (hereafter referred to as a waiting period) will be charged against the employee's regular benefit time.
- D. An employee who is eligible for workers' compensation may use an approved leave for scheduled workdays lost during the first three days following the injury or illness. If the employee continues to be eligible for workers' compensation, the employee will be paid at the workers' compensation rate of pay starting on the fourth day.
- E. If the period of incapacity extends beyond the fourteenth day following the day of injury, and if the treating physician certifies, the employee will be reimbursed the three-day waiting period.

6. Job Injury Monitoring

- A. Employees who have been hospitalized for work-related injuries must call or report their status to the City Risk management office or designee upon discharge from the hospital.
- B. Employees shall provide a Doctor Certificate to their supervisor immediately following each appointment.
- C. Employees are required to keep all appointments and report to the City Risk management office or designee unless other arrangements have been made. Failure to keep appointments and report to the City Risk management office or designee is the same as not reporting for work.

7. Medical Expenses/Documentation

All documents, including invoices, received by the employee that relate to the injury must be submitted to the City's Risk management office or designee promptly.

8. Alternative Duty

Modified job duties may be available, in most cases, during the healing period enabling employees to return to work as soon as possible (see policy 901).

9. Employee responsibilities:

- A. Report the work-related injury or illness to your supervisor as soon as the injury is identified, on the day and shift that the injury occurs if reasonable. Failure to make appropriate reports can jeopardize the employee's injury on the job benefits and will result in discipline of up to three working days of unpaid suspension, or one 24 hour shift in the Fire Department, for the first offense.
- B. If medical treatment is sought:

- i. Go immediately to the assigned occupational health doctor/clinic for treatment or, if appropriate, call to set up an appointment.
- ii. Report back to the City's Risk management office or designee immediately following the appointment for review of any medical work restrictions. If treatment is sought after regular City Risk Management office hours immediately report back to your Shift Supervisor or Manager.
- iii. If your shift is over, report immediately the next working day.
- iv. Return to your job, or modified duty job, that meets the doctor prescribed work restrictions.
- v. Provide a copy of the Doctor Certificate to your Supervisor.
- vi. Follow all medical restrictions 24 hours a day, at home as well as at work.
- vii. Report back to the City Risk management office or designee immediately following all medical appointments, except physical therapy.
- ix. Communicate with third party administrator, doctors, nurses, departments, and health care providers to enable appropriate medical care and processing of claims.

10. Supervisor/Manager Responsibilities:

- A. Ensure that all employees complete the Injury Reporting Form and submit the report to their supervisor, the supervisor will then send to the City Risk management office or designee.
 - B. Discuss the incident with the injured employee and ensure that the completed Injury Reporting Form is submitted to the City Risk management office or designee within 24 hours of the incident being reported.
 - C. In the event the employee is incapacitated, the supervisor will complete and submit the Supervisor Injury Investigation section of the Injury Reporting Form to the City Risk management office or designee when employee is not anticipated to return to work within 24 hours of the incident occurring.
 - D. Conduct a thorough investigation of the incident, including taking photos of the scene and work injury, and identify what can be done to prevent a reoccurrence.
7. A workers' compensation absence may constitute a leave covered by the Family and Medical Leave Act (FMLA). Workers' compensation leaves will run concurrently with applicable Family and Medical Leave Act leaves in cases where

a temporary light duty assignment is not available, where (due to restrictions issued by a healthcare provider) a temporary light duty assignment is not appropriate, or where the employee has refused a temporary light duty assignment. Contact the City Risk Management office if employee is off work due to a work-related injury.

8. Upon conclusion of the investigation of a work-related injury where it is determined the employee did not perform all work duties and activities in accordance with City policies, procedures, and safety practices including, but not limited to, failure to wear Personal Protective Equipment or horseplay, disciplinary action may be administered.

11. City Risk Management Responsibilities:

- A. Establishes and maintains contact with injured employees and provides assistance with work related injury claims; including obtaining medical care as needed. Communicate with third party administrator, doctors, nurses, departments, and health care providers to enable appropriate medical care and processing of claims.
- B. Evaluates Employee Injury Reports to determine accuracy and completeness and to ensure adequate investigation.
- C. Ensures that the City is in compliance with applicable laws and regulations; confirms any employee change in status or potential need for FMLA with the HR leave administrators.
- D. Provides training guidance and instruction to all departments regarding work related injury claims.

Fraud:

The City's Workers Compensation and Alternative Duty Program is made in good faith to our employees, and may not be available for non-work related injuries. It is a crime to lie, or give false information to receive workers compensation benefits. Commission of this crime will subject an individual to dismissal as well as legal prosecution for fraud. Information about workers compensation fraud should be directed to the City's Human Resources Department, the City's Legal Department, or to the Iowa Department of Workers' Compensation Fraud Investigation Unit.

**RESOLUTION
NO 22-333**

**A RESOLUTION APPROVING REVISIONS OF THE CITY’S CURRENT PERSONNEL
POLICIES MANUAL: POLICY #713 WORK-RELATED INJURY REPORTING.**

WHEREAS, the last revisions of Policy #713 Work-Related Injury Reporting occurred in 2021;

WHEREAS, there are a number of areas where additional policy guidance is needed; and,

WHEREAS, a number of changes have been made that need reflected in the City’s Personnel Policies manual; and,

WHEREAS, said changes are deemed to be in the best interest of the City of Council Bluffs, Iowa;

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

That the proposed revisions of the City’s current Personnel Policy:

Policy #713 Work-Related Injury Reporting

are hereby adopted and the Personnel Policy manual will be updated accordingly.

ADOPTED
AND
APPROVED

December 19, 2022

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

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

Salvage and Storage Yard Applications
ITEM 7.A.

Council Action: 12/19/2022

Description

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Salvage/Storage Yard Applications, 12.19.22	Other	12/13/2022



City of Council Bluffs
 Clerk's Office
 209 Pearl Street, Ste 102
 Council Bluffs, IA 51503
 712-890-5261

Salvage/Storage Yard License Application

Date: 11-22-22

Customer # 117304

Business Name: ALTER metal Recycling
 Business Address: 2603 9th Ave Council Bluffs IA 51501
 Business Phone: 712 328 2601

Mark one: Salvage Yard Storage Yard

Owners Name: ALTER TRADING Corp. Phone: 314 872 2400
 Address: 700 Office Parkway City: ST LOUIS State: MO Zip Code: 63144
 Type of Business: Firm Partnership Corporation
 If Corporation, List Officers: JACK GRUNDLOST / PRES
JAY BOBOWITZ / PRES OPERATIONS
MIKE VAIT / VP OPERATIONS

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: 3475-4487 NW 55th 248' NO 3/4" EXC W/2-348' VESC COMM
380' S NEW CORNER SE-83-26-58185-76 35.475 AC +/- TO 4487 SW ALONG ROW LINE
2-78 NE SEC 26 P 13

Parcel Number: _____
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 20,000 +
 Will Retail Sales Be Made On Premises? Yes No
 Nature and Type of Salvage Equipment: Recycling Facility

What Is Zoning At This Location? INDUSTRIAL
 Has Conditional Use Been Granted Under City Ordinance? Yes No Not Applicable
 If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

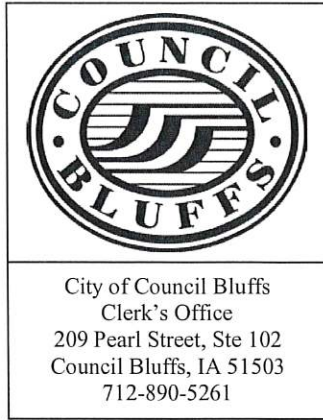
I, SCOTT JOHNSON / MGR do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Scott Johnson
 Signature of Applicant

Fee must accompany application - renewal fee same price as original fee
 0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 11.22.22 Building Approval: JS
 City Council Date: 12.19.22 Fire Approval: AF
 Date License Issued: _____



Salvage/Storage Yard License Application

Date:
November 17, 2022

Business Name: Council Bluffs Recycling Center

Business Address: 4441 Gifford Rd, Council Bluffs, IA 51501

Business Phone: 712-890-5454

Mark one: Salvage Yard Storage Yard

Owners Name: City of Council Bluffs Phone: 712-890-5454

Address: 209 Pearl St City: Council Bluffs State: IA Zip Code: 51503

Type of Business: Firm Partnership Corporation

If Corporation, List Officers: N/A - Local Government

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Section 14-74-44 S460' NW NW

Parcel Number: 7444 14 101 004

Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 569,764 sqFt

Will Retail Sales Be Made On Premises? Yes No

Nature and Type of Salvage Equipment: Wheel loaders (2), track loader (1), skid loader (1), tub grinder (1), baler (1), conveyors (4), hook lift trucks (3), pick-up trucks (3)

What Is Zoning At This Location? I-2 General Industrial

Has Conditional Use Been Granted Under City Ordinance? Yes No Not Applicable

If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

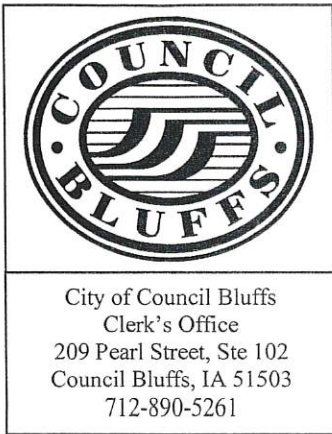
I, Tony Fiala, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Tony Fiala
Signature of Applicant

Fee must accompany application - renewal fee same price as original fee
 0 - 5,000 sq. ft. - **\$50.00** 5,001 - 10,000 sq. ft. - **\$100.00** 10,001 - 20,000 sq. ft. - **\$150.00** 20,001+ sq. ft. - **\$200.00**

FOR OFFICE USE ONLY:

Date Application Received: 11.17.22 Building Approval: JS
 City Council Date: 12.19.22 Fire Approval: AF
 Date License Issued: _____



Salvage/Storage Yard License Application

Date: _____

Business Name: Marcus Motors - Bluffs Auto Parts
 Business Address: 1231 10th Ave Council Bluffs, IA 51501
 Business Phone: 712-323-3900

Mark one: Salvage Yard Storage Yard _____

Owners Name: Doug Evans Phone: 402-677-3200
 Address: 21348 Greenview Rd City: Council Bluffs State: IA Zip Code: 51503
 Type of Business: Firm If Corporation, List Officers: _____
 _____ Partnership _____
 _____ Corporation _____

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Riddles Addition Blk 27 Lots 4-8 Blk 37 lots 1-9
1/2 15 1/2 16 Blk 39 lots 1-8 1/2 10-16 Blk 40 lots 3-9 1/2 11-12
 Parcel Number: 7544 35 429 00'5 1/2 7544 33 429 006
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): _____
 Will Retail Sales Be Made On Premises? Yes _____ No
 Nature and Type of Salvage Equipment: Tow Truck

What Is Zoning At This Location? GM
 Has Conditional Use Been Granted Under City Ordinance? _____ Yes No _____ Not Applicable
 If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Doug Evans, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

[Signature]
 Signature of Applicant

Fee must accompany application - renewal fee same price as original fee
 0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 11.21.22 Building Approval: JS
 City Council Date: 12.19.22 Fire Approval: AF
 Date License Issued: _____



City of Council Bluffs
 Clerk's Office.
 209 Pearl Street
 Council Bluffs, IA 51503
 712-328-4616

Salvage/Storage Yard License Application

Date: _____

Business Name: Marcus Motors - Bluffs Auto Parts
 Business Address: 1231 10th Ave Council Bluffs IA 51501
 Business Phone: 712-323-3900

Mark one: Salvage Yard Storage Yard

Owners Name: Doug Evans Phone: 402-677-3200
 Address: 21348 Greenview Rd City: Council Bluffs State: IA Zip Code: 51503
 Type of Business: Firm If Corporation, List Officers: _____
 Partnership _____
 Corporation _____

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Riddles sub lots 4 to 8 BIK 27
4 1/2 Vacated Alley
 Parcel Number: 754435435002
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): _____
 Will Retail Sales Be Made On Premises? Yes No
 Nature and Type of Salvage Equipment: Tow Truck & Forklift

What Is Zoning At This Location? GM
 Has Conditional Use Been Granted Under City Ordinance? Yes No Not Applicable
 If Yes, Give Date: _____ If No, Give Date For Zoning Board Of Adjustment Consideration: _____

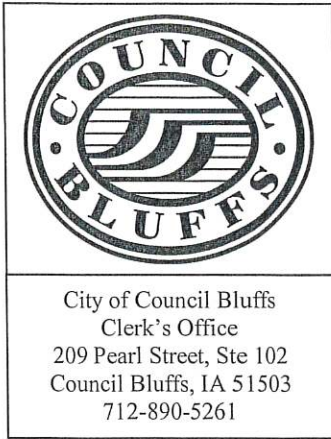
I, Doug Evans, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

[Signature]
 Signature of Applicant

Fee must accompany application - renewal fee same price as original fee
 0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 11-21-22 Building Approval: JS
 City Council Date: 12-19-22 Fire Approval: AF
 Date License Issued: _____ Zoning Approval: _____



Salvage/Storage Yard License Application

Date: 11-29-22

Business Name: Midwestern Equip LLC
 Business Address: 1914 Tostevin St., CB IA 51503
 Business Phone: 712-328-0880

Mark one: Salvage Yard _____ Storage Yard X

Owners Name: Johnstone Partners LLC Phone: 712-328-0880
 Address: 3629 Richland Dr City: Council Bluffs State: IA Zip Code: 51501
 Type of Business: _____ Firm _____ Partnership X Corporation
 If Corporation, List Officers: Gordon Johnstone
Randal Johnstone
Bruce Johnstone
Dave Johnstone

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Country Club Acres Lts 16-17

Parcel Number: 7444 12 327 002
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 87,120
 Will Retail Sales Be Made On Premises? _____ Yes X No
 Nature and Type of Salvage Equipment: _____

What Is Zoning At This Location? I2 General Industrial
 Has Conditional Use Been Granted Under City Ordinance? X Yes _____ No _____ Not Applicable
 If Yes, Give Date: CU-68-003 If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Gordon Johnstone, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 12.6.22 Building Approval: JS
 City Council Date: 12.19.22 Fire Approval: AT
 Date License Issued: _____



City of Council Bluffs
 Clerk's Office
 209 Pearl Street, Ste 102
 Council Bluffs, IA 51503
 712-890-5261

Salvage/Storage Yard License Application

Date: 11-29-22

Business Name: Midwestern Equipment LLC
 Business Address: 1914 Tostevin St, Co. Bluffs, IA
 Business Phone: 712-328-0880 51503

Mark one: Salvage Yard _____ Storage Yard X

Owners Name: Johnstone Partners LLC Phone: 712-328-0880
 Address: _____ City: CB State: IA Zip Code: 51503
 Type of Business: _____ Firm _____ Partnership _____ Corporation _____
 If Corporation, List Officers: _____

Note: If foreign corporation, proof must be attached showing capability of doing business in Iowa

Legal Description of the Property: Country Club Acres Lots 22, 23 + 24
 Parcel Number: 7444 12 326 007
 Total Area (Square Feet) Available for Business Location (fenced-in areas inclusive of any buildings): 190,792
 Will Retail Sales Be Made On Premises? Yes X No _____
 Nature and Type of Salvage Equipment: _____

What Is Zoning At This Location? I2 General Industrial
 Has Conditional Use Been Granted Under City Ordinance? X Yes _____ No _____ Not Applicable
 If Yes, Give Date: 04-13-007 If No, Give Date For Zoning Board Of Adjustment Consideration: _____

I, Gordon Johnstone, do hereby affirm that all of the above information is true and correct to the best of my knowledge.

Signature of Applicant

Fee must accompany application - renewal fee same price as original fee

0 - 5,000 sq. ft. - \$50.00 5,001 - 10,000 sq. ft. - \$100.00 10,001 - 20,000 sq. ft. - \$150.00 20,001+ sq. ft. - \$200.00

FOR OFFICE USE ONLY:

Date Application Received: 12.6.22 Building Approval: JS
 City Council Date: 12.19.22 Fire Approval: AF
 Date License Issued: _____

Council Communication

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

Liquor Licenses
ITEM 7.B.

Council Action: 12/19/2022

Description

1. Pizza King, 1101 N Broadway
2. St. Patrick's Catholic Church, 4 Valley View Drive
3. 712, 1851 Madison Avenue, Ste 700
4. Speedy Gas N Shop, 430 S 35th Street, Ste 1
5. Target Store T-2454, 3804 Metro Drive
6. Wal-Mart #3150, 1800 N 16th Street

Background/Discussion

There were no alcohol related incidents/arrests at any of the other businesses listed.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Liquor Licenses, 12.19.22	Other	12/14/2022

Pizza King- LC0007825

Premise Street: 1101 N Broadway

Class C Retail Alcohol License

Application Number : App-171408

Application Type
Renewal

Tentative Effective Date
2022-11-28

Tentative Expiration Date
2023-11-27

Application Status
Pending Dramshop Review

License Length
12 Month

Local Authority
City of Council Bluffs

Dramshop

Corporation Name
Pizza King, Inc.

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>JS</u>	Issued _____	
ZONING <u>AS</u>	Expires _____	
	Council <u>12.19.22</u>	

St. Patrick's Catholic Church- LC0046093

Premise Street : 4 Valley View Drive

Class C Retail Alcohol License

Application Number : App-171618

Co

Application Type
Renewal

Tentative Effective Date
2023-01-01

Tentative Expiration Date
2023-12-31

Application Status
Submitted to Local Authority

License Length
12 Month

Local Authority
City of Council Bluffs

Dramshop

Corporation Name
St Patrick's Catholic Church of Council Bluffs, Iowa

<input checked="" type="checkbox"/>	RENEWAL	<input type="checkbox"/>	NEW	<input type="checkbox"/>	SPECIAL EVENT
POLICE	CM	Local Amt			
FIRE	AP	Endorsed			
BUILDING	JS	Issued			
ZONING	CS	Expires			
		Council	12.19.22		

712-LC0043068

Premise Street : 1851 Madison Avenue Suite 700

Application Number : App-169589

Class C Retail Alcohol License

Application Type Renewal	Tentative Effective Date 2022-12-20	Tentative Expiration Date 2023-12-19	Application Status Pending Dramshop Review
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name 712 LLC

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt _____	
FIRE <u>AS</u>	Endorsed _____	
BUILDING <u>JS</u>	Issued _____	
ZONING <u>JS</u>	Expires _____	
	Council <u>12.19.22</u>	

Speedy Gas N Shop - LE0002317

Premise Street : 430 South 35th Street Suite 1

Application Number : App-171664

Class E Retail Alcohol License

Application Type Renewal	Tentative Effective Date 2023-01-28	Tentative Expiration Date 2024-01-27	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Jerusalem Petroleum, LLC

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>JS</u>	Issued _____	
ZONING <u>JS</u>	Expires _____	
	Council <u>12-19-22</u>	

Target Store T-2454 LE0001285

Premise Street : 3804 Metro Dr

Class E Retail Alcohol License

Application Number : App-171442

Application Type Renewal	Tentative Effective Date 2023-01-27	Tentative Expiration Date 2024-01-26	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Target Corporation

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt	_____
FIRE <u>AR</u>	Endorsed	_____
BUILDING <u>JS</u>	Issued	_____
ZONING <u>CS</u>	Expires	_____
	Council	<u>12.19.22</u>

Walmart #3150-LE0002537

Premise Street : 1800 N. 16TH ST.

Class E Retail Alcohol License

Application Number : App-171263

Application Type Renewal	Tentative Effective Date 2023-01-21	Tentative Expiration Date 2024-01-20	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Walmart Inc.

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> POLY	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt _____	
FIRE <u>AF</u>	Endorsed _____	
BUILDING <u>JS</u>	Issued _____	
ZONING <u>CS</u>	Expires _____	
	Council <u>12-19-22</u>	

Council Communication

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

Liquor Licenses
ITEM 7.C.

Council Action: 12/19/2022

Description
1. Ameristar Casino, 2200 River Road

Background/Discussion
There were the usual volume of alcohol related incidents/arrests at Ameristar, but nothing significant that would make the PD question their license renewal.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Liquor Licenses (Ameristar), 12.19.22	Other	12/14/2022

Ameristar Casino Council Bluffs LLC- LE0000824

Premise Street : 2200 River Rd

Application Number : App-171208

Class E Retail Alcohol License

Application Type Renewal	Tentative Effective Date 2023-02-02	Tentative Expiration Date 2024-02-01	Application Status Submitted to Local Authority
License Length 12 Month	Local Authority City of Council Bluffs	Dramshop	Corporation Name Ameristar Casino Council Bluffs LLC

<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u>CM</u>	Local Amt _____	
FIRE <u>AP</u>	Endorsed _____	
BUILDING <u>JS</u>	Issued _____	
ZONING <u>CS</u>	Expires _____	
	Council <u>12.19.22</u>	