

CITY COUNCIL STUDY SESSION

**CITY HALL
CITY COUNCIL CHAMBERS
SECOND FLOOR
209 PEARL STREET
COUNCIL BLUFFS IOWA 51503**

**MONDAY, OCTOBER 24, 2016
3:45 P.M.**

AGENDA

- A. 19th & 2nd Avenue – Don Gross
- B. Review Agenda

EXECUTIVE SESSION

- A. Pending Litigation

COUNCIL AGENDA, CITY OF COUNCIL BLUFFS, IOWA
REGULAR MEETING OCTOBER 24, 2016 7:00 PM
COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL
209 PEARL STREET

AGENDA

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER**
3. **CONSENT AGENDA**
 - A. Reading, correction and approval of the October 10, 2016 City Council meeting minutes
 - B. Approval of agenda and tape recording of this proceeding be incorporated into the official minutes
 - C. Resolution 16-261, approving the form and content of the request for proposal for the disposition of 1901 2nd Avenue and directing the City Clerk to publish notice and set a Public Hearing on the intent to accept proposals for December 19, 2016
 - D. Resolution 16-262 setting a public Hearing for November 14, 2016, 7:00 p.m. on the intent to dispose of an interest in city property by entering into a lease agreement with Bartlett Grain Company
 - E. Resolution 16-263 setting a Public Hearing for November 14, 2016, 7:00 p.m. on intent to dispose of City owned property formerly known as 233 South 4th Street and legally described as the South 62.8 feet of Lot 19, Auditor's Subdivision of Out Lots 2 and 3, Jackson's Addition
 - F. Financial Operating Statement (September 2016)
 - G. List of Bills (September 2016)
 - H. Revenue and Expense Report (September 2016)
 - I. Notice of Claim (1)
4. **MAYOR'S PROCLAMATIONS**
 - A. Designating November 1, 2016 as "Extra Mile Day"
 - B. Designating November 1, 2016 as "T1Day"
 - C. Posthumously naming October 15, 2016 as Richard "Dick" Walter Day

DISCLAIMER:

If you plan on attending this meeting and require assistance please notify the City Clerk's Office three days prior to the meeting at (712) 328-4616

5. PUBLIC HEARINGS

- A. Resolution 16-264, authorizing disposal of City property legally described as the west 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson's Addition
- B. Resolution 16-265 instituting proceedings to take additional action for the issuance of not to exceed \$4,370,000 General Obligation Bonds
- C. Resolution 16-266, instituting proceedings to take additional action for the issuance of not to exceed \$565,000 General Obligation Bonds
- D. Resolution 16-267, instituting proceedings to take additional action for the issuance of not to exceed \$77,500 General Obligation Bonds
- E. Resolution 16-268, instituting proceedings to take additional action for the issuance of not to exceed \$1,107,500 General Obligation Bonds
- F. Resolution 16-269, instituting proceedings to take additional action for the issuance of not to exceed \$2,830,000 General Obligation Bonds

6. RESOLUTIONS

- A. Resolution 16-270, approving the Collaboration Agreement by and between the City of Council Bluffs, Iowa, The City of Omaha Nebraska and various other partners for the preparation and submission of a Regional Assessment of Fair Housing
- B. Resolution 16-271, approving the use of 2017 Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds and directing the Mayor to submit the 2017 annual plan to the City of Omaha and the U.S. Department of housing of House and Urban Development (HUD)
- C. Resolution 16-272, approving the commitment of funds to the redevelopment project located at 110 South 28th Street as proposed by Brinshore Development, LLC
- D. Resolution 16-273, authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Addendum Agreement No. 2012-4-189E in connection with I-29 Interstate Improvements
- E. Resolution 16-274, authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Addendum Agreement No. 2015-4-210E in connection with I-80 Interstate Improvements
- F. Resolution 16-275, confirming the appointment of Jon Finnegan as the City's Representative to engage in collective bargaining negotiations with the Fraternal Order of Police, Lodge #1
- G. Resolution 16-276, confirming the appointment of Jon Finnegan as the City's Representative to engage in collective bargaining negotiations with the Council Bluffs Association of Professional Firefighters Local 15 Employees

- H. Resolution 16-277, directing the advertisement for sale of \$2,810,000 Taxable General Obligation Bonds, Series 2016B and approving electric bidding procedures and official statement
- I. Resolution 16-278, directing the advertisement for sale of \$6,095,000 General Obligation Bonds, Series 2016A and approving electric bidding procedures and official statement

7. APPLICATIONS FOR PERMITS AND CANCELLATIONS

- A. Renewal of Beer/Liquor/Wine and Outdoor Permit Applications
 - 1. Hard Luck Saloon, 626 16th Avenue

8. CITIZENS REQUEST TO BE HEARD

9. OTHER BUSINESS

10. ADJOURNMENT

CALL TO ORDER

A regular meeting of the Council Bluffs City Council was called to order by Mayor, Matthew J. Walsh on Monday, October 10, 2016 at 7:00 p.m.

ATTENDANCE

Council Members present: Melissa Head, Al Ringgenberg, Roger Sandau, Nate Watson and Sharon White. Staff present: Richard Wade and Jodi Quakenbush.

CONSENT AGENDA

White moved and Watson seconded approval of the consent agenda, 3A. Agenda and tape recording of this proceeding to be incorporated into the official minutes; 3B. Reading, correction and approval of the September 26, 2016 meeting minutes; 3C. Resolution 15-252, fixing the date of October 24, 2016, 7:00 p.m., for a meeting on the proposition of the issuance of not to exceed \$4,370,000 General Obligation Bonds for the City of Council Bluffs, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof; 3D. Resolution 16-253, fixing the date of October 24, 2016, 7:00 p.m., on the proposition of the issuance of not to exceed \$565,000 General Obligation Bonds of the City of Council Bluffs, State of Iowa (for general corporate purposes), and providing for publication of notice thereof; 3E. Resolution 16-254, fixing the date of October 24, 2016, 7:00 p.m. for a meeting on the proposition of the issuance of not to exceed \$77,500 General Obligation Bonds of the City of Council Bluffs, State of Iowa, (for general corporate purposes), and providing for publication of notice thereof; 3F. Resolution 16-255, fixing the date of October 24, 2016, 7:00 p.m. for a meeting on the proposition of the issuance of not to exceed \$1,107,500 General Obligation Bonds of the City of Council Bluffs, State of Iowa (for general corporate purposes), and providing for publication thereof; 3G. Resolution 16-256, fixing the date of October 24, 2016, 7:00 p.m., on the proposition of the issuance of not to exceed \$2,830,000 General Obligation Bonds of the City of Council Bluffs, State of Iowa, for essential corporate purposes), and providing for publication of notice thereof; 3H. Resolution 16-257, intent to dispose of City property legally described as the west 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson’s Addition, and setting a Public Hearing for October 24, 2016, 7:00 p.m.; Notice of Claim (2). Ringgenberg commented that Items 3C through 3G were setting public hearings for the General Obligation Bonds. Unanimous, 5-0 vote.

MAYOR’S PROCLAMATIONS

Mayor Walsh presented a proclamation designating October 9 through 15, 2016 as “Fire Prevention Week”; and presented a Proclamation designating October 10 through 14, 2016 as “City Week”.

PUBLIC HEARINGS
Ordinance 6280

Held Public Hearing, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning Lots 1-6, Block 6, Streets Addition and the vacated alley adjacent from R-2/Two- Family Residential District to R-3/Low Density Multi-Family Residential District as defined in Chapter 15.10 (ZC-16-007). Watson moved and Ringgenberg seconded approval. Unanimous, 5-0 vote. White moved, Watson seconded to waive third reading. Unanimous, 5-0 vote. Ordinance 6280 passed into Law.

ORDINANCES ON 2nd READING
Ordinance 6281

Head moved and Sandau seconded approval, establishing the Bluff Northway Urban Revitalization Area Amendment within the City of Council Bluffs. Unanimous, 5-0 vote. White moved and Head seconded by waiving 3rd reading. Unanimous, 5-0 vote. Ordinance 6280 passed into law.

Ordinance 6282

Watson moved and Head seconded approval, amending Title 5 – Sewer, by amending Sections 5.05.010 “Definitions”, 5.10.040 “Specific Pollutant Limitations”, 5.10.080 “Accidental Discharges/Slug Control”, and 5.10.120 “Reporting Requirements for Industrial Uses”. Unanimous, 5-0 vote. Watson moved and White seconded by waiving 3rd reading. Unanimous, 5-0 vote. Ordinance 6282 passed into law.

RESOLUTIONS
Resolution 16-258

White moved and Head seconded approval, officially designating the City Council meeting dates for calendar year 2017. Unanimous, 5-0 vote.

Resolution 16-259 Head moved and White seconded approval by adopting the Corridor Master Plan in connection with the Reconstruction of West Broadway. Sandau shared his concerns with the plans. Watson commented about this effort being a give and take for everyone involved. Walsh commented that he understands the view of some businesses. White mentioned the numerous public meetings that have taken place throughout this process. Head mentioned there are many businesses that like the plans and are excited about the reconstruction of the area. Heard from Bruce Kelly, 864 McKenzie Avenue, in favor of the plans. Heard from Jeff Ballenger, 12606 Greystone Court, Dave Orr, 2556 Avenue L, David Drake, 2909 6th Avenue, Jeremy with Jimmy Johns, 7730 South 129th, Omaha, Stephanie, 2556 Avenue L, Caleb, 3634 Avenue C, Chad Brown, 24371 Richfield Loop, Jim Kaiser, 23118 McPherson, who shared their concerns with the plans. Voice Vote: 4 Ayes, 1 Nay (Sandau) 4-1 vote.

Resolution 16-260 Watson moved and Head seconded approval, authorizing execution of an Engagement Agreement with Bond Counsel for the 2016A and 2016B bond issues. Unanimous, 5-0 vote.

APPLICATIONS/PERMITS & CANCELLATIONS

White moved and Head seconded approval of all Items 8A, B & C inclusive. Items 8A. 1. New Beer/Liquor & Wine Outdoor Permit Application: 1. Kansas City BBQ, 3515 Metro Drive; 8B. (1-4). Renewal of Beer/Liquor/Wine and Outdoor Permit Applications. 1. CB Pitchers & Pints, 154 West Broadway, 2. Canvas Concoctions Art Studio, 116 West Broadway, 3. Fareway Stores #73, 310 McKenzie Avenue, 4. Texas Roadhouse, 3231 South 24th Street; and Item 8C. (1, 2). "Native Wine" Additional Privilege Permit Applications. 1. Casey's General Store #3201, 701 32nd Avenue, 2. Casey's General Store #2096, 2301 South 24th Street. Unanimous, 5-0 vote.

CITIZENS REQUEST TO BE HEARD

No requests from citizens were heard.

OTHER BUSINESS

White commented that she would like City staff to look into a way of maintaining a written record of people being contacted on projects.

ADJOURNMENT

Mayor Walsh adjourned the meeting at 9:10 p.m. Unanimous.

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, Deputy City Clerk

Council Communication

Department: Community Development	Ordinance No.: N/A Resolution No.: 16-261	City Council: 10-24-2016 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: 12-19-2016
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Subject/Title

- 1) Approval of the request for proposal for the disposition of 1901 2nd Avenue; and
- 2) Set public hearing on the property disposition for December 19, 2016

Background/Discussion

Background

On September 26, 2016, City Council expressed its desire to dispose of the city-owned property located at 1901 2nd Avenue. Previously used by the Transportation Department, the building is currently used for storage. The property consists of two buildings: (1) 4,522 sq ft and (2) 2,000 sq ft. The property is located in the 100 year floodplain and is currently zoned R-3/Low Density Multi-Family District.

Discussion

In order to initiate the property disposal process, the City needs undertake certain actions to ensure reasonable competitive bidding procedures for the disposition of the property. This includes advertising the property's availability and soliciting proposals for the acquisition and rehabilitation of the property. This also includes providing notice and holding a public hearing on the disposition of the property.

Attached is a copy of the request for proposals that will be published in the Daily Nonpareil, posted on the City's website and mailed directly to interested parties. The proposal sets a minimum bid of \$261,000 (fair market value) and requests the following material be submitted: (1) description of individual or business's background; (2) narrative description of the site plan; (3) a to-scale map depicting site plans; (4) timeframe for improvements; (5) itemized description and costs of rehabilitation; and (6) proposed financing for the acquisition and site improvements. The following rating system will be used to evaluate proposals:

- Proposed Purchase Price (20 points)
- Proposed Reuse (25 points)
- Neighborhood Compatibility (20 points)
- Feasibility (20 points)
- Timeframe (10 points)
- Other (5 points)

Also attached is the resolution for City Council approval of this form and content. The resolution directs the City Clerk to publish notice inviting proposals to be submitted. Proposals will be due by 3:00 p.m. on November 29, 2016 to the Community Development Department. Lastly, the attached resolution approves December 19, 2016 as the date of public hearing on the intent to accept specific proposals submitted.

Staff Recommendation

That City Council adopt the resolution approving the form and content of the request for proposal for the disposition of 1901 2nd Avenue. This resolution also directs the City Clerk to publish notice inviting proposals which are due on November 29, 2016 and sets the date of the public hearing on the intent to accept specific proposals as December 19, 2016.

Attachment

- 1) Resolution
- 2) Request for Proposal

Submitted by: Courtney Harter, Project Coordinator, Community Development Department
 Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 16-261

A RESOLUTION APPROVING THE FORM AND CONTENT OF THE REQUEST FOR PROPOSAL FOR THE DISPOSITION OF 1901 2ND AVENUE AND DIRECTING THE CITY CLERK TO PUBLISH NOTICE INVITING PROPOSALS AND SETTING THE DATE OF THE PUBLIC HEARING ON THE INTENT TO ACCEPT PROPOSALS FOR DECEMBER 19, 2016.

- WHEREAS,** the City wishes to dispose of the city-owned property located at 1901 2nd Avenue; and
- WHEREAS,** the property consists of two structures that are 4,522 sq ft and 2,000 sq ft respectively situated on a 41,400 sq ft lot; and
- WHEREAS,** the City has determined that the reuse or rehabilitation of the property is practical; and
- WHEREAS,** the disposition and rehabilitation of this property is in the best interest of the City; and
- WHEREAS,** the City of Council Bluffs would like to invite proposals from and make available all pertinent information to anyone interested in acquiring and rehabilitating said property; and
- WHEREAS,** the City Clerk is authorized and directed to publish notice of the invitation in the *Council Bluffs Daily Nonpareil*; and
- WHEREAS,** the City will consider all redevelopment proposals submitted by 3:00 p.m. on November 29, 2016 and select the proposal it deems to be in the public's best interest; and
- WHEREAS,** all proposals submitted shall be considered at a public hearing at 7:00 p.m. on December 19, 2016 in the Council Chambers, City Hall, Council Bluffs, Iowa; and
- WHEREAS,** the City Clerk is authorized and directed to publish notice of this public hearing in the *Council Bluffs Daily Nonpareil*.

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

That the City Council approves the form and content of the Request for Proposal soliciting proposals for the disposition of 1901 2nd Avenue.

BE IT FURTHER RESOLVED

That the City of Council Bluffs intends to accept proposals which must be submitted by 3:00 p.m. on November 29, 2016 for the disposition of 1901 2nd Avenue and that the date of the public hearing for December 19, 2016.

ADOPTED
AND
APPROVED

October 24, 2016

Matthew J. Walsh, Mayor

ATTEST:

Marcia L. Worden, City Clerk

Request for Proposals
Disposition of 19th Street and 2nd Avenue, Council Bluffs, Iowa

The City of Council Bluffs offers for sale property located at 1901 2nd Avenue to individuals or entities interested utilizing the land and/or existing buildings for redevelopment.

Property

The property is 138' x 300' and contains 41,400 sq ft (0.95 acres). There are two existing buildings on the lot: (1) 4,522 sq ft and (2) 2,000 sq ft. The buildings were previously used by the City's traffic department and the Iowa Department of Transportation but are currently used for storage. The property is located in the 100 year-floodplain.

The area adjacent to the property is a mix of industrial and single family residential. The site is currently zoned R-3/Low Density Multi-Family District.

Conditions of Disposal

1. The property will be sold in an as in condition and City makes no warranties as to the condition of the structures on the property.
2. The minimum base bid that the City will accept is \$261,000.
3. The City will transfer title by City deed.
4. There are no restrictions on type of development. However, rezoning maybe required to permit the proposed use of the property.
5. Depending on improvements, the property may require modifications to comply with floodplain requirements.

Proposal Submission Requirements

Proposals will be accepted in a typed letter format and shall contain the following information:

1. Name, address, and contact information of the person or legal entity submitting the proposal. Proposals shall use the form in Attachment A.
2. A description of individual's or entity's background and business.
3. A narrative description of plan for site. Conceptual plans are preferable but not necessary. Attachment B is a to-scale map that can be utilized to depict site plans.
4. Timeframe.
5. An itemized description and costs of rehabilitation.
6. Proposed method of financing the acquisition and any improvements made.
7. Deadline: 3:00 p.m. on November 29, 2016
8. Submit in a sealed envelope labeled "Proposal on 1901 2nd Avenue by "(submitting person/firm's name)" via mail to: Courtney Harter, Community Development Department; 209 Pearl Street; Council Bluffs, Iowa 51503 or hand deliver to 403 Willow Avenue.

Schedule: City Council will consider submitted proposals at a public hearing scheduled for December 19, 2016.

A property tours will be held Wednesday November 9, 2016 and Monday November 14, 2016 from 10:00—11:00 a.m. for interested bidders.

For additional information on the proposal contact Courtney Harter, Project Coordinator, at 712-328-4629 or charter@councilbluffs-ia.gov.

4. Proposals will be evaluated on the following criteria:

- Price (20 points)
- Proposed Reuse (25 points)
- Neighborhood Compatibility (20 points)
- Feasibility (20 points)
- Timeframe (10 Points)
- Other (5 points)

The bidder is hereby advised that by signature of this proposal he/she is deemed to have acknowledged all requirements. All bids are final, no bids received may be withdrawn or amended after being duly received and recorded by the City of Council Bluffs.

Name: _____

Title: _____

Signature: _____

Attachment B
Scaled Map

Attachment C Assessor's Card

7544 35 132 001

--- Permanent Property Address ---
COUNCIL BLUFFS, CITY OF

----- Mailing Address -----
COUNCIL BLUFFS, CITY OF
209 PEARL
COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

===== REAL ESTATE TAX

Click [here](#) for treasurer real estate tax information.

===== LEGAL DESCRIPTION

EVERETTS ADD LTS 1 THRU 5 BLK 7

===== ASSESSED VALUE

class	land	dwelling	land	building	total	ag acres	year
	\$0	\$0		\$0	\$0		2015
C	\$0	\$0		\$0	\$0		2016
C							

===== OWNERS

1 D COUNCIL BLUFFS, CITY OF

book/page: 73/4292 D

===== EXEMPTIONS & CREDITS

2013 CL03	\$0.00	GOVERMENT LAND
2014 CL03	\$0.00	GOVERMENT LAND
2015 CL03	\$0.00	GOVERMENT LAND
2016 CL03	\$0.00	GOVERMENT LAND

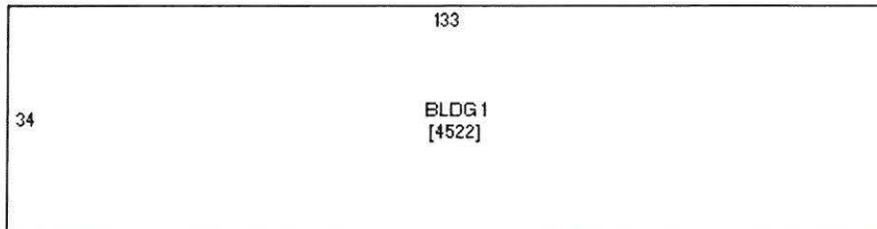
===== ASSESSMENT DATA

PDF: 8 MAP: 16-8 C.B COMMERCIAL

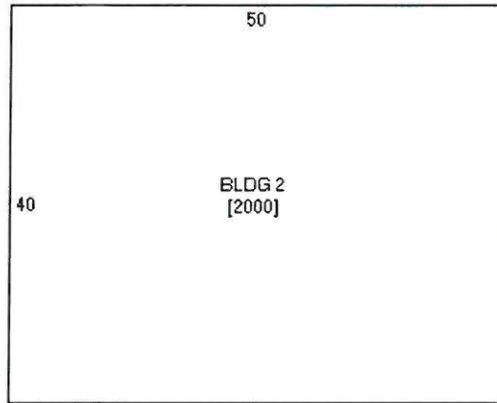
Sale Date	Amount	Code	Book/Page
01/01/1973	0	<u>D000</u>	073/04292

Interior Listing: Inspected Date Listed: 09/20/1994 LED Date Reviewed: 08/09/1995 TCG

LAND.....41400 sqFt .95 acres
 Lot 1: Frontage Rear Side-1 Side-2 Rear-Lot
 300 300 138 138



COUNCIL BLUFFS, CITY OF



COUNCIL BLUFFS, CITY OF

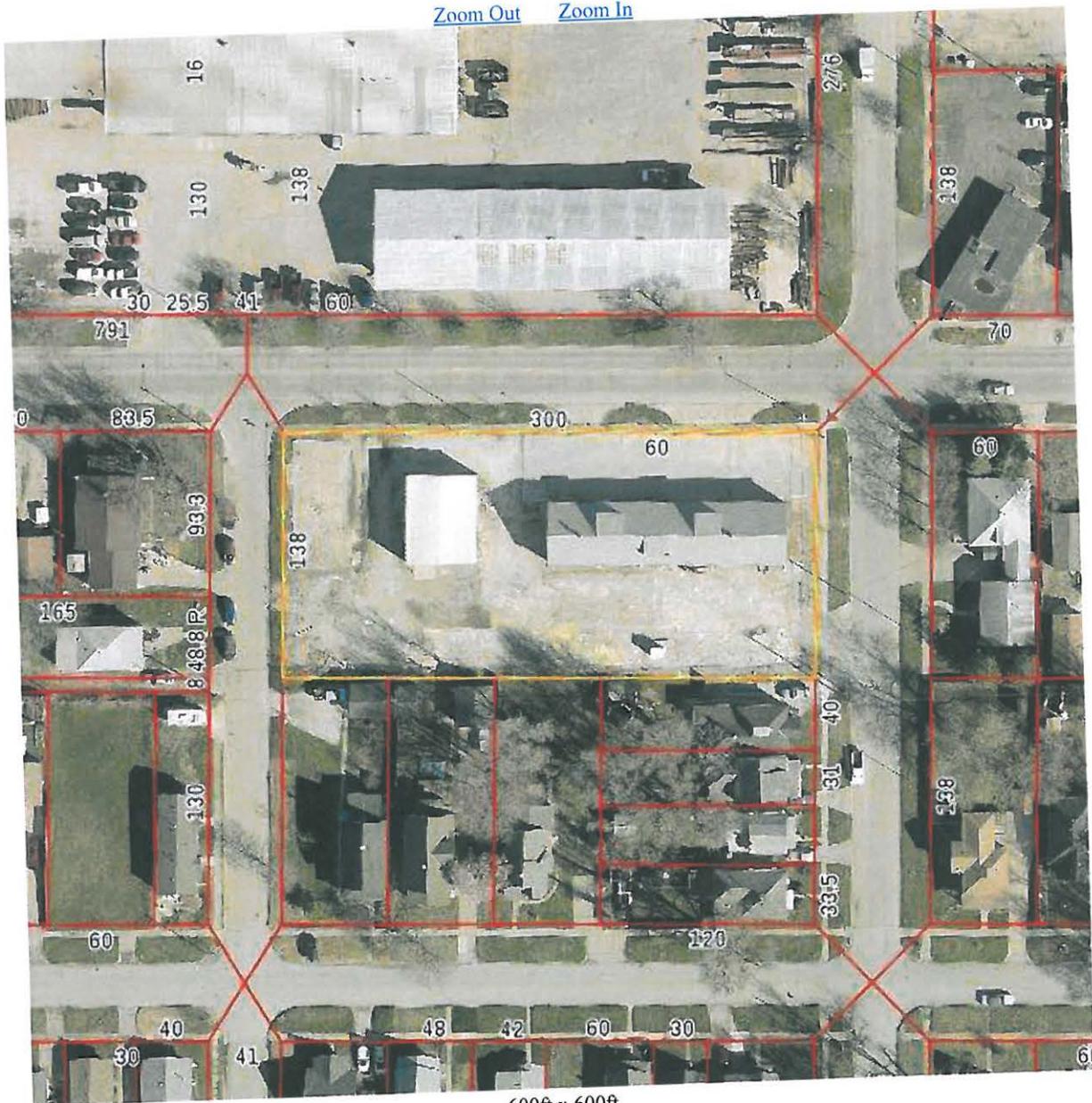


COUNCIL BLUFFS, CITY OF, 1 01/01/1996



COUNCIL BLUFFS, CITY OF, 2 01/01/1996

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



600ft x 600ft

Attachment D
Chapter 15.10 - R-3/Low Density Multi-Family Residential District

Sections:

15.10.010 - Statement of intent.

The R-3 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.

(Ord. 5307 § 1 (part), 1996).

15.10.020 - Principal uses.

The following principal uses shall be permitted in an R-3 district:

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

(Ord. 5917 § 1, 2007).

15.10.030 - Conditional uses.

The following conditional uses shall be permitted in an R-3 district, when authorized in accordance with the requirements set forth in [Chapter 15.27](#):

- (1) Cemetery;
- (2) Colleges and universities;
- (3) Commercial recreation (indoor and outdoor);
- (4) Business, professional office when the floor area for such use shall not exceed two thousand (2,000) square feet;
- (5) Cultural service;
- (6) Day care service;
- (7) Government maintenance facility;
- (8) Juvenile detention facility.

(Ord. 5917 § 2, 2007).

15.10.040 - Accessory uses.

The following accessory uses shall be permitted in an R-3 district:

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

(Ord. 5307 § 1 (part), 1996).

15.10.050 - Site development regulations.

Minimum Lot Size

Use	Lot Area
Single-family detached	5,000 square feet
Single-family attached and two-family dwellings	5,000 square feet except when a single-family attached or two-family dwelling is divided by a lot line coinciding with the common wall separating the two units, the minimum lot area shall be 2,500 square feet
Townhouse dwelling	7,500 square feet except when a townhouse dwelling unit is divided by a lot line coinciding with the common wall separating the units, the minimum lot area shall be 2,500 square feet
Multifamily dwelling	
(3 to 4 units)	7,500 square feet
(5 or more units)	9,200 square feet plus an increase of 2,000 square feet per each additional unit

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard	20 feet	Greater of 20 feet or existing front setback line of principal structure
Street side yard	15 feet	15 feet
Interior side yard	5 feet with one foot indentation for every story above the first	3 feet
Rear yard	20 feet	3 feet
Maximum height	60 feet	18 feet
Lot coverage; all structures:	45% maximum	

(Ord. 5307 § 1 (part), 1996).

15.10.060 - Additional regulations.

01. Lot Clustering. **Minimum Lot Size** requirements for single-family and townhouse dwellings may be reduced by a maximum of forty (40) percent for lots located in a cluster subdivision as permitted by [chapter 14.10](#) of the municipal subdivision code and are subject to the following additional requirements:
- (a) The unit must be located in an approved cluster subdivision;
 - (b) A dwelling unit with a zero side yard on one side shall be either attached on both sides or have a side yard of ten (10) feet from the opposite side lot line;
 - (c) A dwelling unit With a zero side yard shall have no openings on that side abutting the lot line;
 - (d) A dwelling unit which does not have a zero side yard shall have a minimum side yard of five feet;
 - (e) A dwelling unit shall have a minimum front yard setback of ten (10) feet provided that there are two off-street parking spaces located on the same lot;
 - (f) A dwelling unit shall have a minimum rear yard setback of ten (10) feet; and
 - (g) Lot size requirements may be reduced, provided that an equal amount of land area is provided in adjacent common area or open space, exclusive of public and private roadways.

02. Reserved.

(Ord. 5307 § 1 (part), 1996).

15.10.070 - Signs.

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

(Ord. 5307 § 1 (part), 1996).

COUNCIL COMMUNICATION

Department: Public Works Ordinance No. _____ First Reading October 24, 2016
Case/Project No.: _____ Resolution No. 16-262
Applicant: Greg Reeder, Public Works Director

SUBJECT/TITLE

Council consideration of a resolution of intent to dispose of an interest in city property by entering into a lease agreement with Bartlett Grain Company and to set a public hearing.

BACKGROUND/DISCUSSION

- As part of the interstate reconstruction, certain railroad tracks are being relocated into shared corridors and more strategic locations.
- These relocations create changes in the ownership of land and result in property transfers from and to the city.
- One of these transfers from BNSF Railway Company (BNSF) to the city includes land and trackage around the Bartlett Grain Company (Bartlett) elevator along the South Expressway.
- This transfer to the city from BNSF carries an existing easement granted by BNSF to Bartlett to use tracks 1 through 5 for grain elevator needs. It provides no allowance of use for tracks 6, 7, and 8. The transfer of land ownership makes the city the landlord for this lease with Bartlett.
- Bartlett has requested that the city allow the grain elevator operation the use of track 6 also.
- A new lease has been negotiated between the city and Bartlett. The lease provides
 - Bartlett uses tracks 1 - 6 until such time as the elevator ceases operations for one year.
 - Bartlett pays the city \$30,000.00 annually with provisions for a price escalation tied to CPI.
 - Bartlett constructs a fence on the west side of track 6.
 - Bartlett gives the city title to a 16+ acre parcel located south of the Council Bluffs Water Plant.
 - Bartlett agrees to not require the construction of a service road adjacent to track 6 on the alignment of tracks 7 and 8.

RECOMMENDATION

Approval of this resolution setting public hearing for November 14, 2016.

Greg Reeder, Public Works Director

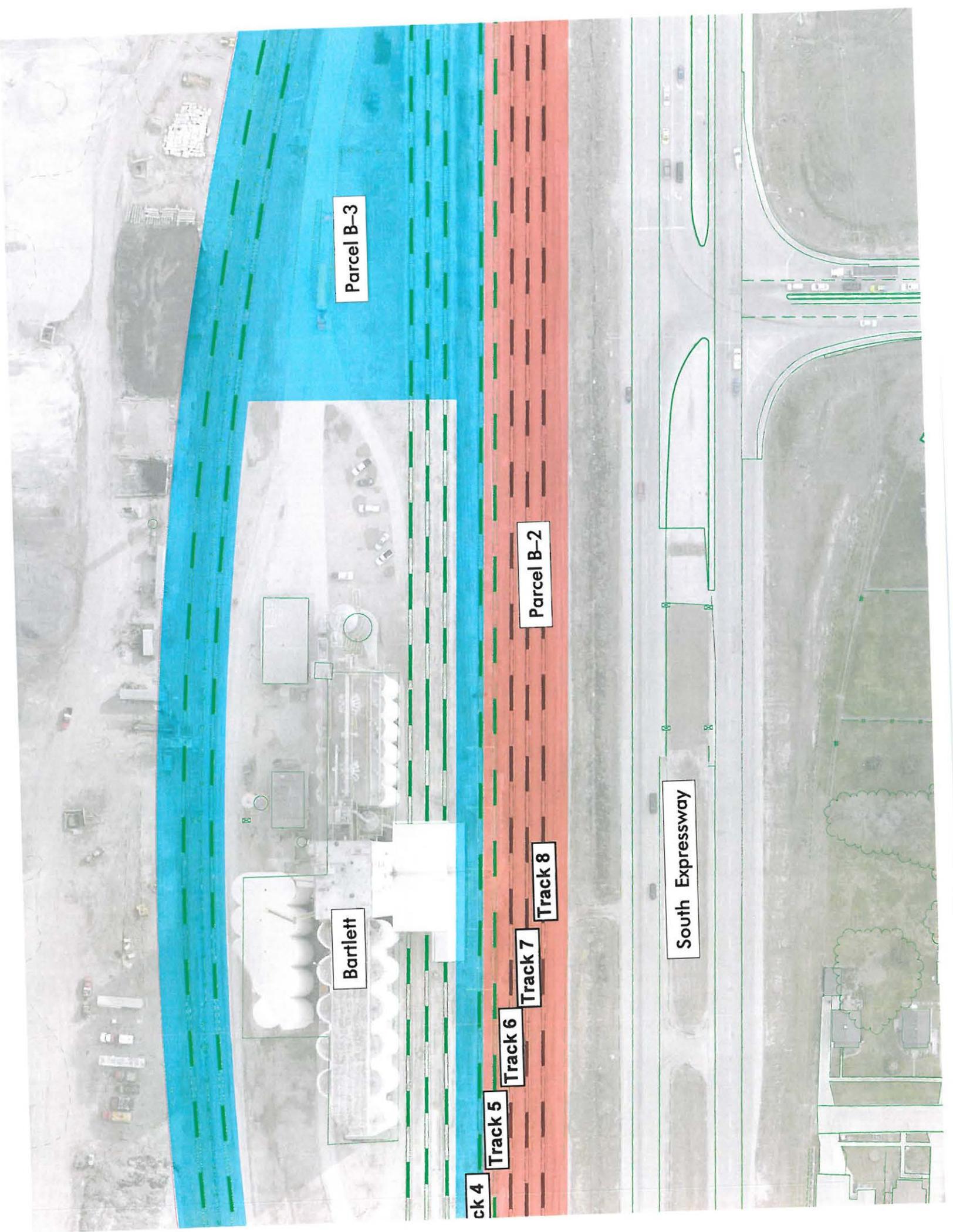


WATER DEPT ACCESS RD

N 25TH ST

AVE N

ST



Parcel B-3

Parcel B-2

Bartlett

Track 4

Track 5

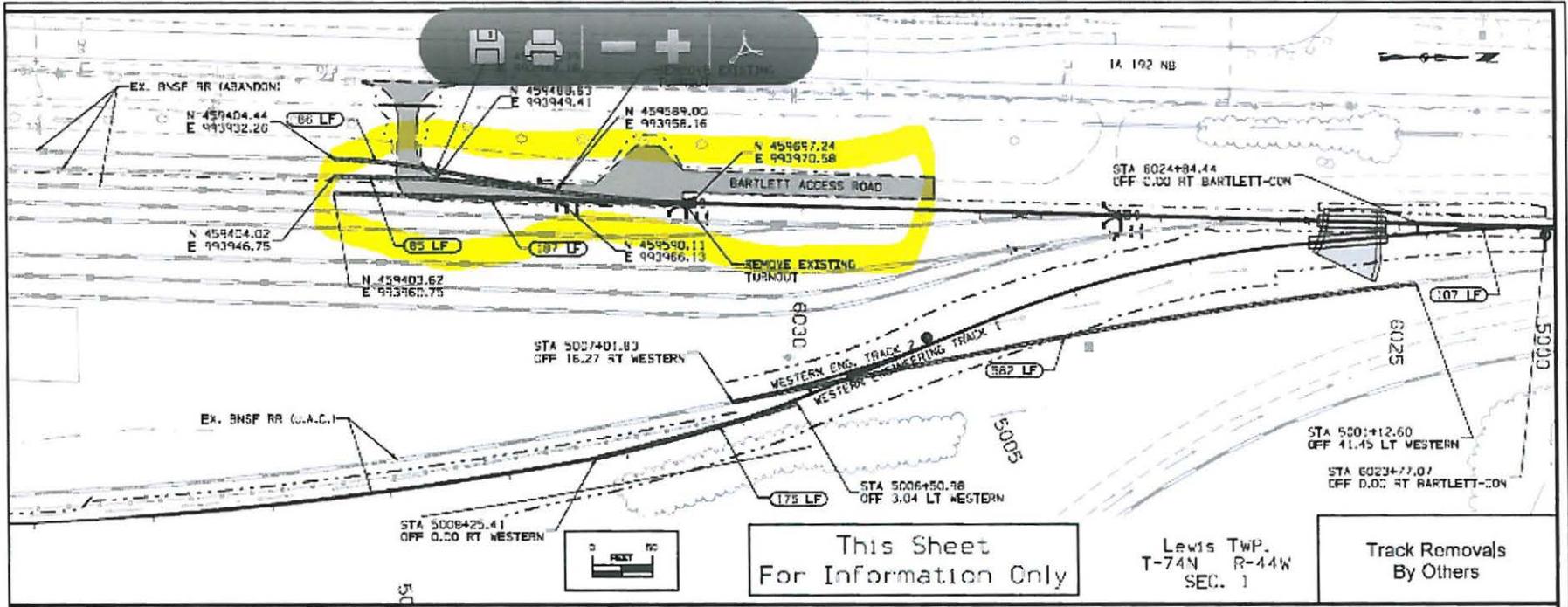
Track 6

Track 7

Track 8

South Expressway

From Sheet Number U.2 of (366) Plans



3.D.

RESOLUTION NO. 16-262

A RESOLUTION OF INTENT TO DISPOSE OF AN INTEREST IN CITY PROPERTY BY ENTERING INTO A LEASE AGREEMENT WITH BARTLETT GRAIN COMPANY AND TO SET A PUBLIC HEARING.

WHEREAS, the City will dispose of an interest in said property fully described in Exhibit A of the lease agreement and commonly referred to as land, ballasts and tracks 1, 2, 3, 4, 5 and 6; and

WHEREAS, the City will dispose of its interest by entering into a lease agreement with Bartlett Grain Company, L.P.; and

WHEREAS, it is in the best interest of the City of Council Bluffs to execute the lease agreement.

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

That this matter is set for a public hearing for the 14th day of November, 2016 at 7 o'clock p.m.

ADOPTED
AND
APPROVED

October 24, 2016

MATTHEW J. WALSH

Mayor

Attest:

MARCIA L. WORDEN

City Clerk

Council Communication

Department: Community Development Case #OTB-16-017 Applicant: Heather Russell-Schroeder (aka Flourish, LLC) 3254 Ruan Place Neola, IA 51559	Resolution of Intent No. 16-263 Resolution to Dispose No. _____	Set Public Hearing: 10/24/16 Public Hearing: 11/14/16
Subject/Title		
Request of Heather Russell-Schroeder to purchase the City owned property formerly known as 233 South 4 th Street and legally described as the South 62.8 feet of Lot 19, Auditor's Subdivision of Out Lots 2 and 3, Jackson's Addition.		
Background/Discussion		
Heather Russell-Schroeder has submitted an offer to purchase the City owned property formerly known as 233 South 4 th Street, legally described above. It is zoned AP/Administrative Professional and measures 62.8 feet wide and 107.9 feet deep for a total of 6,776.12 square feet. Ms. Russell-Schroeder is one of the owners of the property at 225 South Main Street, d/b/a/ Credit Information Systems. She has indicated that she would like to have a parking lot constructed on the property presumably for the employees of 225 South Main. A private parking lot is a permitted use in an AP District.		
The City received title to this property from the estate of the previous owner in January, 2007 and the residential structure was removed. Since the property is buildable and considered marketable, staff placed the property on the buildable disposal list. Properties on the buildable list are at least 40' wide by 100' deep with buildable terrain on a paved street. Also, water and sanitary sewer need to be available. Buildable lots are to be priced at the appraised amount, if available, or the value most recently established by the Pottawattamie County Assessor. The assessed value of the property for 2016 is \$9,890. The applicant has offered \$9,000. Considering the cost of removing several trees and misc debris on the east portion of the site, the offer of \$9,000 reflects the fair market value.		
Recommendation		
Because the City has had possession of this property since January, 2007, the Community Development Department recommends disposal of the South 62.8 feet of Lot 19, Auditor's Subdivision of Out Lots 2 and 3, Jackson's Addition for the amount of \$9,000 as offered by the applicant.		
Attachment: Location map Prepared By: Rebecca Sall, Assistant Planner, Community Development Department		



CASE #OTB-16-017

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 16-263

A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS THE SOUTH 62.8 FEET OF LOT 19, AUDITOR'S SUBDIVISION OF OUT LOTS 2 AND 3, JACKSON'S ADDITION.

WHEREAS, the City has received, from Heather Russell-Schroeder (aka Flourish, LLC), an offer to buy the property legally described as the South 62.8 feet of Lot 19, Auditor's Subdivision of Out Lots 2 and 3, Jackson's Addition, formerly known as 233 South 4th Street; and

WHEREAS, the Mayor and city staff recommends disposal of the above-referenced property.

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

That the City does hereby express its intent to dispose of City property legally described as the South 62.8 feet of Lot 19, Auditor's Subdivision of Out Lots 2 and 3, Jackson's Addition, formerly known as 233 South 4th Street, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing be scheduled for November 14, 2016.

ADOPTED
AND
APPROVED:

October 24, 2016

Matthew J. Walsh Mayor

ATTEST:

Marcia L. Worden City Clerk

VENDOR	DESCRIPTION	AMOUNT
A & D TECHNICAL SUPPLY COMPANY	SUPPLIES	48.75
ADDISON ENERGY TECHNOLOGIES LLC	CONTRACT LABOR	19,549.19
ADPI EMS BILLING INC	AMBULANCE BILLING FEE	9,218.02
AFSCME IOWA COUNCIL 61	DUES EMPLOYEE	3,816.96
AGRILAND F S INC	SUPPLIES	482.03
AHLERS & COONEY PC	ATTORNEY FEES	3,930.99
AIRGAS INC	NATURAL GAS	99.28
ALAMAR CORPORATION	UNIFORMS	3,912.97
ALEGENT HEALTH	MEDICAL SUPPLIES	298.29
ALFRED BENESCH & COMPANY	CONTRACTURAL SVC	10,836.90
ALLEY POYNER ARCHITECTURE PC	REPAIRS	1,739.93
ALLIED ELECTRONICS INCORPORATED	SUPPLIES	2,104.85
ALLIED OIL & TIRE COMPANY	SUPPLIES	258.00
ALVINE AND ASSOCIATES INC	PROFESSIONAL SVCS	7,660.00
AMERICAN CRANE & RIGGING LLC	CONTRACTURAL SVC	2,010.00
AMERICAN MESSAGING SERVICES LLC	TELEPHONE	27.96
AMERICAN NATIONAL BANK	BANK SERVICES	157.38
AMERIPRIDE SERVICES INC	UNIFORMS	1,074.14
AOSNC LLC	HARDWARE/SOFTWARE	1,406.25
AQUA-CHEM INCORPORATED	SUPPLIES	831.65
ARNOLD MOTOR SUPPLY LLP	EQUIPMENT/PARTS	1,112.21
ARR LLC	REPAIRS	600.00
ARROW TOWING	TOWING/STORAGE/AUCTION	8,675.00
ASP ENTERPRISES INC	EQUIPMENT/PARTS	420.00
ASPHALT AND CONCRETE MATERIALS CO	STREET MAINTENANCE SUPLS	3,192.86
ASSOCIATED TECHNOLOGIES LIMITED	EQUIPMENT/PARTS	144.20
BAKER & TAYLOR INC	BOOKS/PERIODICALS/SUB	8,263.91
BARKER LEMAR AND ASSOCIATES INC	ENGINEERING	4,985.40
BAUM HYDRAULICS CORP	EQUIPMENT/PARTS	452.46
BERKLEY RISK ADMINISTRATORS CO LLC	WORK COMP CLAIM ADMIN	20,000.00
BGNE	SUPPLIES	188.40
BH MEDIA GROUP HOLDING INC	ADVERTISEMENT	2,541.56
BILL'S WATER CONDITIONING	SUPPLIES	833.89
BLACK HILLS UTILITY HOLDINGS INC	NATURAL GAS	5,851.83
BLUFFS ELECTRIC INC	ELECTRICAL REPAIR	8,138.89
BLUFFS PAVING & UTILITY INC	10TH AVE SEWER EXTENSION	142,166.11
BLUFFS PAVING & UTILITY INC	N 27TH ST SEWER REHAB	181,339.86
BODY BASICS INC	EQUIPMENT/PARTS	3,415.00
BOMGAARS SUPPLY INC	SUPPLIES	59.97
BOUND TO STAY BOUND BOOKS INC	BOOKS/PERIODICALS/SUB	4,485.31
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1,595.94
BRETT GOEHRING	TREE AND BURSH SPRAYING	2,632.00
BRIAN JANS	MOWING/GROUNDS MAINT	4,515.00
BUCKS INC	VEHICLE WASH	270.00
BUSHMAN FLOOR COVERING INC	REPAIRS	1,511.90
C & J INDUSTRIAL SUPPLY	JANITORIAL SERVICE	417.35
C J FUTURES INC	MOWING/GROUNDS MAINT	2,440.00
CABB INC	JANITORIAL SERVICE	2,924.00
CANON FINANCIAL SERVICES INC	LEASE	327.18
CANON SOLUTIONS AMERICA INC	COPY/PRINTER MAINTANCE	1,127.81
CAPITAL COMMUNICATIONS IND INC	SUPPLIES	289.65
CARLEY CONSTRUCTION LLC	MID CITY TRAIL	201,302.03
CARLEY CONSTRUCTION LLC	NORTH BROADWAY CURB/GUTTE	68,122.00
CAROL L BRANDT	SUPPLIES	636.00
CARROLL DISTRIBUTING & CONSTRUCTIC	EQUIPMENT/PARTS	540.07
CATHOLIC CHARITIES	REIMBURSEMENT	3,853.08
CAVENDISH SQUARE PUBLISHING LLC	BOOKS/PERIODICALS/SUB	193.91
CENGAGE LEARNING INC	BOOKS/PERIODICALS/SUB	1,102.82

CENTER POINT LARGE PRINT	SUPPLIES	131.22
CENTURY HOMES CO	SUPPLIES	5,378.78
CERTIFIED TRANSMISSION	REPAIRS	500.00
CFI TIRE SERVICE	TIRE REPLACEMENT/REPAIR	3,183.28
CHAMPLIN TIRE RECYCLING INC	TIRE DISPOSAL	3,363.00
CHAVIS M WISE	SUPPLIES	866.75
CHOICE 1 HEALTHCARE SERVICES	SUPPLIES	399.20
CHRISTIAN WORSHIP CENTER	MOWING/GROUNDS MAINT	34,600.00
CHRISTINE D ANDERSON	TRAVEL REIMBURSEMENT	28.08
CHRISTOPHER J RUHAAK	CONTRACTURAL SVC	81.00
CITY OF CB MIDAMERICA CENTER	CONTRACTURAL SVC	16,226.17
CLARK EQUIPMENT COMPANY	EQUIPMENT/PARTS	14,109.90
CLEAR TITLE & ABSTRACT LLC	PROFESSIONAL SVCS	300.00
CLOVERLEAF TOOL CO	SUPPLIES	628.51
COLLECTION SERVICES CENTER	GARNISHMENT	13,187.62
COMPASS UTILITY LLC	E MANAWA SEW REHAB	365,482.93
COMPASS UTILITY LLC	HARMONY ST REHAB	138,492.38
COMPASS UTILITY LLC	LOWER BENNETT REHAB	190,357.70
COMPASS UTILITY LLC	S 1ST ST REHAB	241,671.64
COMPUTER CABLE CONNECTION	HARDWARE/SOFTWARE	2,195.82
CONQUER DIAMONDS MFG CO	SUPPLIES	129.60
CONRECO INC	SUPPLIES	1,499.04
CONSOLIDATED ELECTRICAL DISTR, INC	SUPPLIES	3,484.09
CORNHUSKER TRUCKS ACCT #10747	EQUIPMENT/PARTS	2,489.49
CORY A WOODWARD	TRAVEL REIMBURSEMENT	75.71
COUNCIL BLUFFS AIRPORT AUTHORITY	AIRPORT AUTH TAX	18,034.78
COUNCIL BLUFFS WATER WORKS	WATER	17,035.04
COUNCIL BLUFFS WINSUPPLY	SUPPLIES	2,538.04
COUNCIL HITCH SERVICE INC	EQUIPMENT/PARTS	53.90
COX COMMUNICATIONS	PHONE/INTERNET SVC	17,181.68
CRAIG KEYSOR	CONTRACTURAL SVC	9,305.00
CREDIT CARD CHARGES	FEES	7,818.05
CWA-DUES	DUES EMPLOYEE	1,169.22
D AND D CONSTRUCTION SERVICES INC	CONTRACTURAL SVC	500.00
DANFOSS LLC	EQUIPMENT/PARTS	9,396.58
DANIELSON TECH SUPPLY INC	SUPPLIES	59.48
DANKO EMERGENCY EQUIPMENT CO	SUPPLIES	254.65
DATA POWER TECHNOLOGY CORP	REPAIRS	1,077.00
DAVIS EQUIPMENT CORPORATION	EQUIPMENT/PARTS	133.02
DEERE & COMPANY	EQUIPMENT/PARTS	18,626.80
DELL MARKETING L P	HARDWARE/SOFTWARE	15,372.91
DENNIS R PORTER	CONSULTANT	350.00
DIAMOND MARKETING SOLUTIONS GROU	POSTAGE & LEASE COST	1,895.61
DIAMOND MOWERS INC	REPAIRS	737.88
DXP ENTERPRISES INC	EQUIPMENT/PARTS	42.89
DYNA-KLEEN SERVICES INC	CONTRACTURAL SVC	320.00
E & A CONSULTING GROUP INC	CONSULTANT	5,511.50
EBS - FLEX ACOCUNT	EMPLOYEE CONTRIBUTION	8,527.92
EBSCO INDUSTRIES INC	SUBSCRIPTION	6,106.00
ECHO ELECTRIC SUPPLY	SUPPLIES	17,098.70
ED M FELD EQUIPMENT COMPANY INC	EQUIPMENT/PARTS	276.00
EDWARD R CARLSON	TRAVEL REIMBURSEMENT	99.28
EDWARDS CHEVROLET-CADILLAC INC	EQUIPMENT/PARTS	572.78
EFTPS	EMPLOYEE TAXES	856,198.79
EHRHART GRIFFIN & ASSOCIATES INC	E MANAWA SEWER REHAB	26,707.75
EHRHART GRIFFIN & ASSOCIATES INC	N 27TH ST SEWER REHAB	52,253.00
EILIENE V COLLIER	REFUND	164.53
ELECTRIC PUMP	EQUIPMENT/PARTS	945.00
ELECTRONIC TECHNOLOGY INC	EQUIPMENT/PARTS	26,513.50
ELLIOTT AUTO SUPPLY COMPANY INC	SUPPLIES	1,864.81
ELM USA INC	SUPPLIES	67.95

EMERSON NETWORK PWR LIEBERT SERV	CONTRACTURAL SVC	3,677.04
EMUNAH LLC	JANITORIAL SERVICE	8,156.50
ENTENMANN-ROVIN COMPANY	SUPPLIES	343.75
ENTERPRISE RENT A CAR MIDWEST	RENTAL EXPS	1,128.96
EXCEL PHYSICAL THERAPY INC	PROFESSIONAL SVCS	272.00
FASTENAL COMPANY	SUPPLIES	89.03
FIRE SERVICE TRAINING BUREAU	TRAINING	25.00
FIREFIGHTERS UNION #15	EMPLOYEE CONTRIBUTION	8,295.00
FIRST WIRELESS INC	EQUIPMENT/PARTS	1,267.20
FLEET US LLC	SUPPLIES	5,184.00
FRATERNAL ORDER OF POLICE	EMPLOYEE CONTRIBUTION	7,874.62
GENE P POLING INC	SUPPLIES	553.50
GENIE PEST CONTROL	PEST CONTROL	235.00
GENUINE PARTS COMPANY-NAPA	EQUIPMENT/PARTS	1,843.94
GOVDEALS INC	ONLINE PAYMENT FEES	2,100.94
GRACORP, INC	RIVER'S EDGE DEVELOPMENT	62,056.66
GREAT AMERICA FINANCIAL SERVICES	LOAN PAYMENTS	271.11
GREAT PLAINS UNIFORMS	UNIFORMS	4,179.37
GREGORY A PETERSON CONSULTING INC	CONSULTANT	7,000.00
HAMELE ENTERPRISES INC	EQUIPMENT/PARTS	239.38
HARLEY DAVIDSON OF OMAHA	REPAIRS	226.54
HARRIS MOTOR SPORTS INC	GOLF CART LEASE	2,251.24
HDR ENGINEERING INC	RIVER'S EDGE DEVELOPMENT	40,938.08
HDR ENGINEERING INC	STORM SEWERS & PUMP STATION	21,790.66
HEARTLAND CO-OP	FUEL	479.00
HEARTLAND TIRES & TREADS INC	TIRE REPLACEMENT/REPAIR	3,654.15
HEIMAN FIRE EQUIPMENT INCORPORATEI	SAFETY EQUIPMENT	1,700.85
HENKE MANUFACTURING CORP	EQUIPMENT/PARTS	77.60
HGM ASSOCIATES INC	E BELTWAY DEVELOPMENT	34,885.54
HGM ASSOCIATES INC	MID CITY TRAIL & KIMBALL PARK	14,406.28
HGM ASSOCIATES INC	PROFESSIONAL SVCS	19,538.57
HGM ASSOCIATES INC	STORM SEWERS & PUMP STATION	66,063.79
HGM ASSOCIATES INC	W BROADWAY RECONSTRUCTION	52,432.39
HNTB CORPORATION	CONSULTANT	12,950.00
HOLIDYNAMICS INC	CONTRACTURAL SVC	11,347.50
HOLT WOODWORKING INC	REPAIRS	375.00
HOSE & HANDLING INCORPORATED	EQUIPMENT/PARTS	242.45
HOTSY EQUIPMENT COMPANY	REPAIRS	174.69
HOWARD BEBOUT	MUDJACKING REPAIRS	38,049.80
HUBER CHEVROLET CO INC	EQUIPMENT/PARTS	566.31
IA WATER ENVIRONMENT ASSOCIATION	TRAINING	192.00
ICMA RETIREMENT TRUST	EMPLOYEE CONTRIBUTION	21,905.24
ID LABEL INC	SUPPLIES	892.80
IMPACT7G INC	CONTRACTURAL SVC	2,749.26
INTEGRATED SOLUTIONS	PROFESSIONAL SVCS	759.00
INTERLINE BRANDS INC	SAFETY EQUIPMENT	82.08
INTERSTATE ALL BATTERY CENTER	SUPPLIES	55.20
IOWA CIVIL RIGHTS COMMISSION	TRAINING	30.00
IOWA DEPARTMENT OF NATURAL RESOU	CONTRACTURAL SVC	7,850.00
IOWA DEPARTMENT OF PUBLIC SAFETY	CONTRACTURAL SVC	525.00
IOWA DEPARTMENT OF REVENUE	GARNISHMENT	150.00
IOWA DEPT OF REVENUE	EMPLOYEE TAXES	184,583.00
IOWA DIVISION OF LABOR SERVICES	FEES	1,090.00
IOWA LAW ENFORCEMENT ACADEMY	TRAINING	825.00
IOWA ONE CALL	CONTRACTURAL SVC	855.30
IOWA PRISON INDUSTRIES	SUPPLIES	4,598.50
IOWA STATE UNIVERSITY EXTENSION	FEES	33.00
IOWA WASTE SYSTEMS	SOLID WASTE DISPOSAL	44,991.03
IP PATHWAYS LLC	HARDWARE/SOFTWARE	7,934.00
IPERS	RETIREMENT	288,407.44
J & L SERVICES	RENTAL EXPS	4,256.08

J FULCHER INC	EQUIPMENT/PARTS	5,634.00
JAG PROFESSIONAL RESOURCES	CONTRACT LABOR	1,535.73
JANET ERICKSON	REFUND	296.00
JCI INDUSTRIES, INC.	EQUIPMENT/PARTS	5,863.56
JEFFEREY ALLAN CARRUTHERS	VEHICLE WASH	29.00
JEFFERSON W THIELEN	TRAVEL REIMBURSEMENT	17.66
JEFFREY T KOUBA	PROFESSIONAL SVCS	56.00
JENNIGES-TONNE	SUPPLIES	587.50
JEO CONSULTING GROUP INC	LEVEE CERTIFICATION	12,922.69
JEREMY SMITH	CONTRACTURAL SVC	240.00
JIM HAWK TRUCK TRAILERS INC	EQUIPMENT/PARTS	495.07
JOHN E GODRON	SUPPLIES	52.45
JONATHAN C FINNEGAN	TRAVEL REIMBURSEMENT	135.60
JOSH MAHOOD	REFUND	100.00
KATHY A RIEGER	TRAVEL REIMBURSEMENT	218.16
KAY JAY ROLD	CONTRACTURAL SVC	2,052.00
KENNETH LOGHRY	MOWING/GROUNDS MAINT	10,800.00
KEVIN JAMES PHILEBAR	SUPPLIES	176.95
KRONOS INCORPORATED	HARDWARE/SOFTWARE	3,520.00
L G ROLOFF CONSTRUCTION CO	GIFFORD RD STORM WATER	485,639.67
LARSEN SUPPLY COMPANY INC	SUPPLIES	3,787.41
LAWN WIZARDS INC	MOWING/GROUNDS MAINT	17,913.34
LAWSON PRODUCTS INCORPORATED	SUPPLIES	1,311.78
LEANN L HUGHES	TREE WORK	8,350.00
LIBERTY HOLLAND	REFUND	50.00
LINN COUNTY PUBLIC HEALTH	SUPPLIES	600.00
LOGAN CONTRACTORS SUPPLY INC	SUPPLIES	1,246.00
LORETTA GOODWATER	TRAVEL REIMBURSEMENT	37.80
LSNB AS TRUSTEE FOR POST EMPLOY HLT	EMPLOYEE CONTRIBUTION	4,020.00
LSNB AS TRUSTEE FOR POST EMPLOY HLT	EMPLOYEE CONTRIBUTION	300.00
LSNB AS TRUSTEE FOR POST EMPLOY HLT	EMPLOYEE CONTRIBUTION	3,850.00
LYMAN RICHEY CORPORATION	SUPPLIES	45,567.91
M & M LAWN SERVICES	MOWING/GROUNDS MAINT	11,246.50
M & M STAFFING INC	CONTRACTURAL SVC	7,999.60
MACQUEEN EQUIPMENT, INC.	VEHICLE & EQUIP REPAIR	6,476.86
MAGNIFLOOD INC	ELECTRICAL REPAIR	437.70
MARCO TECHNOLOGIES LLC	COPY/PRINTER MAINTANCE	2,656.00
MARK MARKUSON III	CONTRACTURAL SVC	13,600.00
MARK WARNEKE	CONTRACTURAL SVC	675.00
MARTIN PRODUCT SALES LLC	SUPPLIES	297.50
MATHESON TRI GAS	WELDING SUPPLIES/SERVICE	219.14
MCMULLEN FORD INC	EQUIPMENT/PARTS	760.17
MECO-HENNE CONTRACTING INC	RIVER'S EDGE DEVELOPMENT	385,200.00
MELLEN & ASSOCIATES INC	EQUIPMENT/PARTS	2,308.00
MENARDS	SUPPLIES	1,246.09
METROPOLITAN AREA PLANNING AGENCY	CONSULTANT	400.00
MFPRSI	EMPLOYEE CONTRIBUTION	645,596.37
MICAH HOUSE CORP	CONTRACTURAL SVC	32,000.00
MICHIGAN STATE DISBURSEMENT UNIT	GARNISHMENT	1,631.04
MID AMERICA CENTER	OPERATING EXPENSE	281,576.18
MID-AMERICA CLEANING SYSTEMS INC	EQUIPMENT/PARTS	393.49
MIDAMERICAN ENERGY	ELECTRICITY	147,706.35
MIDLAND SCIENTIFIC INC	SUPPLIES	267.04
MIDLANDS HUMANE SOCIETY	DEVLPMNT CONTRACT	6,455.10
MIDSTATES BANK, NA	BANK SERVICES	347.23
MIDSTATES BANK, NA	WORK COMP CLAIMS	32,366.08
MIDWEST MEDICAL & SAFETY INC	MEDICAL SUPPLIES	100.00
MIDWEST MEDICAL TRANSPORT CO	SPECIAL TRANSIT	13,605.38
MIDWEST MUDJACKING INC	REPAIRS	1,950.00
MIDWEST TAPE	DVD/AUDIO/CD	3,068.41
MIDWEST TURF & IRRIGATION	EQUIPMENT/PARTS	102,703.08

MILLER ELECTRIC COMPANY	ELECTRICAL REPAIR	1,380.00
MILLS COUNTY SHERIFF'S DEPARTMENT	GRANT REIMBURSEMENT	2,173.64
MINITEX-CPP	SUPPLIES	5,201.00
MITCHELL AND ASSOCIATES INC	CONTRACTURAL SVC	1,500.00
MOBOTREX INC	SUPPLIES	5,920.00
MULHALLS NURSERY	LANDSCAPING SUPPLIES	451.53
MULTIPLE OPTIONS INC	HARDWARE/SOFTWARE	3,543.50
MUNICIPAL HOUSING AGENCY	INSURANCE	3,412.17
NATHAN N SORENSEN	CONTRACTURAL SVC	9,400.00
NATIONAL APPRAISAL GUIDES INC	SUBSCRIPTION	219.00
NATIONAL FIRE PROTECTION ASSN	BOOKS/PERIODICALS/SUB	1,450.00
NATIONWIDE RETIREMENT SOLUTIONS IN	EMPLOYEE CONTRIBUTION	105,757.66
NEBRASKA CHILD SUPPORT PAYMENT CT	EMPLOYEE CONTRIBUTION	744.93
NEBRASKA MACHINERY COMPANY	EQUIPMENT/PARTS	622.38
NEW COMMUNITY DEVELOPMENT CORP	DEVLPMNT CONTRACT	45,000.00
NEXTEL PARTNERS	CELL PHONE	57.28
NODDLE DEVELOPMENT COMPANY	CONSULTANT	16,666.66
O J DUPREE CO INC	REPAIRS	376.31
OCLC NETLIBRARY	SUBSCRIPTION	1,095.69
OFFICE DEPOT	SUPPLIES	553.49
O'KEEFE ELEVATOR COMPANY INC	CONTRACTURAL SVC	6,273.78
OLSSON ASSOCIATES	CONSULTANT	15,370.92
OMAHA TRACTOR INCORPORATED	EQUIPMENT/PARTS	456.43
OMAHA TRUCK CENTER INC	EQUIPMENT/PARTS	300.39
OMAHA WORLD HERALD	ADVERTISEMENT	252.20
ONE SOURCE THE BACKGROUND CHECK	CONSULTANT	150.00
O'REILLY AUTOMOTIVE INC	SUPPLIES	376.76
OVERDRIVE INC	BOOKS/PERIODICALS/SUB	76.00
PALFLEET TRUCK EQUIPMENT CO	EQUIPMENT/PARTS	85.00
PARAMOUNT GAS PRODUCTS LLC	SAFETY EQUIPMENT	1,200.00
PARK HILL INVESTMENTS INC	CONTRACTURAL SVC	384.00
PAUL LUCHT & SONS INC	REPAIRS	9,277.78
PAYLESS OFFICE PRODUCTS INC	SUPPLIES	2,775.31
PAYPAL INC	CONTRACTURAL SVC	19.95
PAYROLL	EMPLOYEE PAYROLL	2,707,853.28
PD BENEVOLENT ASSOC	EMPLOYEE CONTRIBUTION	80.00
PEERLESS WIPING CLOTH CO	SUPPLIES	142.00
PERFECT DIAMOND LAWNS LLC	CONTRACTURAL SVC	1,110.00
PERSHING LLC	DODGE TRUST REIMBURSEMENT	485.68
PETROLEUM TRADERS CORPORATION	FUEL	55,207.98
PLACZEK STUDIOS INC	CONTRACTURAL SVC	450.00
PORTABLE COMPUTER SYSTEMS INC	HARDWARE/SOFTWARE	1,674.30
POTT CTY TREAS	BASS PRO TAXES	521,347.30
POTTAWATTAMIE COUNTY AUDITOR	LAW ENFORCEMENT COMPLEX	4,529.67
POTTAWATTAMIE COUNTY RECORDER	FEES	560.00
POTTAWATTAMIE COUNTY SHERIFF	INMATE COST	14,110.00
POTTAWATTAMIE COUNTY TREASURER	FEES	9,669.00
PRIME COMMUNICATIONS INC	HARDWARE/SOFTWARE	7,031.29
PROTECH COMMERCIAL VEHICLE OUTFIT	EQUIPMENT/PARTS	3,240.30
QWEST CORPORATION	TELEPHONE	1,080.53
R J THOMAS MANUFACTURING COMPANY	EQUIPMENT/PARTS	2,570.00
R NICKESON ENTERPRISES	SUPPLIES	1,651.44
RACHEL STOLZ	TRAVEL REIMBURSEMENT	55.62
RAILROAD MANAGEMENT CO III LLC	LEASE	176.86
RAMONA L CROOKHAM	REFUND	39.00
RECORDED BOOKS LLC	DVD/AUDIO/CD	652.21
RED RIVER SERVICE CORPORATION	REFUSE COLLECTION	276,663.70
REHRIG PACIFIC COMPANY	SUPPLIES	24,311.46
RICHARD ROSAS	WELDING SUPPLIES/SERVICE	208.00
RICOH USA INC	EQUIPMENT/PARTS	157.02
RIVERSIDE BUILDING MAINTENANCE INC	JANITORIAL SERVICE	1,071.00

ROSE EQUIPMENT INC	EQUIPMENT/PARTS	439.10
RUETER & ZENOR CO	EQUIPMENT/PARTS	74.91
RUTH M EDMONDSON	REFUND	71.00
SAFETY GUARD INC	REPAIRS	1,813.00
SAFETY KLEEN CORPORATION	CONTRACTURAL SVC	586.94
SAM'S WEST INC	SUPPLIES	942.94
SANDRA S THOMAS	REFUND	514.21
SAPP BROTHERS PETROLEUM INC	FUEL	1,365.00
SARAH MCGRATH	REFUND	200.00
SASAKI ASSOCIATES INC	CONSULTANT	4,160.00
SAVE & PAVE INC	CONTRACTURAL SVC	1,730.34
SECURITY EQUIPMENT INCORPORATED	CONTRACTURAL SVC	1,789.50
SERVICE EXPRESS COMPANY INC	EQUIPMENT/PARTS	83.11
SHAWNE TABRON	REFUND	145.00
SHERBONDY'S HOME & GARDEN SHOWPL	CONTRACTURAL SVC	440.00
SHERWIN WILLIAMS	SUPPLIES	308.78
SIEMENS INDUSTRY INC	EQUIPMENT/PARTS	131.00
SIGNWORKS INC	CONTRACTURAL SVC	5,732.00
SILICON VALLEY BANK	LOAN PAYMENTS	20,830.00
SJ ELECTRO SYSTEMS INC	EQUIPMENT/PARTS	2,988.00
SNYDER & ASSOCIATES INC	PROFESSIONAL SVCS	31,770.16
SOUTHWEST IOWA NARCOTICS	REIMBURSEMENT	21,070.37
SPARTAN MOTORS INCORPORATED	EQUIPMENT/PARTS	1,647.36
ST LOUIS PUBLIC LIBRARY	REFUND	7.69
ST. LOUIS COUNTY LIBRARY DISTRICT	REFUND	13.00
STATE INDUSTRIAL PRODUCTS CORPORA	SUPPLIES	594.09
STERN OIL INC	SUPPLIES	1,221.00
STRUYK TURF MAINTENANCE INC	MOWING/GROUNDS MAINT	917.46
SUPREME LAWN CARE AND LANDSCAPES	CONTRACTURAL SVC	425.00
TANYA FRENCH	TRAVEL REIMBURSEMENT	83.70
TED'S MOWER SALES & SERVICE INC	EQUIPMENT/PARTS	79.18
TERRACON CONSULTANTS OF NEB INC	PROFESSIONAL SVCS	2,149.00
THE J P COOKE COMPANY	SUPPLIES	25.35
THE RETROFIT COMPANIES INC	CONTRACTURAL SVC	5,056.10
THE SCHEMMER ASSOCIATES INC	CONSULTANT	29,417.50
THE SCOTTS MIRACLE-GRO COMPANY	YARD WASTE DISPOSAL	31,695.55
THE WALMAN OPTICAL COMPANY	SAFETY EQUIPMENT	216.90
THERMO KING CHRISTENSEN	SUPPLIES	346.43
THOMAS R POTVIN	PRO SHOP SALES	17,135.43
THOMSON REUTERS	SUBSCRIPTION	576.56
TITAN MACHINERY INC	EQUIPMENT/PARTS	2,290.36
TOYNE INC	EQUIPMENT/PARTS	584.94
TRAFFIC CONTROL CORP	EQUIPMENT/PARTS	850.00
TRANE U.S. INC	REPAIRS	1,296.66
TRANS-IOWA EQUIPMENT INC	EQUIPMENT/PARTS	1,775.18
TRANSIT AUTHORITY OF THE CITY OF OM	BUS SERVICE	52,156.00
TREASURER STATE OF IOWA/SALES TAX	SALES TAX	8,024.00
TRIGON CORPORATION	SUPPLIES	312.13
TURF CARS LTD	EQUIPMENT/PARTS	371.00
TWO RIVERS INSURANCE COMPANY INC	HEALTH INSURANCE	714,432.61
U S VENTURE INC	SUPPLIES	2,151.90
ULTRAMAX AMMUNITION	SUPPLIES	5,372.80
UNDERWRITERS LABORATORIES INC	CONTRACTURAL SVC	1,749.90
UNITED HEALTHCARE	REFUND	339.02
UNITED PARCEL SERVICE	FREIGHT/POSTAGE	145.57
UNITED WAY OF THE MIDLANDS	EMPLOYEE CONTRIBUTION	459.50
US BANK	BANK SERVICE CHARGE	77.14
US BANK	BASS PRO LOAN	216,324.75
US BANK	CREDIT CARD CHARGES	55,136.14
VALLEY CORPORATION	LEVEE CERTIFICATION	170,369.53
VERIZON WIRELESS SERVICES LLC	CELL PHONE	5,847.13

VERMEER SALES & SERVICE INC	EQUIPMENT/PARTS	264.35
VICTORIA M HOLDER	REFUND	89.61
VOICE & DATA SYSTEMS INC	TELEPHONE	4,070.76
VOSS ELECTRIC	CONTRACTURAL SVC	217.08
VOYA RETIREMENT INSURANCE & ANNUIT	EMPLOYEE CONTRIBUTION	12,424.03
W S DARLEY AND COMPANY	SUPPLIES	317.01
W W GRAINGER INCORPORATED	EQUIPMENT/PARTS	715.58
WALKERS INC	UNIFORMS	314.52
WASTE CONNECTIONS OF NEBRASKA INC	SOLID WASTE DISPOSAL	5,424.30
WATER ENGINEERING	CONTRACTURAL SVC	254.57
WELDON INDUSTRIES INCORPORATED	EQUIPMENT/PARTS	764.64
WESLEY S MILLER	REFUND	81.50
WEST BROADWAY CLINIC P C	CONSULTANT	590.00
WESTERN ENGINEERING COMPANY INC	CONSTRUCTION	82,305.18
WESTLAKE HARDWARE INC	SUPPLIES	3.66
WILLIAM E CARPENTER JR	TRAVEL REIMBURSEMENT	75.60
WINDSTREAM CORPORATION	TELEPHONE	2,505.76
WOODHOUSE AUTO FAMILY	EQUIPMENT/PARTS	398.95
WPS MEDICARE PART B	REFUND	313.94
YMCA OF GREATER OMAHA	CONTRACTURAL SVC	1,345.46
ZEP MANUFACTURING COMPANY INC	SUPPLIES	275.90
ZIMCO SUPPLY COMPANY	SUPPLIES	2,760.00
	TOTAL	<u><u>11,677,227.77</u></u>

VENDOR	DESCRIPTION	AMOUNT
PAYROLL	EMPLOYEE PAYROLL	2,707,853.28
EFTPS	EMPLOYEE TAXES	856,198.79
TWO RIVERS INSURANCE COMPANY INC	HEALTH INSURANCE	714,432.61
MFPRSI	EMPLOYEE CONTRIBUTION	645,596.37
POTT CTY TREAS	BASS PRO TAXES	521,347.30
L G ROLOFF CONSTRUCTION CO	GIFFORD RD STORM WATER	485,639.67
MECO-HENNE CONTRACTING INC	RIVERS EDGE PARK	385,200.00
COMPASS UTILITY LLC	E MANAWA SEW REHAB	365,482.93
IPERS	RETIREMENT	288,407.44
MID AMERICA CENTER	OPERATING EXPENSE	281,576.18
RED RIVER SERVICE CORPORATION	REFUSE COLLECTION	276,663.70
COMPASS UTILITY LLC	S 1ST ST REHAB	241,671.64
US BANK	BASS PRO LOAN	216,324.75
CARLEY CONSTRUCTION LLC	MID CITY TRAIL	201,302.03
COMPASS UTILITY LLC	LOWER BENNETT REHAB	190,357.70
IOWA DEPT OF REVENUE	EMPLOYEE TAXES	184,583.00
BLUFFS PAVING & UTILITY INC	N 27TH ST SEWER REHAB	181,339.86
VALLEY CORPORATION	LEVEE CERTIFICATION	170,369.53
MIDAMERICAN ENERGY	ELECTRICITY	147,706.35
BLUFFS PAVING & UTILITY INC	10TH AVE SEWER EXTENSION	142,166.11
COMPASS UTILITY LLC	HARMONY ST REHAB	138,492.38
NATIONWIDE RETIREMENT SOLUTIONS IN	EMPLOYEE CONTRIBUTION	105,757.66
MIDWEST TURF & IRRIGATION	EQUIPMENT/PARTS	102,703.08
WESTERN ENGINEERING COMPANY INC	CONSTRUCTION	82,305.18
CARLEY CONSTRUCTION LLC	NORTH BROADWAY CURB/GUTTE	68,122.00
HGM ASSOCIATES INC	STORM SEWERS & PUMP STATION	66,063.79
GRACORP, INC	RIVER'S EDGE DEVELOPMENT	62,056.66
PETROLEUM TRADERS CORPORATION	FUEL	55,207.98
US BANK	CREDIT CARD CHARGES	55,136.14
HGM ASSOCIATES INC	W BROADWAY RECONSTRUCTION	52,432.39
EHRHART GRIFFIN & ASSOCIATES INC	N 27TH ST SEWER REHAB	52,253.00
TRANSIT AUTHORITY OF THE CITY OF OM	BUS SERVICE	52,156.00
LYMAN RICHEY CORPORATION	SUPPLIES	45,567.91
NEW COMMUNITY DEVELOPMENT CORP	DEVLPMT CONTRACT	45,000.00
IOWA WASTE SYSTEMS	SOLID WASTE DISPOSAL	44,991.03
HDR ENGINEERING INC	RIVER'S EDGE DEVELOPMENT	40,938.08
HOWARD BEBOUT	MUDJACKING REPAIRS	38,049.80
HGM ASSOCIATES INC	E BELTWAY DEVELOPMENT	34,885.54
CHRISTIAN WORSHIP CENTER	MOWING/GROUNDS MAINT	34,600.00
MIDSTATES BANK, NA	WORK COMP CLAIMS	32,366.08
MICAH HOUSE CORP	CONTRACTURAL SVC	32,000.00
SNYDER & ASSOCIATES INC	PROFESSIONAL SVCS	31,770.16
THE SCOTTS MIRACLE-GRO COMPANY	YARD WASTE DISPOSAL	31,695.55
THE SCHEMMER ASSOCIATES INC	CONSULTANT	29,417.50
EHRHART GRIFFIN & ASSOCIATES INC	E MANAWA SEWER REHAB	26,707.75
ELECTRONIC TECHNOLOGY INC	EQUIPMENT/PARTS	26,513.50
REHRIG PACIFIC COMPANY	SUPPLIES	24,311.46
ICMA RETIREMENT TRUST	EMPLOYEE CONTRIBUTION	21,905.24
HDR ENGINEERING INC	STORM SEWERS & PUMP STATION	21,790.66
SOUTHWEST IOWA NARCOTICS	REIMBURSEMENT	21,070.37
SILICON VALLEY BANK	LOAN PAYMENTS	20,830.00
BERKLEY RISK ADMINISTRATORS CO LLC	WORK COMP CLAIM ADMIN	20,000.00
ADDISON ENERGY TECHNOLOGIES LLC	CONTRACT LABOR	19,549.19
HGM ASSOCIATES INC	PROFESSIONAL SVCS	19,538.57
DEERE & COMPANY	EQUIPMENT/PARTS	18,626.80
COUNCIL BLUFFS AIRPORT AUTHORITY	AIRPORT AUTH TAX	18,034.78
LAWN WIZARDS INC	MOWING/GROUNDS MAINT	17,913.34
COX COMMUNICATIONS	PHONE/INTERNET SVC	17,181.68

THOMAS R POTVIN	PRO SHOP SALES	17,135.43
ECHO ELECTRIC SUPPLY	SUPPLIES	17,098.70
COUNCIL BLUFFS WATER WORKS	WATER	17,035.04
NODDLE DEVELOPMENT COMPANY	CONSULTANT	16,666.66
CITY OF CB MIDAMERICA CENTER	CONTRACTURAL SVC	16,226.17
DELL MARKETING L P	HARDWARE/SOFTWARE	15,372.91
OLSSON ASSOCIATES	CONSULTANT	15,370.92
HGM ASSOCIATES INC	MID CITY TRAIL & KIMBALL PARK	14,406.28
POTTAWATTAMIE COUNTY SHERIFF	INMATE COST	14,110.00
CLARK EQUIPMENT COMPANY	EQUIPMENT/PARTS	14,109.90
MIDWEST MEDICAL TRANSPORT CO	SPECIAL TRANSIT	13,605.38
MARK MARKUSON III	CONTRACTURAL SVC	13,600.00
COLLECTION SERVICES CENTER	GARNISHMENT	13,187.62
HNTB CORPORATION	CONSULTANT	12,950.00
JEO CONSULTING GROUP INC	LEVEE CERTIFICATION	12,922.69
VOYA RETIREMENT INSURANCE & ANNUIT	EMPLOYEE CONTRIBUTION	12,424.03
HOLIDYNAMICS INC	CONTRACTURAL SVC	11,347.50
M & M LAWN SERVICES	MOWING/GROUNDS MAINT	11,246.50
ALFRED BENESCH & COMPANY	CONTRACTURAL SVC	10,836.90
KENNETH LOGHRY	MOWING/GROUNDS MAINT	10,800.00
POTTAWATTAMIE COUNTY TREASURER	FEES	9,669.00
NATHAN N SORENSEN	CONTRACTURAL SVC	9,400.00
DANFOSS LLC	EQUIPMENT/PARTS	9,396.58
CRAIG KEYSOR	CONTRACTURAL SVC	9,305.00
PAUL LUCHT & SONS INC	REPAIRS	9,277.78
ADPI EMS BILLING INC	AMBULANCE BILLING FEE	9,218.02
ARROW TOWING	TOWING/STORAGE/AUCTION	8,675.00
EBS - FLEX ACOCUNT	EMPLOYEE CONTRIBUTION	8,527.92
LEANN L HUGHES	TREE WORK	8,350.00
FIREFIGHTERS UNION #15	EMPLOYEE CONTRIBUTION	8,295.00
BAKER & TAYLOR INC	BOOKS/PERIODICALS/SUB	8,263.91
EMUNAH LLC	JANITORIAL SERVICE	8,156.50
BLUFFS ELECTRIC INC	ELECTRICAL REPAIR	8,138.89
TREASURER STATE OF IOWA/SALES TAX	SALES TAX	8,024.00
M & M STAFFING INC	CONTRACTURAL SVC	7,999.60
IP PATHWAYS LLC	HARDWARE/SOFTWARE	7,934.00
FRATERNAL ORDER OF POLICE	EMPLOYEE CONTRIBUTION	7,874.62
IOWA DEPARTMENT OF NATURAL RESOU	CONTRACTURAL SVC	7,850.00
CREDIT CARD CHARGES	FEES	7,818.05
ALVINE AND ASSOCIATES INC	PROFESSIONAL SVCS	7,660.00
PRIME COMMUNICATIONS INC	HARDWARE/SOFTWARE	7,031.29
GREGORY A PETERSON CONSULTING INC	CONSULTANT	7,000.00
MACQUEEN EQUIPMENT, INC.	VEHICLE & EQUIP REPAIR	6,476.86
MIDLANDS HUMANE SOCIETY	DEVLPMNT CONTRACT	6,455.10
O'KEEFE ELEVATOR COMPANY INC	CONTRACTURAL SVC	6,273.78
EBSCO INDUSTRIES INC	SUBSCRIPTION	6,106.00
MOBOTREX INC	SUPPLIES	5,920.00
JCI INDUSTRIES, INC.	EQUIPMENT/PARTS	5,863.56
BLACK HILLS UTILITY HOLDINGS INC	NATURAL GAS	5,851.83
VERIZON WIRELESS SERVICES LLC	CELL PHONE	5,847.13
SIGNWORKS INC	CONTRACTURAL SVC	5,732.00
J FULCHER INC	EQUIPMENT/PARTS	5,634.00
E & A CONSULTING GROUP INC	CONSULTANT	5,511.50
WASTE CONNECTIONS OF NEBRASKA INC	SOLID WASTE DISPOSAL	5,424.30
CENTURY HOMES CO	SUPPLIES	5,378.78
ULTRAMAX AMMUNITION	SUPPLIES	5,372.80
MINITEX-CPP	SUPPLIES	5,201.00
FLEET US LLC	SUPPLIES	5,184.00
THE RETROFIT COMPANIES INC	CONTRACTURAL SVC	5,056.10
BARKER LEMAR AND ASSOCIATES INC	ENGINEERING	4,985.40
IOWA PRISON INDUSTRIES	SUPPLIES	4,598.50

POTTAWATTAMIE COUNTY AUDITOR	LAW ENFORCEMENT COMPLEX	4,529.67
BRIAN JANS	MOWING/GROUNDS MAINT	4,515.00
BOUND TO STAY BOUND BOOKS INC	BOOKS/PERIODICALS/SUB	4,485.31
J & L SERVICES	RENTAL EXPS	4,256.08
GREAT PLAINS UNIFORMS	UNIFORMS	4,179.37
SASAKI ASSOCIATES INC	CONSULTANT	4,160.00
VOICE & DATA SYSTEMS INC	TELEPHONE	4,070.76
LSNB AS TRUSTEE FOR POST EMPLOY HLT	EMPLOYEE CONTRIBUTION	4,020.00
AHLERS & COONEY PC	ATTORNEY FEES	3,930.99
ALAMAR CORPORATION	UNIFORMS	3,912.97
CATHOLIC CHARITIES	REIMBURSEMENT	3,853.08
LSNB AS TRUSTEE FOR POST EMPLOY HLT	EMPLOYEE CONTRIBUTION	3,850.00
AFSCME IOWA COUNCIL 61	DUES EMPLOYEE	3,816.96
LARSEN SUPPLY COMPANY INC	SUPPLIES	3,787.41
EMERSON NETWORK PWR LIEBERT SERV	CONTRACTURAL SVC	3,677.04
HEARTLAND TIRES & TREADS INC	TIRE REPLACEMENT/REPAIR	3,654.15
MULTIPLE OPTIONS INC	HARDWARE/SOFTWARE	3,543.50
KRONOS INCORPORATED	HARDWARE/SOFTWARE	3,520.00
CONSOLIDATED ELECTRICAL DISTR, INC	SUPPLIES	3,484.09
BODY BASICS INC	EQUIPMENT/PARTS	3,415.00
MUNICIPAL HOUSING AGENCY	INSURANCE	3,412.17
CHAMPLIN TIRE RECYCLING INC	TIRE DISPOSAL	3,363.00
PROTECH COMMERCIAL VEHICLE OUTFIT	EQUIPMENT/PARTS	3,240.30
ASPHALT AND CONCRETE MATERIALS CO	STREET MAINTENANCE SUPLS	3,192.86
CFI TIRE SERVICE	TIRE REPLACEMENT/REPAIR	3,183.28
MIDWEST TAPE	DVD/AUDIO/CD	3,068.41
SJ ELECTRO SYSTEMS INC	EQUIPMENT/PARTS	2,988.00
CABB INC	JANITORIAL SERVICE	2,924.00
PAYLESS OFFICE PRODUCTS INC	SUPPLIES	2,775.31
ZIMCO SUPPLY COMPANY	SUPPLIES	2,760.00
IMPACT7G INC	CONTRACTURAL SVC	2,749.26
MARCO TECHNOLOGIES LLC	COPY/PRINTER MAINTANCE	2,656.00
BRETT GOEHRING	TREE AND BURSH SPRAYING	2,632.00
R J THOMAS MANUFACTURING COMPANY	EQUIPMENT/PARTS	2,570.00
BH MEDIA GROUP HOLDING INC	ADVERTISEMENT	2,541.56
COUNCIL BLUFFS WINSUPPLY	SUPPLIES	2,538.04
WINDSTREAM CORPORATION	TELEPHONE	2,505.76
CORNHUSKER TRUCKS ACCT #10747	EQUIPMENT/PARTS	2,489.49
C J FUTURES INC	MOWING/GROUNDS MAINT	2,440.00
MELLEN & ASSOCIATES INC	EQUIPMENT/PARTS	2,308.00
TITAN MACHINERY INC	EQUIPMENT/PARTS	2,290.36
HARRIS MOTOR SPORTS INC	GOLF CART LEASE	2,251.24
COMPUTER CABLE CONNECTION	HARDWARE/SOFTWARE	2,195.82
MILLS COUNTY SHERIFF'S DEPARTMENT	GRANT REIMBURSEMENT	2,173.64
U S VENTURE INC	SUPPLIES	2,151.90
TERRACON CONSULTANTS OF NEB INC	PROFESSIONAL SVCS	2,149.00
ALLIED ELECTRONICS INCORPORATED	SUPPLIES	2,104.85
GOVDEALS INC	ONLINE PAYMENT FEES	2,100.94
KAY JAY ROLD	CONTRACTURAL SVC	2,052.00
AMERICAN CRANE & RIGGING LLC	CONTRACTURAL SVC	2,010.00
MIDWEST MUDJACKING INC	REPAIRS	1,950.00
DIAMOND MARKETING SOLUTIONS GROU	POSTAGE & LEASE COST	1,895.61
ELLIOTT AUTO SUPPLY COMPANY INC	SUPPLIES	1,864.81
GENUINE PARTS COMPANY-NAPA	EQUIPMENT/PARTS	1,843.94
SAFETY GUARD INC	REPAIRS	1,813.00
SECURITY EQUIPMENT INCORPORATED	CONTRACTURAL SVC	1,789.50
TRANS-IOWA EQUIPMENT INC	EQUIPMENT/PARTS	1,775.18
UNDERWRITERS LABORATORIES INC	CONTRACTURAL SVC	1,749.90
ALLEY POYNER ARCHITECTURE PC	REPAIRS	1,739.93
SAVE & PAVE INC	CONTRACTURAL SVC	1,730.34
HEIMAN FIRE EQUIPMENT INCORPORATE	SAFETY EQUIPMENT	1,700.85

PORTABLE COMPUTER SYSTEMS INC	HARDWARE/SOFTWARE	1,674.30
R NICKESON ENTERPRISES	SUPPLIES	1,651.44
SPARTAN MOTORS INCORPORATED	EQUIPMENT/PARTS	1,647.36
MICHIGAN STATE DISBURSEMENT UNIT	GARNISHMENT	1,631.04
BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1,595.94
JAG PROFESSIONAL RESOURCES	CONTRACT LABOR	1,535.73
BUSHMAN FLOOR COVERING INC	REPAIRS	1,511.90
MITCHELL AND ASSOCIATES INC	CONTRACTURAL SVC	1,500.00
CONRECO INC	SUPPLIES	1,499.04
NATIONAL FIRE PROTECTION ASSN	BOOKS/PERIODICALS/SUB	1,450.00
AOSNC LLC	HARDWARE/SOFTWARE	1,406.25
MILLER ELECTRIC COMPANY	ELECTRICAL REPAIR	1,380.00
SAPP BROTHERS PETROLEUM INC	FUEL	1,365.00
YMCA OF GREATER OMAHA	CONTRACTURAL SVC	1,345.46
LAWSON PRODUCTS INCORPORATED	SUPPLIES	1,311.78
TRANE U.S. INC	REPAIRS	1,296.66
FIRST WIRELESS INC	EQUIPMENT/PARTS	1,267.20
MENARDS	SUPPLIES	1,246.09
LOGAN CONTRACTORS SUPPLY INC	SUPPLIES	1,246.00
STERN OIL INC	SUPPLIES	1,221.00
PARAMOUNT GAS PRODUCTS LLC	SAFETY EQUIPMENT	1,200.00
CWA-DUES	DUES EMPLOYEE	1,169.22
ENTERPRISE RENT A CAR MIDWEST	RENTAL EXPS	1,128.96
CANON SOLUTIONS AMERICA INC	COPY/PRINTER MAINTANCE	1,127.81
ARNOLD MOTOR SUPPLY LLP	EQUIPMENT/PARTS	1,112.21
PERFECT DIAMOND LAWNS LLC	CONTRACTURAL SVC	1,110.00
CENGAGE LEARNING INC	BOOKS/PERIODICALS/SUB	1,102.82
OCLC NETLIBRARY	SUBSCRIPTION	1,095.69
IOWA DIVISION OF LABOR SERVICES	FEES	1,090.00
QWEST CORPORATION	TELEPHONE	1,080.53
DATA POWER TECHNOLOGY CORP	REPAIRS	1,077.00
AMERIPRIDE SERVICES INC	UNIFORMS	1,074.14
RIVERSIDE BUILDING MAINTENANCE INC	JANITORIAL SERVICE	1,071.00
ELECTRIC PUMP	EQUIPMENT/PARTS	945.00
SAM'S WEST INC	SUPPLIES	942.94
STRUYK TURF MAINTENANCE INC	MOWING/GROUNDS MAINT	917.46
ID LABEL INC	SUPPLIES	892.80
CHAVIS M WISE	SUPPLIES	866.75
IOWA ONE CALL	CONTRACTURAL SVC	855.30
TRAFFIC CONTROL CORP	EQUIPMENT/PARTS	850.00
BILL'S WATER CONDITIONING	SUPPLIES	833.89
AQUA-CHEM INCORPORATED	SUPPLIES	831.65
IOWA LAW ENFORCEMENT ACADEMY	TRAINING	825.00
WELDON INDUSTRIES INCORPORATED	EQUIPMENT/PARTS	764.64
MCMULLEN FORD INC	EQUIPMENT/PARTS	760.17
INTEGRATED SOLUTIONS	PROFESSIONAL SVCS	759.00
NEBRASKA CHILD SUPPORT PAYMENT CT	EMPLOYEE CONTRIBUTION	744.93
DIAMOND MOWERS INC	REPAIRS	737.88
W W GRAINGER INCORPORATED	EQUIPMENT/PARTS	715.58
MARK WARNEKE	CONTRACTURAL SVC	675.00
RECORDED BOOKS LLC	DVD/AUDIO/CD	652.21
CAROL L BRANDT	SUPPLIES	636.00
CLOVERLEAF TOOL CO	SUPPLIES	628.51
NEBRASKA MACHINERY COMPANY	EQUIPMENT/PARTS	622.38
ARR LLC	REPAIRS	600.00
LINN COUNTY PUBLIC HEALTH	SUPPLIES	600.00
STATE INDUSTRIAL PRODUCTS CORPORA	SUPPLIES	594.09
WEST BROADWAY CLINIC P C	CONSULTANT	590.00
JENNIGES-TONNE	SUPPLIES	587.50
SAFETY KLEEN CORPORATION	CONTRACTURAL SVC	586.94
TOYNE INC	EQUIPMENT/PARTS	584.94

THOMSON REUTERS	SUBSCRIPTION	576.56
EDWARDS CHEVROLET-CADILLAC INC	EQUIPMENT/PARTS	572.78
HUBER CHEVROLET CO INC	EQUIPMENT/PARTS	566.31
POTTAWATTAMIE COUNTY RECORDER	FEES	560.00
GENE P POLING INC	SUPPLIES	553.50
OFFICE DEPOT	SUPPLIES	553.49
CARROLL DISTRIBUTING & CONSTRUCTIC	EQUIPMENT/PARTS	540.07
IOWA DEPARTMENT OF PUBLIC SAFETY	CONTRACTURAL SVC	525.00
SANDRA S THOMAS	REFUND	514.21
CERTIFIED TRANSMISSION	REPAIRS	500.00
D AND D CONSTRUCTION SERVICES INC	CONTRACTURAL SVC	500.00
JIM HAWK TRUCK TRAILERS INC	EQUIPMENT/PARTS	495.07
PERSHING LLC	DODGE TRUST REIMBURSEMENT	485.68
AGRILAND F S INC	SUPPLIES	482.03
HEARTLAND CO-OP	FUEL	479.00
UNITED WAY OF THE MIDLANDS	EMPLOYEE CONTRIBUTION	459.50
OMAHA TRACTOR INCORPORATED	EQUIPMENT/PARTS	456.43
BAUM HYDRAULICS CORP	EQUIPMENT/PARTS	452.46
MULHALLS NURSERY	LANDSCAPING SUPPLIES	451.53
PLACZEK STUDIOS INC	CONTRACTURAL SVC	450.00
SHERBONDY'S HOME & GARDEN SHOWPL	CONTRACTURAL SVC	440.00
ROSE EQUIPMENT INC	EQUIPMENT/PARTS	439.10
MAGNIFLOOD INC	ELECTRICAL REPAIR	437.70
SUPREME LAWN CARE AND LANDSCAPES	CONTRACTURAL SVC	425.00
ASP ENTERPRISES INC	EQUIPMENT/PARTS	420.00
C & J INDUSTRIAL SUPPLY	JANITORIAL SERVICE	417.35
METROPOLITAN AREA PLANNING AGENCY	CONSULTANT	400.00
CHOICE 1 HEALTHCARE SERVICES	SUPPLIES	399.20
WOODHOUSE AUTO FAMILY	EQUIPMENT/PARTS	398.95
MID-AMERICA CLEANING SYSTEMS INC	EQUIPMENT/PARTS	393.49
PARK HILL INVESTMENTS INC	CONTRACTURAL SVC	384.00
O'REILLY AUTOMOTIVE INC	SUPPLIES	376.76
O J DUPREE CO INC	REPAIRS	376.31
HOLT WOODWORKING INC	REPAIRS	375.00
TURF CARS LTD	EQUIPMENT/PARTS	371.00
DENNIS R PORTER	CONSULTANT	350.00
MIDSTATES BANK, NA	BANK SERVICES	347.23
THERMO KING CHRISTENSEN	SUPPLIES	346.43
ENTENMANN-ROVIN COMPANY	SUPPLIES	343.75
UNITED HEALTHCARE	REFUND	339.02
CANON FINANCIAL SERVICES INC	LEASE	327.18
DYNA-KLEEN SERVICES INC	CONTRACTURAL SVC	320.00
W S DARLEY AND COMPANY	SUPPLIES	317.01
WALKERS INC	UNIFORMS	314.52
WPS MEDICARE PART B	REFUND	313.94
TRIGON CORPORATION	SUPPLIES	312.13
SHERWIN WILLIAMS	SUPPLIES	308.78
OMAHA TRUCK CENTER INC	EQUIPMENT/PARTS	300.39
CLEAR TITLE & ABSTRACT LLC	PROFESSIONAL SVCS	300.00
LSNB AS TRUSTEE FOR POST EMPLOY HLT	EMPLOYEE CONTRIBUTION	300.00
ALEGENT HEALTH	MEDICAL SUPPLIES	298.29
MARTIN PRODUCT SALES LLC	SUPPLIES	297.50
JANET ERICKSON	REFUND	296.00
CAPITAL COMMUNICATIONS IND INC	SUPPLIES	289.65
ED M FELD EQUIPMENT COMPANY INC	EQUIPMENT/PARTS	276.00
ZEP MANUFACTURING COMPANY INC	SUPPLIES	275.90
EXCEL PHYSICAL THERAPY INC	PROFESSIONAL SVCS	272.00
GREAT AMERICA FINANCIAL SERVICES	LOAN PAYMENTS	271.11
BUCKS INC	VEHICLE WASH	270.00
MIDLAND SCIENTIFIC INC	SUPPLIES	267.04
VERMEER SALES & SERVICE INC	EQUIPMENT/PARTS	264.35

ALLIED OIL & TIRE COMPANY	SUPPLIES	258.00
DANKO EMERGENCY EQUIPMENT CO	SUPPLIES	254.65
WATER ENGINEERING	CONTRACTURAL SVC	254.57
OMAHA WORLD HERALD	ADVERTISEMENT	252.20
HOSE & HANDLING INCORPORATED	EQUIPMENT/PARTS	242.45
JEREMY SMITH	CONTRACTURAL SVC	240.00
HAMELE ENTERPRISES INC	EQUIPMENT/PARTS	239.38
GENIE PEST CONTROL	PEST CONTROL	235.00
HARLEY DAVIDSON OF OMAHA	REPAIRS	226.54
MATHESON TRI GAS	WELDING SUPPLIES/SERVICE	219.14
NATIONAL APPRAISAL GUIDES INC	SUBSCRIPTION	219.00
KATHY A RIEGER	TRAVEL REIMBURSEMENT	218.16
VOSS ELECTRIC	CONTRACTURAL SVC	217.08
THE WALMAN OPTICAL COMPANY	SAFETY EQUIPMENT	216.90
RICHARD ROSAS	WELDING SUPPLIES/SERVICE	208.00
SARAH MCGRATH	REFUND	200.00
CAVENDISH SQUARE PUBLISHING LLC	BOOKS/PERIODICALS/SUB	193.91
IA WATER ENVIRONMENT ASSOCIATION	TRAINING	192.00
BGNE	SUPPLIES	188.40
KEVIN JAMES PHILEBAR	SUPPLIES	176.95
RAILROAD MANAGEMENT COMPANY III LL	LEASE	176.86
HOTSY EQUIPMENT COMPANY	REPAIRS	174.69
EILIENE V COLLIER	REFUND	164.53
AMERICAN NATIONAL BANK	BANK SERVICES	157.38
RICOH USA INC	EQUIPMENT/PARTS	157.02
IOWA DEPARTMENT OF REVENUE	GARNISHMENT	150.00
ONE SOURCE THE BACKGROUND CHECK	CONSULTANT	150.00
UNITED PARCEL SERVICE	FREIGHT/POSTAGE	145.57
SHAWNE TABRON	REFUND	145.00
ASSOCIATED TECHNOLOGIES LIMITED	EQUIPMENT/PARTS	144.20
PEERLESS WIPING CLOTH CO	SUPPLIES	142.00
JONATHAN C FINNEGAN	TRAVEL REIMBURSEMENT	135.60
DAVIS EQUIPMENT CORPORATION	EQUIPMENT/PARTS	133.02
CENTER POINT LARGE PRINT	SUPPLIES	131.22
SIEMENS INDUSTRY INC	EQUIPMENT/PARTS	131.00
CONQUER DIAMONDS MFG CO	SUPPLIES	129.60
JOSH MAHOOD	REFUND	100.00
MIDWEST MEDICAL & SAFETY INC	MEDICAL SUPPLIES	100.00
AIRGAS INC	NATURAL GAS	99.28
EDWARD R CARLSON	TRAVEL REIMBURSEMENT	99.28
VICTORIA M HOLDER	REFUND	89.61
FASTENAL COMPANY	SUPPLIES	89.03
PALFLEET TRUCK EQUIPMENT CO	EQUIPMENT/PARTS	85.00
TANYA FRENCH	TRAVEL REIMBURSEMENT	83.70
SERVICE EXPRESS COMPANY INC	EQUIPMENT/PARTS	83.11
INTERLINE BRANDS INC	SAFETY EQUIPMENT	82.08
WESLEY S MILLER	REFUND	81.50
CHRISTOPHER J RUHAAK	CONTRACTURAL SVC	81.00
PD BENEVOLENT ASSOC	EMPLOYEE CONTRIBUTION	80.00
TED'S MOWER SALES & SERVICE INC	EQUIPMENT/PARTS	79.18
HENKE MANUFACTURING CORP	EQUIPMENT/PARTS	77.60
US BANK	BANK SERVICE CHARGE	77.14
OVERDRIVE INC	BOOKS/PERIODICALS/SUB	76.00
CORY A WOODWARD	TRAVEL REIMBURSEMENT	75.71
WILLIAM E CARPENTER JR	TRAVEL REIMBURSEMENT	75.60
RUETER & ZENOR CO	EQUIPMENT/PARTS	74.91
RUTH M EDMONDSON	REFUND	71.00
ELM USA INC	SUPPLIES	67.95
BOMGAARS SUPPLY INC	SUPPLIES	59.97
DANIELSON TECH SUPPLY INC	SUPPLIES	59.48
NEXTEL PARTNERS	CELL PHONE	57.28

JEFFREY T KOUBA	PROFESSIONAL SVCS	56.00
RACHEL STOLZ	TRAVEL REIMBURSEMENT	55.62
INTERSTATE ALL BATTERY CENTER	SUPPLIES	55.20
COUNCIL HITCH SERVICE INC	EQUIPMENT/PARTS	53.90
JOHN E GODRON	SUPPLIES	52.45
LIBERTY HOLLAND	REFUND	50.00
A & D TECHNICAL SUPPLY COMPANY	SUPPLIES	48.75
DXP ENTERPRISES INC	EQUIPMENT/PARTS	42.89
RAMONA L CROOKHAM	REFUND	39.00
LORETTA GOODWATER	TRAVEL REIMBURSEMENT	37.80
IOWA STATE UNIVERSITY EXTENSION	FEES	33.00
IOWA CIVIL RIGHTS COMMISSION	TRAINING	30.00
JEFFEREY ALLAN CARRUTHERS	VEHICLE WASH	29.00
CHRISTINE D ANDERSON	TRAVEL REIMBURSEMENT	28.08
AMERICAN MESSAGING SERVICES LLC	TELEPHONE	27.96
THE J P COOKE COMPANY	SUPPLIES	25.35
FIRE SERVICE TRAINING BUREAU	TRAINING	25.00
PAYPAL INC	CONTRACTURAL SVC	19.95
JEFFERSON W THIELEN	TRAVEL REIMBURSEMENT	17.66
ST. LOUIS COUNTY LIBRARY DISTRICT	REFUND	13.00
ST LOUIS PUBLIC LIBRARY	REFUND	7.69
WESTLAKE HARDWARE INC	SUPPLIES	3.66
	TOTAL	<u><u>11,677,227.77</u></u>

City of Council Bluffs

Receipts by Fund

For the Month of September 2016

General Fund	3,808,572.37
Special Revenue	2,272,294.41
Debt Service	0.00
Capital Project	150,739.58
Enterprise	<u>799,209.44</u>
Total Revenue	<u><u>7,030,815.80</u></u>

Expenditure by Fund

For the Month of September 2016

General Fund	6,351,874.05
Special Revenue	3,146,010.16
Debt Service	0.00
Capital Project	1,329,360.01
Enterprise	<u>849,983.55</u>
Total Expense	<u><u>11,677,227.77</u></u>

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

CITY CLAIM NO. 16-PD-1810

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Sharyl Honlan DAY PHONE: 402-813-1973

ADDRESS: 2731 Ave B Council Bluffs, IA DOB: _____

DATE & TIME OF LOSS/ACCIDENT: 9/21/2016 23:40

LOCATION OF LOSS/ACCIDENT: 2700 Blk of Ave B

DESCRIPTION OF LOSS/ACCIDENT: Front driver's side fender & whole bumper (front) needs replaced. 2002 Chrysler 300m Special with full body kit.
(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: \$ _____

WITNESS(ES) (Name(s), Address(es), Phone No(s)) _____

WAS POLICE REPORT FILED YES NO ?

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

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: The car was in perfect shape (body wise) for a 2002 now needs a front bumper (one with a body kit) & driver's side fender.

LIST INSURANCE PROVIDER AND COVERAGE: Progressive Insurance

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.

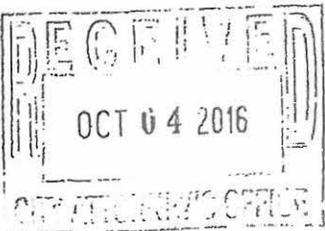
NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.9(3) CODE OF IOWA)

9/29/16
DATE

Sharyl Honlan
CLAIMANT'S SIGNATURE

CLERK RCVD

6 OCT 16
PM 2:57



I was asleep - the car was
parked on the street.

City of Council Bluffs Iowa

Office of the Mayor Proclamation

- WHEREAS*, Council Bluffs, Iowa is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and
- WHEREAS*, Council Bluffs, Iowa is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and
- WHEREAS*, Council Bluffs, Iowa is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and
- WHEREAS*, Council Bluffs, Iowa acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2016.

NOW, THEREFORE, I,

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

November 1, 2016

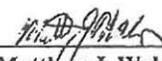
As

“EXTRA MILE DAY”

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



IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 24th day of October, in the year Two Thousand Sixteen.


Matthew J. Walsh, Mayor

City of Council Bluffs Iowa

Office of the Mayor

Proclamation

WHEREAS, each year, more than 20,000 children and 20,000 adults are diagnosed with type 1 diabetes (T1D) in the United States; and

WHEREAS, the National Institutes of Health (NIH) reports that T1D among people under age 20 rose by 21 percent between 2001 and 2009, and if unabated the prevalence of the disease will double every generation; and

WHEREAS, T1D accounts for nearly \$15 billion a year in healthcare costs and diabetes in all forms costs the American economy \$245 billion a year; and

WHEREAS, Juvenile Diabetes Research Foundation (JDRF) is the leading global organization funding research to end T1D, and is committed to an ongoing stream of life-changing therapies that lessen the impact of T1D.

NOW, THEREFORE, I,

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

November 1, 2016

As

T1Day

in the City of Council Bluffs and encourage all citizens to recognize T1Day and raise awareness of T1D-what it is, who has it, what is being done about it, and to celebrate the people who live with T1D every day.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 24th day of October, in the year Two Thousand Sixteen.


Matthew J. Walsh, Mayor

City of Council Bluffs Iowa

Office of the Mayor

Proclamation

- WHEREAS*, Richard "Dick" Walter, 'Mr. Showbiz' was a lifelong resident of Council Bluffs and passed away October 15, 2016, at the age of 96; and
- WHEREAS*, Mr. Walter brought in big-name Broadway shows to the Omaha area such as "My Fair Lady," "Evita," "The Music Man," "Cats" and "Hello Dolly"; and
- WHEREAS*, Mr. Walter also founded the Omaha Women's Town Hall lecture series; and
- WHEREAS*, Mr. Walter served one term in the Iowa Legislature and at the age of 82 became an original member of the Council Bluffs Arena and Convention Center Commission.

NOW, THEREFORE, I,

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

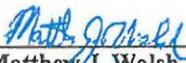
October 15, 2016

As

Richard "Dick" Walter Day

in the City of Council Bluffs, Iowa, and urge all citizens to recognize the contributions made by Mr. Walter.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Council Bluffs, Iowa to be affixed this 24th day of October, in the year Two Thousand Sixteen.


Matthew J. Walsh, Mayor



Council Communication

Department: Community Development Case #OTB-16-016 Applicant: New Vision Homeless Services Attn: Rev. Harry H. Waller, Sr. 1435 North 15 th Street Council Bluffs, IA 51501	Resolution of Intent No. <u>16-257</u> Resolution to Dispose No. 16-264	Set Public Hearing: 10/10/16 Public Hearing: 10/24/16
Subject/Title		
Request of New Vision Homeless Services, represented by Rev. Harry H. Waller, Sr., to purchase the West 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson's Addition, formerly known as 1428 Avenue M.		
Background/Discussion		
<p>Rev. Harry H. Waller, Sr., on behalf of New Vision Homeless Services, has submitted an offer to purchase the City owned property formerly known as 1428 Avenue M, legally described as the West 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson's Addition. It is zoned R-3/Low Density Multi-Family Residential and measures 49 feet wide by 129 feet deep for a total of 6,364 square feet. New Vision Homeless Services abuts the property on the north at 1435 North 15th Street and have used the vacant lot during the past several years as a garden.</p> <p>The City obtained title to this property through a 657A process in January, 2008 and the residential structure was removed. The property has remained vacant since that time. As per the Inventory and Disposal Policy for Surplus City Property, buildable properties on the disposal list longer than 24 months may be sold as a non-buildable remnant to the abutting property owners. Even though the lot itself is considered buildable, it is being treated as a remnant parcel and considered unbuildable because of the time it has been owned by the City.</p> <p>The price is established by the most recent fee schedule for street/alley vacations. This property contains 6,364 sq ft which calculates to \$1,462.00 (\$75.00 for first 300 sq ft + \$.15 psf for the next 4,700 sq ft + \$0.50 psf above 5,000 sq ft.). The applicants are to pay \$50.00 (already paid as the down payment) with a mortgage and promissory note to be signed on the remaining \$1,412 which would be forgiven over a two year period.</p>		
Recommendation		
The Community Development Department recommends disposal of the West 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson's Addition, formerly known as 1428 Avenue M as outlined above.		
Attachment: Location map Prepared By: Rebecca Sall, Assistant Planner, Community Development Department		



Case #OTB-16-016

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 16-264

A RESOLUTION AUTHORIZING DISPOSAL OF CITY PROPERTY LEGALLY DESCRIBED AS THE WEST 16.66 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 2, THOMPSON’S ADDITION.

WHEREAS, this City Council previously expressed its intent to dispose of the property legally described as the West 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson’s Addition, formerly known as 1428 Avenue M; and

WHEREAS, a public hearing has been held in this matter.

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

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

New Vision Homeless Services and all successors in interest: the West 16.66 feet of Lot 7 and all of Lot 8, Block 2, Thompson’s Addition.

BE IT FURTHER RESOLVED

That the purchase price to be \$1,462.00, the applicant to pay \$50.00 (already paid as the down payment) with a mortgage and promissory note to be signed on the remaining \$1,412.00 which would be forgiven over a two year period.

ADOPTED
AND
APPROVED

October 24, 2016

Matthew J. Walsh Mayor

ATTEST:

Marcia L. Worden City Clerk



Case #OTB-16-016

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

Not to Exceed \$4,370,000 General Obligation Bonds.

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

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

October 24, 2016

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

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$4,370,000 General Obligation Bonds, in order to provide funds to pay the costs of:

- a) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds; the construction, reconstruction, and repairing of any street improvements; the acquisition, installation, and repair of sidewalks, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes;
- b) acquisition of ambulances and ambulance equipment;
- c) demolition of abandoned, dangerous or dilapidated buildings, structures or properties;
- d) acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto;
- e) acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements;
- f) rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and
- g) acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance,

for essential corporate purposes, and that notice of the proposal to issue the Bonds had been published as provided by Section 384.25 of the Code of Iowa.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$4,370,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at _____ .M. on the _____ day of _____, 2016, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$4,370,000 GENERAL OBLIGATION BONDS

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$4,370,000 General Obligation Bonds, for the essential corporate purposes, in order to provide funds to pay the costs of:

- a) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds; the construction, reconstruction, and repairing of any street improvements; the acquisition, installation, and repair of sidewalks, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes;

- b) acquisition of ambulances and ambulance equipment;
- c) demolition of abandoned, dangerous or dilapidated buildings, structures or properties;
- d) acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto;
- e) acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements;
- f) rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and
- g) acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance,

and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$4,370,000 General Obligation Bonds, for the foregoing essential corporate purposes.

Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months

after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01288133-1\10342-134

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u>16-265</u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Instituting Proceedings to take Additional Action for the Issuance of Not To Exceed \$ 4,370,000 General Obligation Bonds 		
Background/Discussion		
<p>The City Council has established this time and place for a Public Hearing on the issuance of General Obligation Bonds for Essential Corporate Purposes in an amount not to exceed \$ 4,370,000 in total debt principal obligation. The proposed uses of these dollars will be street improvements and reconstructions, emergency vehicle replacement, demolition of unsafe buildings, improvements to Rivers Edge Park, treatment and prevention of Emerald Ash Borer infestation, and issuance fees/capitalized interest charges. These are the items highlighted in yellow on the attached spreadsheet. Interest on these bonds is not taxable as regular income to the investor for federal tax purposes but is included in taxable income for state purposes.</p> <p>During this agenda item the Council may receive public comment on the proposed issuance of debt and the uses of the proceeds for City projects.</p>		
Recommendation		
It is recommended that the City Council consider this resolution favorably.		

 Finance Director

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

Not to Exceed \$565,000 General Obligation Bonds.

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

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

October 24, 2016

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

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$565,000 General Obligation Bonds, in order to provide funds to pay the costs of construction, reconstruction, enlargement, improvement, furnishing and equipping of the public library, for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$565,000 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at _____ .M. on the _____ day of _____, 2016, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$565,000 GENERAL OBLIGATION BONDS

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$565,000 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of construction, reconstruction, enlargement, improvement, furnishing and equipping of the public library, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$565,000 General Obligation Bonds, for the foregoing general corporate purposes.

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

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01288136-1\10342-134

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u> 16-266 </u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Instituting Proceedings to take Additional Action for the Issuance of Not To Exceed \$ 565,000 General Obligation Bonds 		
Background/Discussion		
<p>The City Council has established this time and place for a Public Hearing on the issuance of General Obligation Bonds for General Corporate Purposes in an amount not to exceed \$ 565,000 in total debt principal obligation. The proposed uses of these dollars will be repairs to library doors and windows, carpet replacement, renovation of bathroom facilities, and issuance fees/capitalized interest charges. This is the item highlighted in yellow on the attached spreadsheet. Interest on these bonds is not taxable as regular income to the investor for federal tax purposes. It is included in taxable income for state purposes.</p> <p>During this agenda item the Council may receive public comment on the proposed issuance of debt and the uses of the proceeds for City projects.</p>		
Recommendation		
It is recommended that the City Council consider this resolution favorably.		

 Finance Director

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

Not to Exceed \$77,500 General Obligation Bonds.

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

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

October 24, 2016

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

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$77,500 General Obligation Bonds, in order to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, and improvement of recreation grounds, including trails, and the acquisition of real estate therefor, for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$77,500 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at _____ .M. on the _____ day of _____, 2016, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$77,500 GENERAL OBLIGATION BONDS

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$77,500 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of acquisition, construction, reconstruction, enlargement, and improvement of recreation grounds, including trails, and the acquisition of real estate therefor, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$77,500 General Obligation Bonds, for the foregoing general corporate purposes.

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

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01288178-1\10342-134

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u>16-267</u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Instituting Proceedings to take Additional Action for the Issuance of Not To Exceed \$ 77,500 General Obligation Bonds 		
Background/Discussion		
<p>The City Council has established this time and place for a Public Hearing on the issuance of General Obligation Bonds for General Corporate Purposes in an amount not to exceed \$ 77,500 in total debt principal obligation. The proposed uses of these dollars will be recreational trail development and improvements and issuance fees/capitalized interest charges. This is the items highlighted in yellow on the attached spreadsheet. Interest on these bonds is not taxable as regular income to the investor for federal tax purposes. It is included in taxable income for state purposes.</p> <p>During this agenda item the Council may receive public comment on the proposed issuance of debt and the uses of the proceeds for City projects.</p>		
Recommendation		
It is recommended that the City Council consider this resolution favorably.		

 Finance Director

ITEMS TO INCLUDE ON AGENDA OF OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

Not to Exceed \$1,107,500 General Obligation Bonds.

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

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

October 24, 2016

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

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$1,107,500 General Obligation Bonds, in order to provide funds to pay the costs of construction, reconstruction, enlargement, improvement, and equipping of city buildings, including fire stations and the Union Pacific Museum, and the acquisition of any real estate needed for such purposes, for general corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Section 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$1,107,500 GENERAL OBLIGATION BONDS", and moved:

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at _____ .M. on the _____ day of _____, 2016, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$1,107,500 GENERAL OBLIGATION BONDS

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$1,107,500 General Obligation Bonds, for the general corporate purposes, in order to provide funds to pay the costs of construction, reconstruction, enlargement, improvement, and equipping of city buildings, including fire stations and the Union Pacific Museum, and the acquisition of any real estate needed for such purposes, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$1,107,500 General Obligation Bonds, for the foregoing general corporate purposes.

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

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01288173-1\10342-134

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u>16-268</u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Instituting Proceedings to take Additional Action for the Issuance of Not To Exceed \$ 1,107,500 General Obligation Bonds 		
Background/Discussion		
<p>The City Council has established this time and place for a Public Hearing on the issuance of General Obligation Bonds for General Corporate Purposes in an amount not to exceed \$ 1,107,500 in total debt principal obligation. The proposed uses of these dollars will be repairs to fire station structure and equipment, update of automated systems in the UP Museum, and issuance fees/capitalized interest charges. This is the items highlighted in yellow on the attached spreadsheet. Interest on these bonds is not taxable as regular income to the investor for federal tax purposes. It is included in taxable income for state purposes.</p> <p>During this agenda item the Council may receive public comment on the proposed issuance of debt and the uses of the proceeds for City projects.</p>		
Recommendation		
It is recommended that the City Council consider this resolution favorably.		

 Finance Director

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

Not to Exceed \$2,830,000 General Obligation Bonds.

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

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

October 24, 2016

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

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$2,830,000 General Obligation Bonds, of the City of Council Bluffs, State of Iowa, in order to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 in the West Broadway Urban Renewal District, including the acquisition of land for redevelopment, for essential corporate purposes, and that notice of the proposal to issue the Bonds and the right to petition for an election had been published as provided by Sections 384.24(3)(q), 384.25 and 403.12 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, as contemplated in Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Bonds be submitted to the qualified electors of the City.

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

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

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

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

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$2,830,000 GENERAL OBLIGATION BONDS", and moved;

- that the Resolution be adopted.
- to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of bonds to the meeting to be held at _____ .M. on the _____ day of _____, 2016, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$2,830,000 GENERAL OBLIGATION BONDS

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$2,830,000 General Obligation Bonds, for the essential corporate purposes, in order to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 in the West Broadway Urban Renewal District, including the acquisition of land for redevelopment, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$2,830,000 General Obligation Bonds, for the foregoing essential corporate purposes.

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

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

01288128-1\10342-142

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u>16-269</u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Instituting Proceedings to take Additional Action for the Issuance of Not To Exceed \$ 2,830,000 General Obligation Bonds 		
Background/Discussion		
<p>The City Council has established this time and place for a Public Hearing on the issuance of General Obligation Bonds for General Corporate Purposes in an amount not to exceed \$ 2,830,000 in total debt principal obligation. The proposed uses of these dollars will be acquisition cost reimbursement for the Echo Industries properties in the West Broadway Urban Renewal Area and issuance fees/capitalized interest charges. This is the items highlighted in yellow on the attached spreadsheet. Interest on these bonds is taxable as regular income to the investor for federal tax purposes because a non-public entity is expected to be the beneficiary of the funding mechanism. It is also included in taxable income for state purposes.</p> <p>During this agenda item the Council may receive public comment on the proposed issuance of debt and the uses of the proceeds for City projects.</p>		
Recommendation		
It is recommended that the City Council consider this resolution favorably.		

 Finance Director

Council Communication

Department: Community Development	Ordinance No.: N/A	City Council: October 24, 2016
Case/Project No.: N/A	Resolution No.: 16-270	
Subject/Title		
Approval of a collaboration agreement between the City of Council Bluffs, the City of Omaha and various other partners for the preparation and submission of a regional assessment of fair housing.		
Background/Discussion		
<p>In 1998, the cities of Council Bluffs and Omaha created a HOME Consortium for the purpose of expanding the supply of decent, safe, sanitary and affordable housing for low and very low-income residents. The formation of this HOME Program Consortium requires joint participation in a regional and collaborative planning effort to identify and address the federal government’s requirement to affirmatively further fair housing.</p> <p>Although in the past we have been required to conduct this analysis on our own, HUD has changed the rules and clarified the requirement in order to streamline and standardize the process. Many fair housing issues cross jurisdictional boundaries and working regionally to address these issues is projected to make the goals more likely to be effective.</p> <p>The resulting document will be referred to as an Assessment of Fair Housing (AFH) and will help all partners analyze the fair housing issues specific to their jurisdiction and region as well as set priorities and goals that will be used to establish strategies and actions to address these issues.</p> <p>Many partners have been identified from initial meetings and the list is still being refined. However, a collaboration agreement has been drafted to detail each participant’s roles and responsibilities.</p>		
Staff Recommendation		
The Community Development Department recommends that City Council adopt the resolution approving the collaboration agreement between the City of Council Bluffs, the City of Omaha and various other partners for the preparation and submission of a regional assessment of fair housing.		
Attachments		
The collaboration agreement has been provided under separate cover.		

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department
 Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 16-270

A RESOLUTION APPROVING THE COLLABORATION AGREEMENT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS, IOWA, THE CITY OF OMAHA, NEBRASKA AND VARIOUS OTHER PARTNERS FOR THE PREPARATION AND SUBMISSION OF A REGIONAL ASSESSMENT OF FAIR HOUSING.

- WHEREAS,** in 1998, the cities of Council Bluffs and Omaha approved the creation of a HOME Consortium for the purpose of expanding the supply of decent, safe, sanitary and affordable housing for low and very low-income residents; and
- WHEREAS,** the formation of a HOME Program Consortium requires us to jointly participate in a regional and collaborative planning effort to identify and address the U.S. Department of Housing and Urban Development’s requirement to affirmatively further fair housing; and
- WHEREAS,** the resulting document will be referred to as an Assessment of Fair Housing (AFH) and will help all partners analyze the fair housing issues specific to their jurisdiction and region as well as set priorities and goals that will be used to establish strategies and actions to address these issues; and
- WHEREAS,** a collaboration agreement has been drafted to detail each participant’s roles and responsibilities, and
- WHEREAS,** it in the best interest of the citizens of the City of Council Bluffs to participate in this process.

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

That the Collaboration Agreement for the preparation and submission of a regional assessment of fair housing between the City of Council Bluffs, Iowa, the City of Omaha, Nebraska and other partners is hereby approved and that the Mayor is authorized to execute any related documents or to take such further actions as deemed necessary in order to carry into effect the provisions of this resolution.

ADOPTED
AND
APPROVED:

October 24, 2016

Matthew J. Walsh

Mayor

ATTEST:

Marcia L. Worden

City Clerk

Council Communication

Department: Community Development	Resolution No.: 16 - 271	City Council: October 24, 2016
Subject/Title		
2017 Annual Plan for Community Development Block (CDBG) funds and Home Investment Partnership Program (HOME) funds.		
Background/Discussion		
<u>Background</u> The City of Council Bluffs is an entitlement community under the Community Development Block Grant (CDBG) program, which results in annual funding from the U.S. Department of Housing and Urban Development (HUD). The City has also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME). In order to receive these funds, the City is required to submit to HUD an Annual Plan. The Annual Plan details the City’s objectives, revenues, expenditures and other actions. This document is prepared by the Community Development Department with input from the Community Development Advisory Committee (CDAC). A thirty (30) day comment period is required prior to submitting the application and Annual Plan on or before December 13, 2016. This process began in August of 2016. On October 10, 2016, the Community Development Advisory Committee finalized the 2017 CDBG and HOME portion of this document. This document was developed with the anticipation of receiving a total of approximately \$850,000 in CDBG funding and \$190,000 in HOME funding for the period of January 1, 2017 through December 31, 2017. The total CDBG program budget is \$1,401,750 and includes the following sources of revenue: 2017 CDBG Grant and Carryover - \$1,269,750 and Obligated Program Income - \$132,000.		
<u>Discussion</u> Of the \$1,401,750 available, a significant amount is recommended for ongoing programs. However, a portion of the available funds were allocated to various projects using a request for proposal (RFP) process. This included advertising the availability of funding in the <i>The Daily Nonpareil</i> , posting the availability of funding at the Council Bluffs Public Library, City Hall, City website and notifying others who expressed an interest. Upon the receipt of proposals, public hearings were held and recommendations formulated. The Community Development Department and CDAC are now recommending the allocation of the 2017 CDBG and HOME program funds. A listing of the programs and projects recommended for 2017 CDBG funds is outlined in “Attachment A” and the 2017 HOME funds is outlined in “Attachment B” for your review. Upon City Council approval, the Community Development Department will forward the 2017 Annual Plan to the City of Omaha and to HUD.		
Staff Recommendation		
The Community Development Department recommends that City Council adopt a resolution approving the use of the 2017 CDBG and HOME program funds as outlined in the attached budgets; direct the Mayor to submit the 2017 Annual Plan to the City of Omaha and to HUD; and direct the Mayor to execute contracts with HUD for the use of the CDBG funds and with the City of Omaha for the use of the HOME funds.		
Community Development Advisory Committee		
On October 10, 2016, the Community Development Advisory Committee (CDAC) met to review the 2017 CDBG and HOME program funds and recommend their approval. CDAC recommends allocating the 2017 CDBG funds as outlined in “Attachment A” and direct the Mayor to submit a 2017 Annual Plan to HUD. They also recommend authorizing the Mayor to execute contract with HUD for the use of CDBG funds. Motion carried by unanimous voice vote of those present. VOTE: AYE: Brunow, Lastrup, Madsen, Schlott; NAY – None; ABSTAIN – None; ABSENT – Heininger. CDAC recommends allocating the 2017 HOME funds as outlined in “Attachment B” and direct the Mayor to submit a 2017 Annual Plan to Omaha. They also recommend authorizing the Mayor to execute contract with City of Omaha for the use of the HOME funds. Motion carried by unanimous voice vote of those present. VOTE: AYE: Brunow, Lastrup, Madsen, Schlott; NAY – None; ABSTAIN – None; ABSENT – Heininger.		
Attachments		
Attachment A – 2017 CDBG Budget Attachment B – 2017 HOME Budget		

Submitted by: Courtney Harter, Project Coordinator, Community Development Department
Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO. 16-271

A RESOLUTION APPROVING THE USE OF 2017 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM FUNDS AND DIRECTING THE MAYOR TO SUBMIT THE 2017 ANNUAL PLAN TO THE CITY OF OMAHA AND THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

- WHEREAS, the City of Council Bluffs, an entitlement community, annually receives CDBG funds from HUD; and
- WHEREAS, the City of Council Bluffs also receives HOME funds through the Omaha-Council Bluffs HOME Consortium; and
- WHEREAS, on August 18, 2016, the Community Development Advisory Committee held a public hearing to obtain the views of citizens on housing and community development needs; and
- WHEREAS, the Community Development Department and the Community Development Advisory Committee received requests from the public for CDBG and HOME funding; and
- WHEREAS, the Community Development Advisory Committee held an additional public hearing on September 29, 2016 on said funding requests to ensure that citizens have had an opportunity to present project proposals and comments; and
- WHEREAS, on October 10, 2016, the Community Development Advisory Committee prepared recommendations on said funding requests; and
- WHEREAS, it is the opinion of the City Council that it would be in the best interest of the City to allocate 2017 CDBG funds as outlined in Attachment A and to allocate 2017 HOME funds as outlined in Attachment B.

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

That the projects listed in Attachment A with the corresponding 2017 CDBG amounts are hereby approved; and the projects listed in Attachment B with the corresponding 2017 HOME amounts are hereby approved.

BE IT FURTHER RESOLVED

That the Mayor is hereby directed to cause the preparation of a 2017 Annual Plan which outlines the proposed use of funds as required by the U.S. Department of Housing and Urban Development (HUD) and authorized to execute contracts with HUD for the use of the CDBG funds and with the City of Omaha for the use of the HOME funds.

ADOPTED

AND

APPROVED:

October 24, 2016

Matthew J. Walsh

Mayor

ATTEST:

Marcia L. Worden

City Clerk

SECTION I - 2017 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT EXPENDITURES

<u>Community Development Program</u>	2016 Allocation	2017 Request	Staff CDBG Recommended	Projected Program Income (PI)*	CDAC & Staff CDBG + PI Recommended	<u>Source of Program Income</u>
Part I - Housing Development						
<u>Housing Rehabilitation</u>						
Home Improvement Program	\$ 312,000.00	\$ 365,600.00	\$ 365,600.00	\$ 32,000.00	\$ 260,550.00	Loan Payments (\$32,000) Admin \$95,600
League of Human Dignity	\$ 5,000.00	\$ 20,000.00	\$ 10,000.00	\$ -	\$ 5,250.00	Emerg \$25,000
Infil	\$ -	\$ -	\$ 116,800.00	\$ -	\$ 116,800.00	Loans \$139,950
<u>Housing Development</u>						
Subtotal - Housing Development	\$ 341,000.00	\$ 385,600.00	\$ 492,400.00	\$ 32,000.00	\$ 382,600.00	
Part II - Economic Development						
Subtotal - Economic Development	\$ -	\$ -	\$ -	\$ -	\$ -	
Part III - Public Services/Facilities						
<u>Homeless/Transitional</u>						
MICAH House	\$ 32,000.00	\$ 34,000.00	\$ 33,600.00	\$ -	\$ 33,600.00	5% increase to all service agencies
Catholic Charities - Phoenix House	\$ 8,000.00	\$ 9,000.00	\$ 8,400.00	\$ -	\$ 8,400.00	
HFS - Heartland Homes	\$ 11,000.00	\$ 15,000.00	\$ 11,550.00	\$ -	\$ 11,550.00	
HFS - PCHO	\$ 15,000.00	\$ 20,000.00	\$ 15,750.00	\$ -	\$ 15,750.00	
New Visions/MOHM's Place	\$ 32,000.00	\$ 40,000.00	\$ 33,600.00	\$ -	\$ 33,600.00	
<u>Public Facilities and Improvements</u>						
Subtotal - Public Services/Facilities	\$ 123,000.00	\$ 152,000.00	\$ 129,150.00	\$ -	\$ 129,150.00	
Part IV - Planning/Administration/Project Supervision						
CD Project Delivery Costs	\$ 130,224.00	\$ 65,550.00	\$ 65,550.00	\$ -	\$ 65,550.00	
Administration	\$ 230,000.00	\$ 244,950.00	\$ 244,950.00	\$ -	\$ 244,950.00	
Subtotal - CD Department	\$ 405,224.00	\$ 310,500.00	\$ 310,500.00	\$ -	\$ 310,500.00	
Part V - Undesignated						
Undesignated Funds	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal - Undesignated	\$ -	\$ -	\$ -	\$ -	\$ -	
Total CD Program	\$ 869,224.00	\$ 848,100.00	\$ 932,050.00	\$ 32,000.00	\$ 822,250.00	
Community Development Projects						
Neighborhood Development (1st Ave Construction)	\$ 400,000.00	\$ 400,000.00	\$ 89,500.00	\$ 100,000.00	\$ 189,500.00	(CIP - Infrastructure & FY2014 and FY2015 CDBG fund balances)
Neighborhood Development (Walnut Grove Sewer)	\$ 300,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	\$ 100,000.00	
Mid-City Cleanup	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	
Blighted Program (22nd Ave and S 6th St)	\$ -	\$ 225,000.00	\$ 225,000.00	\$ -	\$ 225,000.00	
Blighted (NWHS)	\$ -	\$ 30,000.00	\$ 15,000.00	\$ -	\$ 15,000.00	
Total CD Projects	\$ 3,595,000.00	\$ 805,000.00	\$ 479,500.00	\$ 100,000.00	\$ 579,500.00	
Total CD Program and Projects	\$ 4,464,224.00	\$ 1,653,100.00	\$ 1,411,550.00	\$ 132,000.00	\$ 1,401,750.00	

SECTION II - 2017 COMMUNITY DEVELOPMENT PROGRAM AND PROJECT REVENUES

Part I - CDBG Grants and Unobligated Income

	<u>\$ Amounts</u>
CDBG 2017 Entitlement	\$ 850,000.00
Obligated Carryover	\$ 417,950.00
Miscellaneous Fees or Refunds	\$ 1,800.00
Subtotal - CDBG Grants and Unobligated Income	\$ 1,269,750.00

Part II - CDBG Obligated Income

	<u>\$ Amounts</u>
Home Improvement Program (Loan Payments)	\$ 132,000.00
Neighborhood Development (TBD)	
Neighborhood Development (Gunn School)	
Neighborhood Development (Blight-Walnut Grove)	
Subtotal - CDBG Obligated Income	\$ 132,000.00

Total CD Program and Project Income

\$ 1,401,750.00

Undesignated Funds \$ -

* Program income includes the following activities: grant funds awarded, loan payments and CIP.

2017 Home Investment Partnership Program (HOME) - Council Bluffs

<u>Program</u>	<u>Description</u>	<u>Unit Goals</u>	<u>2017 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Costs</u>
Direct Homeownership Assistance	Down payment assistance to first-time low and moderate income homebuyers through the provision of second mortgages to purchase 8 newly constructed single family homes.	8	\$83,200	\$83,200	\$0	\$0	\$83,200
Multi-Family Housing Development Project	Land acquisition, demolition and/or construction related costs for 1 multi-family housing development project.	1	\$106,800	\$106,800	\$0	\$0	\$106,800
		7	\$190,000	\$190,000	\$0	\$0	\$190,000

Council Communication

Department: Community Development	Ordinance No.: N/A	City Council: 10-24-16
Case/Project No.: WHTIP-16-003	Resolution No.: 16- 272	
Subject/Title		
Application for Workforce Housing Tax Incentives, HOME funds and TIF funds		
Applicant		
Brinshore Development, LLC and its affiliate WBSV, LLC		
Location		
110 South 28th Street (28 th Street and 2 nd Avenue)		
Background/Discussion		
<p><u>Background</u></p> <p>In August 2013, the City acquired 110 South 28th Street. This property consisted of a vacant industrial facility and is approximately 2.5 acres in size. Demolition of the structure occurred in November 2014. In November 2015, Council approved the RFP document for the disposition of the property and set public hearing for February 22, 2016.</p> <p>Brinshore Development, LLC was chosen as the preferred developer for the site. They propose a 49-unit senior housing rental tax credit project that includes a small apartment building and duplexes and triplexes. The estimated project cost is \$8.65 million. Units will be a combination of one and two bedrooms with 44 of the units affordable and 5 units at market rate.</p> <p><u>Discussion</u></p> <p>A variety of financing sources will be used to fund the project including Workforce Housing Tax Credits, Low Income Housing Tax Credits, State Redevelopment Tax Credits, HOME funds and TIF funds.</p> <p>The project meets the requirements for Workforce Housing Tax Incentive Program benefits (10% investment tax credit and 100% rebate of state sales and utility use taxes).</p> <p>TIF funds will be needed to complete the project. Staff has negotiated a 60% TIF (of captured taxes) for a period of 12 years, not to exceed \$174,000.</p> <p>The City will also agree to construct 1st Avenue from 27th to 29th Streets, at an estimated cost of \$450,000.</p> <p>Lastly, a multi-year commitment of HOME funds will be allocated to the project, in an amount not to exceed \$260,000. The Community Development Advisory Committee has recommended \$106,800 in 2017 HOME funds for the project.</p>		
Staff Recommendation		
The Community Development Department recommends approval of the Workforce Housing Tax Incentive Program application, the multi-year commitment of HOME funds and the commitment of TIF funds for the redevelopment project located at 110 South 28th Street as proposed by Brinshore Development, LLC and their affiliate WBSV, LLC.		
Attachments		
The Workforce Housing Tax Incentive Program application for Brinshore Development, LLC has been provided under separate cover.		

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department
 Approved by: Donald D. Gross, Director, Community Development Department

RESOLUTION NO.16-272

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS APPROVING THE COMMITMENT OF FUNDS TO THE REDEVELOPMENT PROJECT LOCATED AT 110 SOUTH 28TH STREET AS PROPOSED BY BRINSHORE DEVELOPMENT, LLC.

- WHEREAS,** Brinshore Development, LLC proposes to construct a new 49-unit senior housing rental tax credit project that includes a small apartment building and duplexes and triplexes located at 110 South 28th Street; and
- WHEREAS,** the total project investment is expected to exceed \$8.65 million and a variety of funding sources will be utilized to complete the project; and
- WHEREAS,** these sources include but are not limited to Workforce Housing Tax Credits (WHTIP), Low Income Housing Tax Credits, State Redevelopment Tax Credits, HOME funds and TIF funds; and
- WHEREAS,** the project is eligible for WHTIP under the category of “rehabilitation, repair, or redevelopment in a brownfield or grayfield site that results in new dwelling units (Infill Development);” and
- WHEREAS,** the City has reviewed the application and has determined it meets all WHTIP eligibility criteria; and
- WHEREAS,** the project applied for HOME funds from the City and approval was granted by the Community Development Advisory Committee for \$106,800 in 2017 HOME funds; and
- WHEREAS,** a multi-year commitment of HOME funds will be needed for the project and the City signifies its intent to commit up to \$260,000 to the project (including the \$106,800 listed above); and
- WHEREAS,** TIF funds are also needed for the project and the City will assign 60% of the incremental captured taxes at the property commencing at the receipt of certificate of occupancy for a period of 12 years to Brinshore Development, LLC as a public incentive to help fill the financing gap; and
- WHEREAS,** Brinshore Development, LLC may assign any resources described in this Resolution to a single purpose entity controlled by Brinshore Development, LLC
- WHEREAS,** the City also commits to improving 1st Avenue from 27th to 29th Streets at an estimated cost of \$450,000; and
- WHEREAS,** after review and consideration, the City of Council Bluffs has determined that the redevelopment project proposed by Brinshore Development, LLC is in the best interest of the City.

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

The City Council approves the commitment of funds as listed above, contingent upon award of LIHTC by the Iowa Finance Authority and hereby authorizes the Mayor to execute any related documents with the developer upon award of funds or to take such further actions as deemed necessary in order to carry into effect the provisions of this resolution.

ADOPTED
AND
APPROVED:

October 24, 2016

Matthew J. Walsh

Mayor

ATTEST:

Marcia L. Worden

City Clerk

COUNCIL COMMUNICATION

Department: Public Works Ordinance No. _____ First Reading October 24, 2016
Case/Project No.: _____ Resolution No. 16-273
Applicant: Matthew Cox, City Engineer

SUBJECT/TITLE

Council consideration of a resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Addendum Agreement No. 2012-4-189E in connection with I-29 Interstate Improvements.

BACKGROUND/DISCUSSION

- This agreement is in reference to Segment 2 of the Iowa DOT's Council Bluffs Interstate System Improvements
- The DOT and the City (LPA) previously entered into Agreement No. 2012-4-189 for reconstruction of portions of I-29 which was executed by the DOT and LPA on March 30, 2012 and March 26, 2012, respectively. Addendum 2012-4-189A to cover additional scope within the project was executed by the DOT and LPA on March 31, 2014 and March 25, 2014, respectively. Addendum 2012-4-189B for sanitary sewer relocation at Mosquito Creek to accommodate the reconstruction was executed by the DOT and LPA on October 24, 2014 and October 14, 2014, respectively. Addendum 2012-4-189C for sanitary sewer relocation at 20th Avenue, east of South Expressway; sanitary sewer relocation at 8th Street and 12th Avenue; and water line relocation at 8th Street and 12th Avenue to accommodate the railroad consolidation was executed by the DOT and LPA on July 31, 2015 and July 16, 2015, respectively.
- Through this addendum, the DOT is providing an easement within the interstate right of way for the USACE levee system.
- The cost of the improvements will be funded by the Iowa DOT.

RECOMMENDATION

Approval of this resolution.

Greg Reeder, Public Works Director

**IOWA DEPARTMENT OF TRANSPORTATION
Addendum to
Agreement No. 2012-4-189**

County	<u>Pottawattamie</u>
City	<u>Council Bluffs</u>
Project No.	<u>See Agreement 2012-4-189</u>
Iowa DOT Agreement No.	<u>2012-4-189E</u>
Staff Action No.	<u>N/A</u>

This Addendum, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Council Bluffs, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 and 761 Iowa Administrative Code Chapter 150 as applicable;

The DOT proposes to establish or make improvements to I-29 within Pottawattamie County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

The DOT and the LPA previously entered into the following agreement(s) for the above referenced project: Agreement No. 2012-4-189 for reconstruction of portions of I-29 was executed by the DOT and LPA on March 30, 2012 and March 26, 2012 respectively; Addendum No. 2012-4-189A for additional provisions to cover the scope of the projects for reconstruction of portions of I-29 was executed by the DOT and LPA on March 31, 2014 and March 25, 2014 respectively; Addendum No. 2012-4-189B for sanitary sewer relocation at Mosquito Creek to accommodate reconstruction of portions of I-29 was executed by the DOT and LPA on October 24, 2014 and October 14, 2014 respectively; Addendum No. 2012-4-189C for sanitary sewer relocation at 20th Avenue East of South Expressway; sanitary sewer relocation at 8th Street/12th Avenue; and water line relocation at 8th Street/12th Avenue to the accommodate the proposed railroad consolidation in the DOT project was executed by the DOT and LPA on July 31, 2015 and July 16, 2015 respectively; Addendum No. 2012-4-189D to include additional work to prevent conflicts with existing water main related to reconstruction of portions of I-29 currently under negotiation; and

Subsequent to execution of the above referenced Agreement and Addendums it was determined that the following items should be added to the project.

This Addendum reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT.

Therefore, it is agreed as follows:

1. United States Army Corps of Engineers (USACE) Levee

- a. The DOT will provide an easement within the interstate right of way that conveys a perpetual and assignable right and easement to construct, maintain, repair, operate, patrol and replace the FRRP, including all appurtenances thereto to the LPA and their heirs, assigns, and successors in interest in real estate in Pottawattamie County, Iowa. Upon completion of construction on the interstate in this area, the DOT will monument the relocated Levee easement to the USACE requirements.
- b. Easements and plats are included in Exhibit A.

General Provisions

2. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.
3. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
4. It is the intent of both (all) parties that no third party beneficiaries be created by this Addendum.
5. If any section, provision, or part of this Addendum shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Addendum as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Addendum cannot be fulfilled.
6. This Addendum may be executed in (two) counterparts, each of which so executed will be deemed to be an original.
7. This Addendum, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Addendum No. 2012-4-189E as of the date shown opposite its signature below.

CITY OF COUNCIL BLUFFS:

By: _____ Date _____, 20__.

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Addendum for and on behalf of the City, was duly
authorized to execute the same on the _____ day of _____, 20__.

Signed: _____
City Clerk of Council Bluffs, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20__.
Scott Schram
District Engineer
District 4



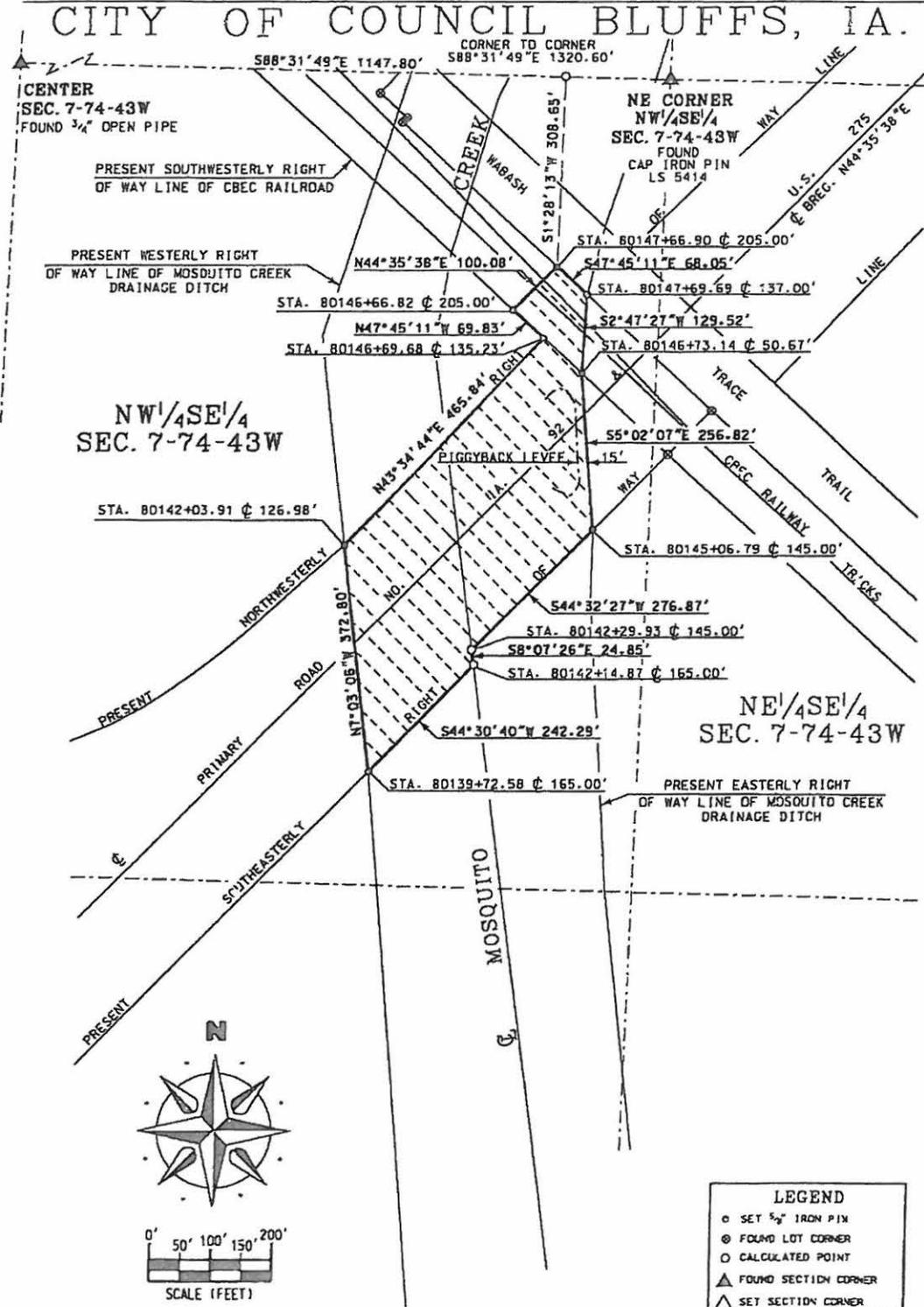
IOWA DEPARTMENT OF TRANSPORTATION

EASEMENT PLAT
EXHIBIT "A"



EXHIBIT A

COUNTY POTTAWATTAMIE STATE CONTROL NO. _____
 PROJECT NO. IMN-29-3(85)54--OE-7B PARCEL NO. _____
 SECTION 7 TOWNSHIP 74N RANGE 43W
 ROW - FEE _____ ACRES EASE. 3.64 AC. QUIT CLAIM _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

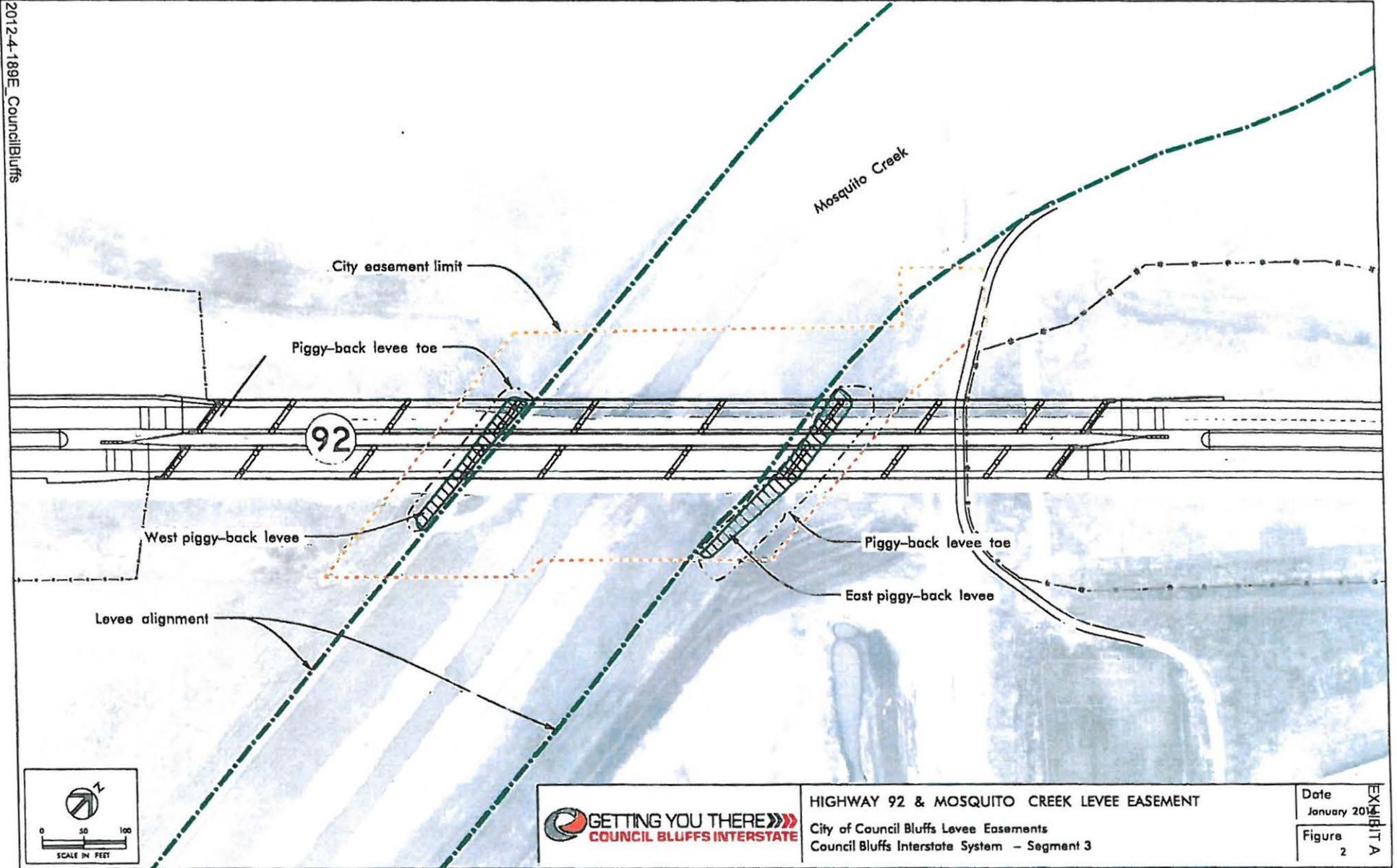


THE EASEMENT RIGHT GRANTED TO THE CITY OF COUNCIL BLUFFS, IOWA FOR MAINTAINED LEVEE PURPOSES IS TO LAND DESCRIBED AS FOLLOWS;

A parcel of land located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, T74N, R43W of the 5th P.M. City of Council Bluffs, Pottawattamie County, Iowa, as shown on Easement Plat Exhibit "A", attached hereto and by reference made a part hereof, said parcel is more particularly described as follows:

Commencing at the Center of said Section 7, thence S88°31'49"E 1147.80 feet along the north line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7; thence S1°28'13"W 308.65 feet to a point on the northwesterly right of way line of Wabash Trace Trail, the Point of Beginning; thence S47°45'11"E 68.05 feet along said northwesterly right of way line to a point on the present easterly right of way line of Mosquito Creek Drainage Ditch; thence S2°47'27"W 129.52 feet along said present easterly right of way line; thence S5°02'07"E 256.82 feet along said present easterly right of way line to a point on the present southeasterly right of way line of primary road no. Ia. 92 and U.S. 275; thence along present southerly right of way line for the following three(3) courses, S44°32'27"W 276.87 feet' S8°07'26"E 24.85 feet, S44°30'40"W 242.29 feet; thence N7°03'06"W 372.80 feet to a point on the present northwesterly right of way line of Primary road No. Ia. 92 and U.S. 275; thence along present northwesterly right of way line for the following three (3) courses, N43°34'44"E 465.84 feet' N47°45'11"W 69.83 feet, N 44°35'38"E 100.08 to the Point of Beginning, said parcel contains 158,455 sq. ft. or 3.64 acres.

**POTTAWATTAMIE COUNTY
IMN-29-3(65)54-0E-78
PARCEL NO. MOSQUITO CREEK CITY EASEMENT**



HIGHWAY 92 & MOSQUITO CREEK LEVEE EASEMENT
 City of Council Bluffs Levee Easements
 Council Bluffs Interstate System - Segment 3

Date
 January 2011
 Figure
 2

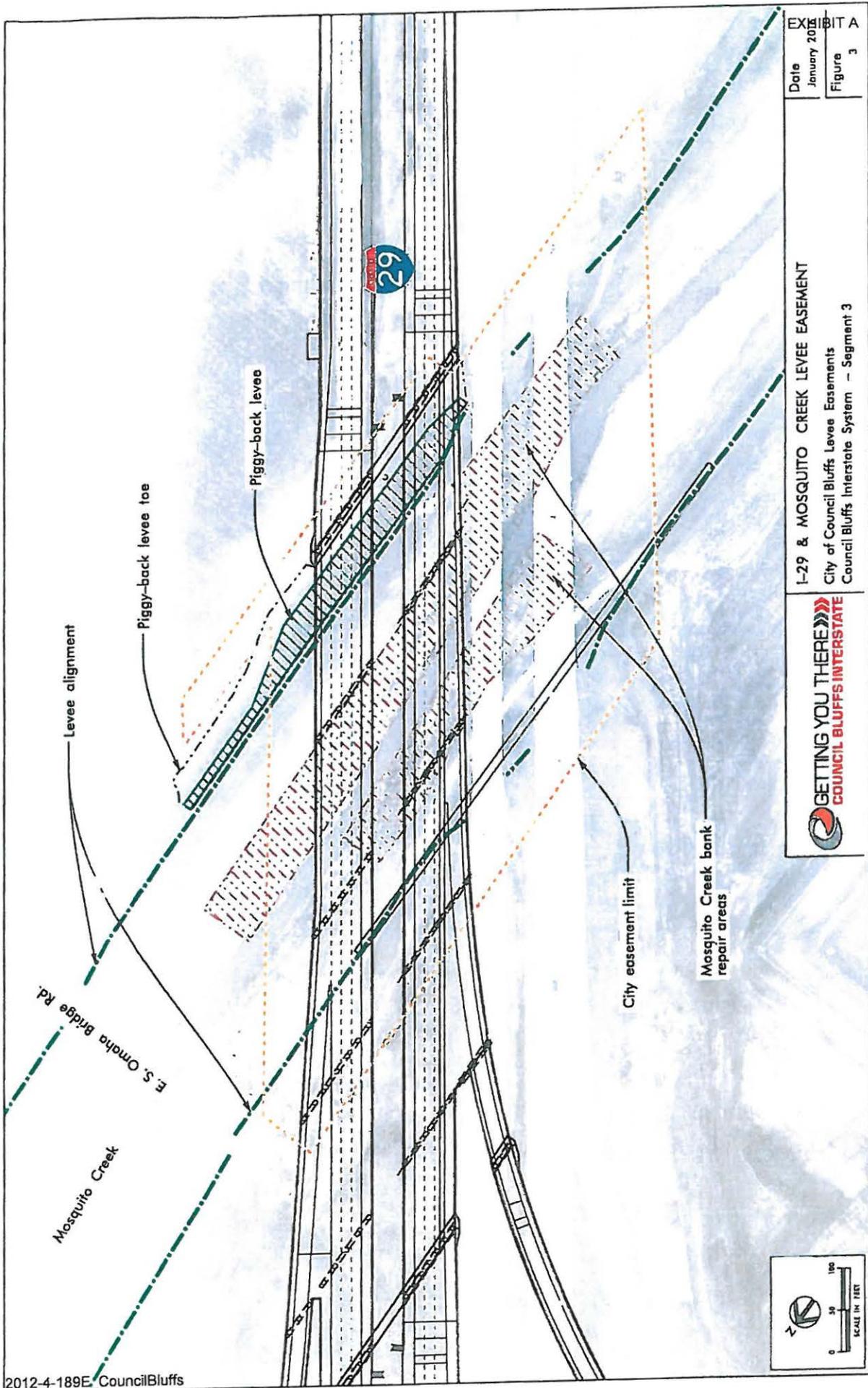
EXHIBIT
 A

THE EASEMENT RIGHT GRANTED TO THE CITY OF COUNCIL BLUFFS, IOWA FOR MAINTAINED LEVEE PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in NW¼NE¼ and NE¼NE¼ of Section 18, T74N, R43 W of the 5th P.M., City of Council Bluffs, Pottawattamie County, Iowa, as shown on Easement Plat Exhibit "A" attached hereto and by reference made a part hereof, said parcel is more particularly described as follows:

Commencing at the N¼ Corner of said Section 18, thence S88°15'00"E 1074.76 feet along the north line of the NE¼ of said Section 18 to a point on the present westerly right of way line of Mosquito Creek Drainage Ditch; thence S2°31'17"E 100.28 feet along said westerly right of way line to the Point of Beginning; thence S88°15'00"E 73.29 feet; thence S36°01'06"E 584.74 feet to a point on the present easterly right of way line of Mosquito Creek Drainage Ditch; thence N0°50'00"W 177.93 feet along said present easterly right of way line to a point on the present easterly right of way line of Interstate Route No. 29; thence S38°01'47"E 57.90 feet along said present easterly right of way line of Interstate route 29; thence S0°50'00"E 500.00 feet; thence S89°10'00"W 35.00 feet to a point on said present easterly right of way line of Mosquito creek Drainage Ditch; thence S0°50'00"E 389.12 feet along said present easterly right of way line of Mosquito creek drainage ditch to a point on the present westerly right of way line of Interstate Route No. 29; thence N38°41'56"W 637.63 feet along said present westerly right of way line of Interstate Route No. 29 to a point on the westerly right of way line of Mosquito Creek Drainage Ditch; thence N2°17'48"W 735.38 feet along said present westerly right of way line to the Point of Beginning, said parcel contain 329,685 sq. ft. or 7.57 acres.

POTTAWATTAMIE COUNTY
IMN-29-3(65)54-0E-78



2012-4-189E_CouncilBluffs

EXHIBIT A
 Date January 2012
 Figure 3

I-29 & MOSQUITO CREEK LEVEE EASEMENT
 City of Council Bluffs Levee Easements
 Council Bluffs Interstate System - Segment 3



**RESOLUTION
NO. 16-273**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE IOWA DEPARTMENT OF TRANSPORTATION
AMMENDMENT AGREEMENT NO. 2012-4-189E
IN CONNECTION WITH
I-29 INTERSTATE IMPROVEMENTS**

WHEREAS, the Iowa Department of Transportation wishes to make improvements known as the I-29 Interstate Improvements, within the city, as therein described; and

WHEREAS, the City operates and maintains the federal levee system within the interstate right of way and a permanent easement is required; and

WHEREAS, the Iowa Department of Transportation has submitted an amendment agreement for said easement; 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 amendment agreement with Iowa Department of Transportation in connection with I-29 Interstate Improvements.

ADOPTED
AND
APPROVED

October 24, 2016

Matthew J. Walsh, Mayor

ATTEST:

Marcia L. Worden, City Clerk

COUNCIL COMMUNICATION

Department: Public Works Ordinance No. _____ First Reading October 24, 2016
Case/Project No.: _____ Resolution No. 16-274
Applicant: Matthew Cox, City Engineer

SUBJECT/TITLE

Council consideration of a resolution authorizing the Mayor and City Clerk to execute Iowa Department of Transportation Addendum Agreement No. 2015-4-210E in connection with I-80 Interstate Improvements.

BACKGROUND/DISCUSSION

- This agreement is in reference to Segment 2 of the Iowa DOT’s Council Bluffs Interstate System Improvements.
- The DOT and the City (LPA) previously entered into Agreement No. 2015-4-210 for grading and paving, lighting, traffic signs and bridge replacement on I-80. The agreement was executed by the DOT and LPA on March 23, 2015 and March 10, 2015, respectively.
- Through this addendum, the DOT is providing an easement within the interstate right of way for the USACE levee system.
- The cost of the improvements will be funded by the Iowa DOT.

RECOMMENDATION

Approval of this resolution.

Greg Reeder, Public Works Director

**IOWA DEPARTMENT OF TRANSPORTATION
Addendum to
Agreement No. 2015-4-210**

County	<u>Pottawattamie</u>
City	<u>Council Bluffs</u>
Project No.	<u>IM-NHS-080-1(385)0-03-78 Grade/Pave</u> <u>IM-NHS-080-1(386)0-03-78 Lighting</u> <u>IM-NHS-080-1(387)0-03-78 Sigage</u> <u>IM-NHS-080-1(388)0-03-78 Bridge Rep.</u>
Iowa DOT Agreement No.	<u>2015-4-210E</u>
Staff Action No.	<u>N/A</u>

This Addendum, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Council Bluffs, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 and 761 Iowa Administrative Code Chapter 150 as applicable;

The DOT proposes to establish or make improvements to I-80 within Pottawattamie County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

The DOT and the LPA previously entered into the following agreement(s) for the above referenced project: Agreement No. 2015-4-210 for grading and paving, lighting, traffic signs, and bridge replacement on I-80 was executed by the DOT and LPA on March 23, 2015 and March 10, 2015 respectively; and

Subsequent to execution of the above referenced Agreement it was determined that the following items should be added to the project.

This Addendum reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT.

Therefore, it is agreed as follows:

1. United States Army Corps of Engineers (USACE) Levee

- a. The DOT will provide an easement within the interstate right of way that conveys a perpetual and assignable right and easement to construct, maintain, repair, operate, patrol and replace the FRRP, including all appurtenances thereto to the LPA and their heirs, assigns, and successors in interest in real estate in Pottawattamie County, Iowa. Upon completion of construction on the interstate in this area, the DOT will monument the relocated Levee easement to the USACE requirements.
- b. Easements and plats are included in Exhibit A.

General Provisions

- 2. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.

3. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
4. It is the intent of both (all) parties that no third party beneficiaries be created by this Addendum.
5. If any section, provision, or part of this Addendum shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Addendum as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Addendum cannot be fulfilled.
6. This Addendum may be executed in (two) counterparts, each of which so executed will be deemed to be an original.
7. This Addendum, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Addendum No. 2015-4-210E as of the date shown opposite its signature below.

CITY OF COUNCIL BLUFFS:

By: _____ Date _____, 20__.

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Addendum for and on behalf of the City, was duly
authorized to execute the same on the _____ day of _____, 20__.

Signed: _____
City Clerk of Council Bluffs, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20__.
Scott Schram
District Engineer
District 4

***THE EASEMENT RIGHT GRANTED TO THE CITY OF COUNCIL BLUFFS,
IOWA FOR MAINTAINED LEVEE PURPOSES IS TO LAND DESCRIBED
AS FOLLOWS:***

A parcel of land located in Lots 3, 6, 7 Block 87 of Knudson Subdivision to the City of Council Bluffs, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 and in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, all in T74N, R44W of the 5th P.M., Council Bluffs, Pottawattamie County, Iowa, as shown on Easement Plat, Exhibit "A", attached hereto and by reference made a part hereof, said parcel is more particularly described as follows:

Commencing at the N $\frac{1}{4}$ Corner of said Section 11, thence S87°52'34"E 1211.08 feet along the north line of the NE $\frac{1}{4}$ of said Section 11 to a point on the present westerly right of way line of Indian Creek Flood Relief Channel, the Point of Beginning; thence N12°22'31"E 49.97 feet; thence S85°34'03"E 348.20 feet to a point on the present easterly right of way line of said Indian Creek Flood Relief Channel; thence N1°38'51"E 54.14 feet along said present easterly right of way line; thence S87°52'20"E 241.79 feet to a point on the Easterly line of Lot 6 of said Block 87; thence S1°41'26"W 30.00 feet to a point on the east line of said lot 7; thence N87°52'20"W 219.18; thence S2°07'43"W 394.09 feet to a point on the Present southerly right of way line of Interstate Route No. 29 and 80; thence along said present southerly right of way line for the following four (4) courses, N67°01'24"W 36.31 feet; N88°01'01"W 275.00 feet; S44°54'16"W 58.74 feet; S86°10'36"W 98.85 feet to a point on the present westerly right of way line of Indian Creek Flood Relief Channel; thence N12°22'31"E 382.00 feet along said present westerly right of way line to the point of Beginning, said parcel contains 3.64 acres or 158,324 square feet.

**POTTAWATTAMIE COUNTY
IMN-29-3(65)54—OE-78
PARCEL NO. 215
(EASEMENT FOR INDIAN CREEK FLOOD RELIEF CHANNEL TO THE
CITY OF COUNCIL BLUFFS, IA)**

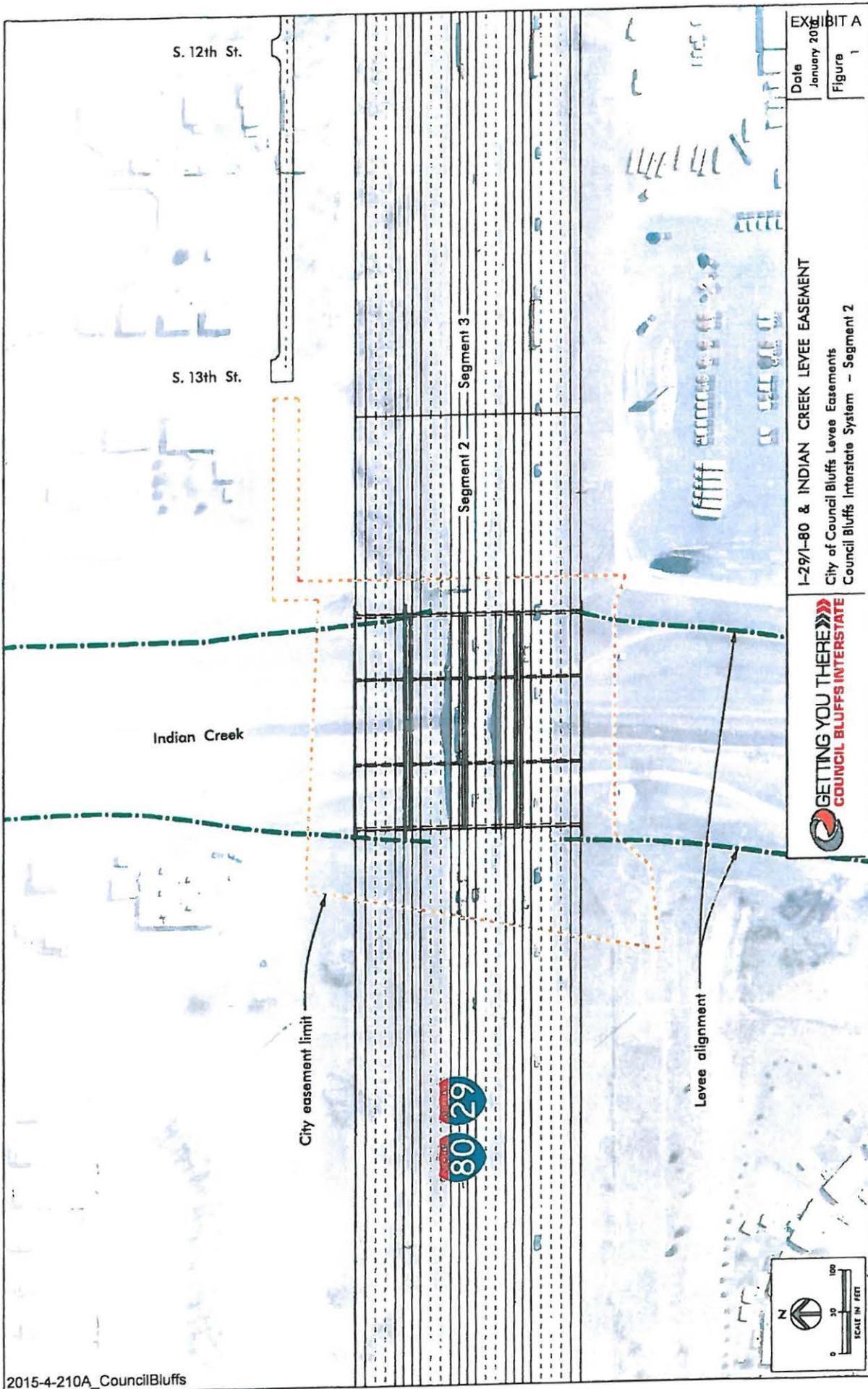
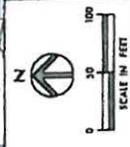


EXHIBIT A
 Date January 2015
 Figure 1

I-29/1-80 & INDIAN CREEK LEVEE EASEMENT
 City of Council Bluffs Levee Easements
 Council Bluffs Interstate System - Segment 2



2015-4-210A_CouncilBluffs

**RESOLUTION
NO. 16-274**

**RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO EXECUTE IOWA DEPARTMENT OF TRANSPORTATION
AMMENDMENT AGREEMENT NO. 2015-4-210E
IN CONNECTION WITH
I-80 INTERSTATE IMPROVEMENTS**

- WHEREAS, the Iowa Department of Transportation wishes to make improvements known as the I-80 Interstate Improvements, within the city, as therein described; and
- WHEREAS, the City operates and maintains the federal levee system within the interstate right of way and a permanent easement is required; and
- WHEREAS, the Iowa Department of Transportation has submitted an amendment agreement for said easement; 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 amendment agreement with Iowa Department of Transportation in connection with I-80 Interstate Improvements.

ADOPTED
AND
APPROVED

October 24, 2016

Matthew J. Walsh, Mayor

ATTEST:

Marcia L. Worden, City Clerk

Council Communication

Department: Human Resources	Ordinance No. Resolution No. 16-275	Council Action:
Case/Project No.		
Subject/Title		
<p>A RESOLUTION confirming the appointment of Jon Finnegan as the City’s Representative to engage in collective bargaining negotiations with the FRATERNAL ORDER OF POLICE, LODGE #1 employees.</p> <p>It is the recommendation of the Mayor that Jon Finnegan be appointed the City’s Representative to negotiate on its behalf.</p> <p>The Agreement by and between the FRATERNAL ORDER OF POLICE, LODGE #1 expires June 30, 2017.</p>		
Recommendation		
<p>It is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City’s Representative and authorized by the Mayor.</p>		

Jon Finnegan, Department Head Signature

Matt Walsh, Mayor Signature

RESOLUTION NO. 16-275

A RESOLUTION CONFIRMING THE APPOINTMENT OF JON FINNEGAN AS THE CITY'S REPRESENTATIVE TO ENGAGE IN COLLECTIVE BARGAINING NEGOTIATIONS WITH THE FRATERNAL ORDER OF POLICE, LODGE #1.

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

WHEREAS, The Agreement by and between the FRATERNAL ORDER OF POLICE, LODGE #1 expires June 30, 2017;

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

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

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

ADOPTED
AND
APPROVED

October 24, 2016

Matthew J. Walsh Mayor

Attest:

Marcia L. Worden City Clerk

Council Communication

Department: Human Resources	Ordinance No. Resolution No. 16-276	Council Action:
Case/Project No.		
Subject/Title		
<p>A RESOLUTION confirming the appointment of Jon Finnegan as the City’s Representative to engage in collective bargaining negotiations with the COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS LOCAL 15 Employees (Local 15).</p> <p>It is the recommendation of the Mayor that Jon Finnegan be appointed the City’s Representative to negotiate on its behalf.</p> <p>The Agreement by and between the COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS LOCAL 15 expires June 30, 2017.</p>		
Recommendation		
<p>It is in the best interest of the City of Council Bluffs to appoint Jon Finnegan as the City’s Representative and authorized by the Mayor.</p>		

Jon Finnegan, Department Head Signature

Matt Walsh, Mayor Signature

RESOLUTION NO. 16-276

A RESOLUTION CONFIRMING THE APPOINTMENT OF JON FINNEGAN AS THE CITY'S REPRESENTATIVE TO ENGAGE IN COLLECTIVE BARGAINING NEGOTIATIONS WITH THE COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS LOCAL 15.

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

WHEREAS, The Agreement by and between the COUNCIL BLUFFS ASSOCIATION OF PROFESSIONAL FIREFIGHTERS LOCAL 15 expires June 30, 2017;

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

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

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

ADOPTED
AND
APPROVED

October 24, 2016

Matthew J. Walsh Mayor

Attest:

Marcia L. Worden City Clerk

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

\$2,810,000 (Dollar Amount Subject to Change) Taxable General Obligation Bonds, Series 2016B.

- Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement.

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

October 24, 2016

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

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$2,810,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) TAXABLE GENERAL OBLIGATION BONDS, SERIES 2016B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member _____ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$2,810,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) TAXABLE GENERAL OBLIGATION BONDS, SERIES 2016B, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT

WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 in the West Broadway Urban Renewal District, including the acquisition of land for redevelopment, essential corporate purposes), and it is deemed necessary and advisable that Taxable General Obligation Bonds, to the amount of not to exceed \$2,830,000 be authorized for said purposes; and

WHEREAS, pursuant to notice published as required by Section 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of said Bonds, and no petitions for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purposes; and

WHEREAS, in conjunction with its Municipal Advisor, PFM Financial Advisors LLC, the City has caused a Preliminary Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet

bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids by facsimile machine and through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That Taxable General Obligation Bonds, Series 2016B, of City of Council Bluffs, State of Iowa, in the amount of \$2,810,000 (dollar amount subject to change), to be issued as referred to in the preamble of this Resolution, to be dated December 13, 2016, be offered for sale pursuant to the published advertisement.

Section 3. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and City Clerk, upon the advice of bond counsel and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "Daily Nonpareil", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 14th day of November, 2016, at 7:00 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by City Officials at 10:00 A.M. on said date.

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

City Clerk, City of Council Bluffs,
State of Iowa

(SEAL)

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u>16-277</u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Directing the Advertisement for Sale of \$ 2,830,000 (dollar amount subject to change) General Obligation Bonds, Series 2016B, and Approving Electronic Bidding Procedures and Official Statement. 		
Background/Discussion		
<p>Following the previously held Public Hearings the City Council is being asked to consider authorizing the advertisement for sale and collection of bids for the 2016B General Obligation Bonds in an amount not to exceed \$ \$ 2,830,000 including project costs, capitalized interest and issuance fees. Direct project costs for this issue are estimated at \$ 2,750,000. The balance of bond proceeds will be used to pay any interest that accrues between the sale date and collection of the first property taxes available to pay bonds in Fiscal Year 2018 and to pay issuance fees to the Financial Advisor, Bond Attorney and Rating Agency. Bids are due on November 14, 2016 with a meeting being scheduled on that same evening to consider bids and award the sale to the successful low overall cost bidder. The resolution that the Council is being asked to consider adopts the times, rules, regulations and expectations for successful bidders to follow in submitting bids.</p> <p>The 2016B bonds are being sold separately from the 2016A bonds because of the nature of the taxability of the interest payments the bond holders will receive. The 2016A bonds will be tax exempt to holders for interest received under federal income guidelines. When bonds are tax exempt, investors are willing to take a slightly lower rate of return since they will not have to pay part of that back to the federal government in taxes. All interest received from the 2016 B bonds will be conted as regular taxable income for investors.</p> <p>Repayment of the 2016B bonds is expected to come from tax increments produced in the West Broadway Urban Renewal Area during the five years of outstanding debt obligation.</p>		
Recommendation		
It is recommended that the City Council favorably consider this resolution.		

Finance Director

ITEMS TO INCLUDE ON AGENDA FOR OCTOBER 24, 2016

CITY OF COUNCIL BLUFFS, IOWA

\$6,095,000 (Dollar Amount Subject to Change) General Obligation Bonds, Series 2016A.

- Resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement.

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

October 24, 2016

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

Absent: _____

* * * * *

Council Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$6,095,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) GENERAL OBLIGATION BONDS, SERIES 2016A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT" and moved its adoption. Council Member _____ seconded the Resolution to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION DIRECTING THE ADVERTISEMENT FOR SALE OF \$6,095,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) GENERAL OBLIGATION BONDS, SERIES 2016A, AND APPROVING ELECTRONIC BIDDING PROCEDURES AND OFFICIAL STATEMENT

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

- a) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds; the construction, reconstruction, and repairing of any street improvements; the acquisition, installation, and repair of sidewalks, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices, and the acquisition of any real estate needed for any of the foregoing purposes;
- b) acquisition of ambulances and ambulance equipment;
- c) demolition of abandoned, dangerous or dilapidated buildings, structures or properties;
- d) acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto;
- e) acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of

property situated within the corporate limits of cities from floods or high waters, and for the protection of property in cities from the effects of flood waters, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements;

f) rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; and

g) acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance,

essential corporate purposes, and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed \$4,370,000 be authorized for said purposes; and

WHEREAS, pursuant to notice published as required by Section 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Bonds, and the Council is therefore now authorized to proceed with the issuance of said Bonds for such purposes; and

WHEREAS, the City is also in need of funds to pay costs of construction, reconstruction, enlargement, improvement, furnishing and equipping of the public library, general corporate purposes, and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed \$565,000 be authorized for said purpose; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purposes in the amount as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purposes; and

WHEREAS, the City is also in need of funds to pay costs of acquisition, construction, reconstruction, enlargement, and improvement of recreation grounds, including trails, and the acquisition of real estate therefor, general corporate purposes, and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed \$77,500 be authorized for said purposes; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purposes in the amount as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purposes; and

WHEREAS, the City is also in need of funds to pay costs of construction, reconstruction, enlargement, improvement, and equipping of city buildings, including fire stations and the Union Pacific Museum, general corporate purposes, and it is deemed necessary and advisable that General Obligation Bonds, to the amount of not to exceed \$1,107,500 be authorized for said purposes; and

WHEREAS, the Issuer has a population of more than 5,000 but not more than 75,000, and the Bonds for these purposes do not exceed \$700,000; and

WHEREAS, pursuant to notice published as required by Section 384.26 of the Code of Iowa, the Council of the City has held public meeting and hearing upon the proposal to institute proceedings for the issuance of Bonds for general corporate purposes in the amount as above set forth, and, no petition for referendum having been received, the Council is therefore now authorized to proceed with the issuance of said Bonds for such purposes; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, it is hereby found and determined that the various general obligation bonds authorized as hereinabove described shall be combined for the purpose of issuance in a single issue of \$6,095,000 (dollar amount subject to change) General Obligation Bonds, Series 2016A, as hereinafter set forth; and

WHEREAS, in conjunction with its Municipal Advisor, PFM Financial Advisors LLC, the City has caused a Preliminary Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and

WHEREAS, the Council has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Council deems it in the best interests of the City and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication.

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

Section 1. That the receipt of electronic bids by facsimile machine and through the Parity Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

Section 2. That General Obligation Bonds, Series 2016A, of City of Council Bluffs, State of Iowa, in the amount of \$6,095,000 (dollar amount subject to change), to be issued as referred to in the preamble of this Resolution, to be dated December 13, 2016, be offered for sale pursuant to the published advertisement.

Section 3. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and City Clerk, upon the advice of bond counsel and the City's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

Section 4. That the Clerk is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "Daily Nonpareil", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Council, on the 14th day of November, 2016, at 7:00 P.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by City Officials at 10:00 A.M. on said date.

PASSED AND APPROVED this 24th day of October, 2016.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

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

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2016.

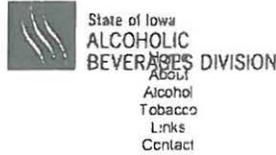
City Clerk, City of Council Bluffs,
State of Iowa

(SEAL)

Council Communication

Department: Finance Case/Project No.: Submitted by: Daniel Jordet	Resolution No. <u>16-278</u>	Meeting Date: 10/24/2016
Subject/Title		
<ul style="list-style-type: none"> • Resolution Directing the Advertisement for Sale of \$ 6,095,000 (dollar amount subject to change) General Obligation Bonds, Series 2016A, and Approving Electronic Bidding Procedures and Official Statement. 		
Background/Discussion		
<p>Following the previously held Public Hearings the City Council is being asked to consider authorizing the advertisement for sale and collection of bids for the 2016A General Obligation Bonds in an amount not to exceed \$ \$ 6,095,000 including project costs, capitalized interest and issuance fees. Direct project costs for this issue are estimated at \$ 5,950,000. The balance of bond proceeds will be used to pay any interest that accrues between the sale date and collection of the first property taxes available to pay bonds in Fiscal Year 2018 and to pay issuance fees to the Financial Advisor, Bond Attorney and Rating Agency. Bids are due on November 14, 2016 with a meeting being scheduled on that same evening to consider bids and award the sale to the successful low overall cost bidder. The resolution that the Council is being asked to consider adopts the times, rules, regulation as and expectation for successful bidders to follow in submitting bids.</p> <p>The 2016A bonds are being sold separately from the 2016B bonds because of the nature of the taxability of the interest payments the bond holders will receive. The 2016A bonds will be tax exempt to holders for interest received under federal income guidelines. When bonds are tax exzempt, investors are willing to take a slightly lower rate of return since they will not have to pay part of that back to the federal government in taxes.</p> <p>Repayment of the 2016A bonds is expected to come from the general debt service property tax levy for the ten year amortization duration of these bonds. The tax extension rate is expected to remain in the current range of \$ 2.45 to \$ 2.50 per \$ 1,000 of taxable valuation.</p>		
Recommendation		
It is recommended that the City Council favorably consider this resolution.		

 Finance Director



<input checked="" type="checkbox"/> RENEWAL	<input type="checkbox"/> NEW	<input type="checkbox"/> SPECIAL EVENT
POLICE <u> <i>MB</i> </u>	Local Amt: <u> </u>	
FIRE <u> <i>811</i> </u>	Endorsed: <u> </u>	
HEALTH <u> </u>	Issued: <u> </u>	
BUILDING <u> <i>2</i> </u>	Expires: <u> </u>	
ZONING <u> <i>P5</i> </u>		

- Help
- License Search
- License List
- On-Demand Reporting
- Keq Registration Search
- User Profile
- Logout

- > License
- > Privileges
- > Applicant
- > Status Of Business
- > Ownership - Names
- > Ownership - Interests
- > Criminal History
- > Premises
- > General Permits
- > Applicant Signature
- > Dram Cert
- > Local Endorse
- > History

Applicant LC0038771, Hard Luck Saloon, Council Bluffs

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

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

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

Address of Premise: 626 16th Ave

Address Line 2:

City: Council Bluffs ✓

County: Polk, Atlantic ✓

Zip: 51501

Business Phone: (712) 322-8086 Cell / Home Phone: (712) 355-1958

Same Address

Mailing Address: 526 16th Ave

Mailing Address Line 2:

City: Council Bluffs State: IA ✓

Zip: 51501

Contact Name: Kathy Collier Email Address: emnicollier@cox.net

Phone: (712) 355-1958

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Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road Ankeny, IA 50021
Toll Free 336 IOWA, BD (866 498 2223)
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