

March 4, 2016



Attn: Council Bluffs City Council
City Hall
209 Pearl St.
Second Floor
Council Bluffs, IA 51503

Re: Recommendations to the City of Council Bluffs for the location and design features of a new police headquarters for our city

Dear Mayor Matt Walsh and members of the Council Bluffs City Council,

We, the 11 members of the Council Bluffs Law Enforcement Center Community Study Group, are citizens of this city and reside or work in every part of the city. We come from every walk of life and bring to this group a variety of perspectives. We have spent countless hours over the course of more than three months studying this issue. We have heard from our neighbors and have, every step of the way, shared with them the information that we have gained.

We have held seven study sessions and toured the current Council Bluffs police headquarters and two modern police facilities in the Kansas City area. We have hosted an open house public meeting; and we have thoroughly reviewed and considered all comments provided by residents from the open house, at the ninth meeting of our group.

We have personally viewed, inspected, and walked a total of 13 locations in our community, trying to find the best possible location for a new police facility. Ten of these locations were recommended for consideration by a number of sources, including property owners and city staff. Three of the sites were recommended for consideration by members of our group, who identified these potential locations while out in the community viewing the other sites. We have had the benefit of input from engineering and architectural experts in reviewing these sites and considering design options.

We have reviewed all 13 locations. Thirty-one objective criteria were used to evaluate the location requirements of a facility that must operate 24 hours a day, 7 days a week, and 365 days a year, and in a manner that allows for continuous accessibility and rapid deployment to all parts of the city, under every conceivable natural or man-made circumstance. We encourage you and all city residents to evaluate any additional location ideas against these same 31 objective criteria.

While there is no location that can possibly achieve a perfect score in each of the 31 criteria, three locations rose to the top of the score sheets with very little differential in their point separation. The drop-off in scores from the third highest total to the fourth and beyond is dramatic and significant, which created a clear separation of which sites are suitable for further consideration and those that should no longer be pursued as options. We believe the top three locations are entirely suitable for the new facility and should be further evaluated by the city. The Google, Sapp Brothers and Woodbury locations are the best possible locations for a new police headquarters within our entire city.



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None of the study group members are real estate agents, nor do any of us have an ownership stake in any of the properties reviewed. We have no personal financial interest in the construction of this facility.

Our interest in this matter comes from our care for the safety and quality of life of our neighbors. Our stake in the project comes from our status as residents, taxpayers, and voters. To make our community safer, we give our strongest encouragement that the City of Council Bluffs adopt our recommendations and provide the means to build a new headquarters for our fine police force.

Sincerely,



Steve Baumert



Barry Cleaveland



Mark Hansen



Terry Hansen



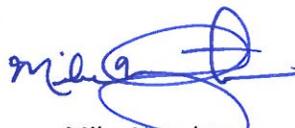
Karen Jones



Jon Leu



Jay Manifold



Mike Naughton



Vicki Quaites-Ferris



Ken Sewing



Verne Welch

Enclosures:

- Community study group final recommendations list
- "Meet the community study group" fact sheet



THE COMMUNITY STUDY GROUP'S RECOMMENDATION

TOP 3 LOCATIONS (in alphabetical order)

- * Google Property
- * Sapp Brothers
- * Woodbury

"BUILD TO TIME" HORIZON

- * The facility should be built to last 20+ years
- * The location and facility design should support future expansion

"I think it's a disservice to the city if we don't look past 20 years."

- Mark Hansen, Community Study Group Member

KEY DESIGN FEATURES

- * Everything should be thoroughly modern
- * Design should be forward leaning/future oriented to accommodate future technologies and equipment

"Why would we *not* want facility options that use modern best construction practices?"

- Steve Baumert, Community Study Group Member

- * Number of floors should be dependent on what the chosen site best supports
- * Consider including a sally port, pass-through property lockers, and lab certification
- * Use best management practices to determine needs for records and property storage, as well as crime lab
- * Covered parking should be strongly considered

"Covered parking has a clear return on investment..."

- Barry Cleaveland, Community Study Group Member

INTERIOR AND EXTERIOR CONSTRUCTION MATERIALS

- * High durability and low maintenance
- * Durable materials should be prioritized in high-traffic or heavy use areas
- * Exterior walls should also be durable and attractive – consider using brick
- * Sufficiently marked entry, plus adequate signage

"We need to do this right the first time."

- Verne Welch, Community Study Group Member

FACILITY EFFICIENCY

- * Building construction should be energy efficient
- * Mechanical system should be geothermal with 100% back-up ability
- * Use LED lights and light dimming technology to take advantage of natural light

OTHER COMMUNITY BENEFITS

- * Include a community room that can also double as an emergency operation center
- * New facility should be on public transit route

"We need to make sure there is access to public transportation."

- Vicki Quaites-Ferris, Community Study Group Member

COMMUNITY EDUCATION/OUTREACH

- * Provide additional community education on:
 - > The need for 7-10 acres for the facility now and for more cost-effective future expansion
 - > The top 5 reasons 10 of the 13 locations did not make the final cut as a suitable location
 - > The unsuitability of a facility that is more than two stories
 - > The 31 objective criteria used to evaluate potential locations
 - > Community policing techniques and why the population center/downtown areas are not cost-effective nor time-efficient development opportunities

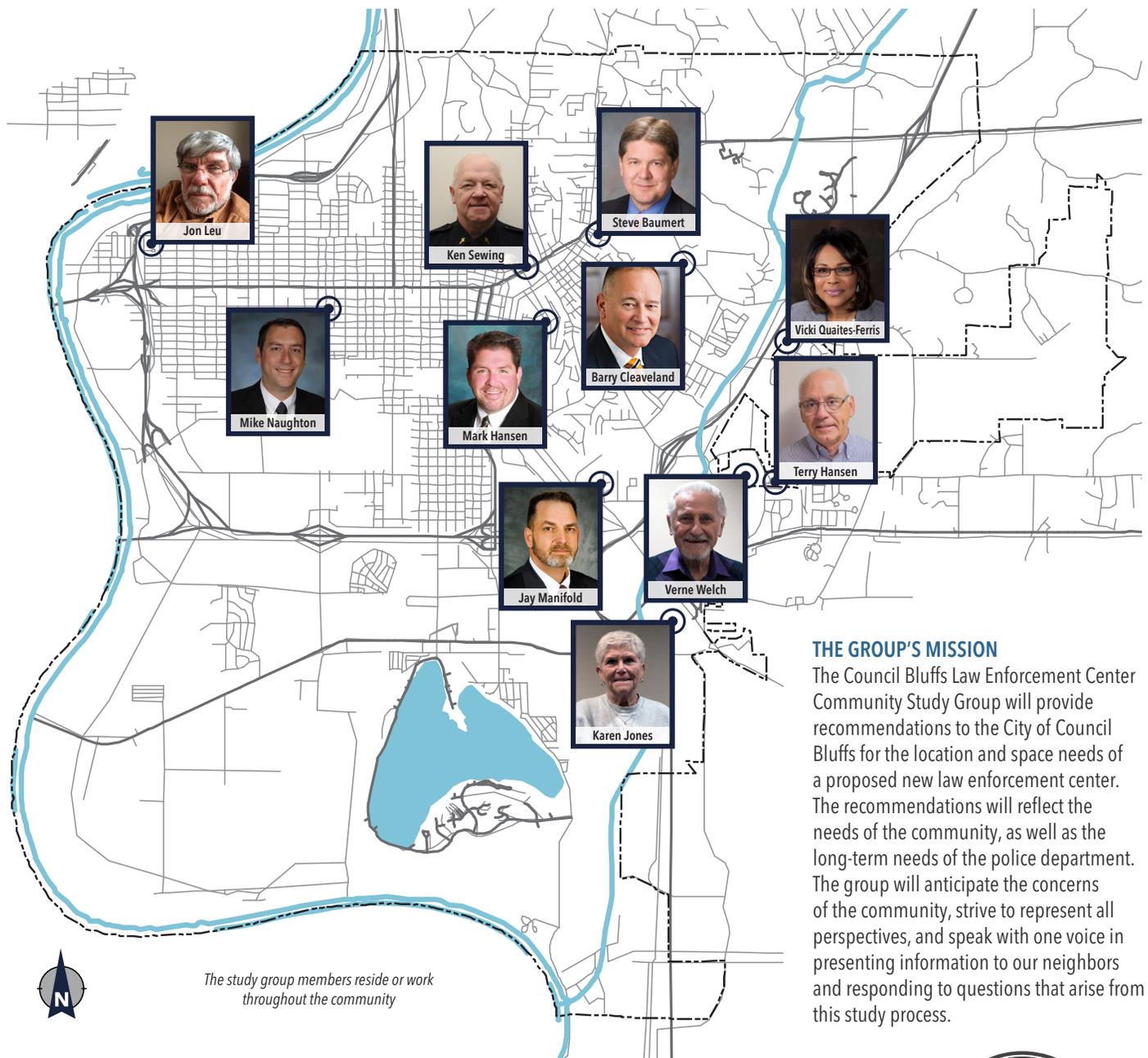
MEET THE COMMUNITY STUDY GROUP



COUNCIL BLUFFS
LAW ENFORCEMENT CENTER
COMMUNITY STUDY GROUP

The community study group will help find solutions for the law enforcement needs of Council Bluffs.

- ★ Eleven community members from throughout Council Bluffs formed a community study group to understand the facility needs of the Council Bluffs Police Department.
- ★ The study group will review industry best practices for facility size and evaluate a wide range of location options using appropriate criteria.
- ★ The study group will develop a recommendation for the size and location of a new police headquarters that better meets the current and future needs of the community and its police department.



The study group members reside or work throughout the community

THE GROUP'S MISSION

The Council Bluffs Law Enforcement Center Community Study Group will provide recommendations to the City of Council Bluffs for the location and space needs of a proposed new law enforcement center. The recommendations will reflect the needs of the community, as well as the long-term needs of the police department. The group will anticipate the concerns of the community, strive to represent all perspectives, and speak with one voice in presenting information to our neighbors and responding to questions that arise from this study process.

BUILDING COUNCIL BLUFFS A SAFER FUTURE

Website: www.councilbluffs-ia.gov/policehq | Community Conversation: www.buildingcsaferfuture.mysidewalk.com



MEET THE PEOPLE

of the community study group

11 city residents
11 different perspectives
1 community



Barry Cleaveland is the director of research and development at SilverStone Group. A Council Bluffs resident, he is involved in the Council Bluffs Athletic Complex Committee, Live Well Council Bluffs Board, Advance Southwest Iowa Corporation, and the MAPA Citizen Advisory Committee. He is also a past president of the chamber of commerce and served on the Council Bluffs Planning Commission. Barry believes the police department is a crucial asset that the community needs to maintain.



Jay Manifold is the president of Woodmen Insurance Agency, Inc. and offers the study group a business perspective. He has been heavily involved with the Junior AFROTC program at Abraham Lincoln High School and Thomas Jefferson High School, and was the athletic director of the Council Bluffs Eagles Youth Sports Association. Jay has a personal interest in this project as he spent more than 10 years in law enforcement at the Marion County Sheriff's Office.



Jon Leu recently retired as the editor of The Daily Nonpareil, but remains active with the paper as a senior government reporter. He has been involved with the paper's Goodfellows efforts, and also served on the Council Bluffs Senior Center Board of Directors. Jon is a Noon Rotary Club member and a nationally competitive rifle shooter. His interest in the project is strictly personal, having spent 10 years in law enforcement and wanting to see the city move forward.



Karen Jones is a resident of Council Bluffs and a mother of five, grandmother of ten, and great grandmother of one. She works part time for Lewis Central Community Schools, having retired from ConAgra Corporate. In addition to serving on the Citizen/Police Advisory Board, Karen is a member of Quilting Chicks and Rooster, which donates quilts to the MICA House. She is also involved with the Phoenix House and Children's Square. Karen has seen the current station and recognized the need for more space.



Ken Sewing is a volunteer chaplain for the Council Bluffs Police Department and an active minister for the Community of Christ Church – Central Congregation in Council Bluffs. A retired insurance compliance analyst, Ken currently serves on the Citizen/Police Advisory Board and is involved in a variety of community service projects through his ministry. His father was a Council Bluffs police officer in the late 1930s and early 1940s, and his son is a veteran police officer in Iowa.



Mark Hansen is a training and development specialist focused mainly on leadership development at Stericycle Communications Solutions. A Council Bluffs resident, he is involved with the Citizen/Police Advisory Board and the Fairmount Park Neighborhood Association. Mark brings to the group a middle class family perspective. He is excited about the city's future and hopes his genuine involvement in this project results in a win-win solution for the police department and the citizens of Council Bluffs.



Mike Naughton is the principal at Thomas Edison Elementary School. Previously, he was the assistant principal at Woodrow Wilson Middle School, as well as an elementary teacher. He has also coached a variety of athletics at the schools, YMCA, and Council Bluffs Parks and Recreation. As a resident and educator of Council Bluffs, Mike feels it is his responsibility to help the community and collaborate with others to help find a solution.



Steve Baumert is the president and CEO of Methodist Jennie Edmundson Hospital, as well as a resident of Council Bluffs. He is involved with the Omaha Community Foundation, the Southwest Iowa Community Foundation, and the Iowa Hospital Association Board. He is also a past chair of the Council Bluffs Chamber of Commerce Board. As a major employer in the Council Bluffs community, Steve feels it is his responsibility to be engaged in this project.



Terry Hansen is a lifelong resident of Council Bluffs. After working at Black Hills Energy for 37 years, most recently as a process improvement manager, he is now retired. Terry is a member of the Citizen/Police Advisory Board, the Council Bluffs Optimist Club, and Tara Hills Neighborhood Association. He is also a previous board member of the Pottawattamie Co. Conservation Foundation. Terry's interest in this project stems from his desire to enhance the work environment and efficiencies of the police department.



Verne Welch is a retired Council Bluffs resident who helped establish Harvey's Hotel and Casino (now Harrah's). He remains involved with a variety of organizations, including the Community Education Foundation, Noon Rotary Club Board, Jennie Edmundson Hospital Foundation, and the Offutt Air Force Base Advisory Council. With many family members in law enforcement, Verne believes this project is needed and he would like to see the city continue to grow.



Vicki Quaites-Ferris is the director of operations at The Empowerment Network and a resident of Council Bluffs. She is involved in a variety of boards and committees for Metropolitan Area Planning Agency (MAPA), as well as a member of the Heartland 2050 Executive Committee and chair of the Equity and Engagement Committee. Similar to her involvement in other civic and economic organizations, Vicki's interest in this project is to ensure the voices and input of the community are represented in the final product.